

NOTICE OF PUBLIC HEARING(S)

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This notice provides options to access to the Planning Commission and Board of County Commissioners' hearings on the following Quasi-Judicial land use matter. **The items are scheduled for the Thursday, July 15, 2021 Planning Commission beginning at 1:00 p.m. and the Tuesday, August 10, 2021 Board of County Commissioners' hearing beginning at 9:00 a.m. located in the Centennial Hall Hearing Room located at 200 S. Cascade Avenue, Colorado Springs.**

SF-21-014

HOWSER

VACATION AND REPLAT  
CLOVERLEAF FILING NO. 1

A request by PT Cloverleaf, LLC, for approval of a vacation and replat of three parcels, collectively representing a portion of one platted (1) tract, into three (3) single-family residential lots. The three parcels total 1.5-acres and are zoned RS-20000 (Residential Suburban) and are located north of Leggings Way, east of Bowstring Road, approximately 0.34 miles northeast of the Higby Road and Jackson Creek Parkway intersection and within Section 23, Township 11, and Range 67 West of the 6th P.M. (Parcel No. 71231-02-047, 71231-02-048, and 71231-02-050)(Commissioner District No. 1)

Type of Hearing: Quasi-Judicial

Planner: Ryan Howser (RyanHowser@elpasoco.com)

El Paso County is committed to full access and transparency while the community works through the COVID-19 crisis. That also means balancing public safety and keeping essential parts of County government open for business. Here are the ways you can participate in quasi-judicial land-use items coming up before the Board of County Commissioners:

**Watch the Live Hearings Remotely**

If you are interested in watching the Planning Commission or Board of County Commissioner hearing live, please go to <https://www.elpasoco.com/news-information-channel/> or visit El Paso County's Facebook page at <https://www.facebook.com/EIPasoCountyCO/> at the scheduled time of the hearing. Staff will be monitoring the County's Facebook Live feed, so please feel free to ask questions or provide any comments you might have; however, any testimony you wish to provide must be done by following the "Participate Remotely" procedures listed below.

**Participate Remotely**

Due to COVID-19, we are recommending that you participate in the hearing remotely. If you would like to provide testimony on an item being heard by the Planning Commission or Board of County Commissioners, please email Elena Krebs at [ElenaKrebs@elpasoco.com](mailto:ElenaKrebs@elpasoco.com) with your name and the best phone number to be reached at and include any documents you would like provided to the hearing body as part of the official record. **NOTE: New exhibits are not permitted via email the day of hearing. All exhibits must be emailed to Ms. Krebs no later than one day prior to each of the above listed hearings.**

A list of individuals wishing to testify will be provided to the Chair in advance of the meeting. When it's time for public testimony on the item you'd like to testify on will receive a phone call at the number you provided and will be brought into the meeting remotely so you can address the hearing body.

**Arrive in person (the address is 200 S. Cascade Ave, Colorado Springs, CO 80903)**

- In-person attendance at Planning Commission and Board of County Commissioner hearings is permitted, but it is highly discouraged.
- Strict social/physical distancing must be maintained if you arrive to present or testify in person.
- Please pay special attention to any communication you receive regarding the time your item will be heard.

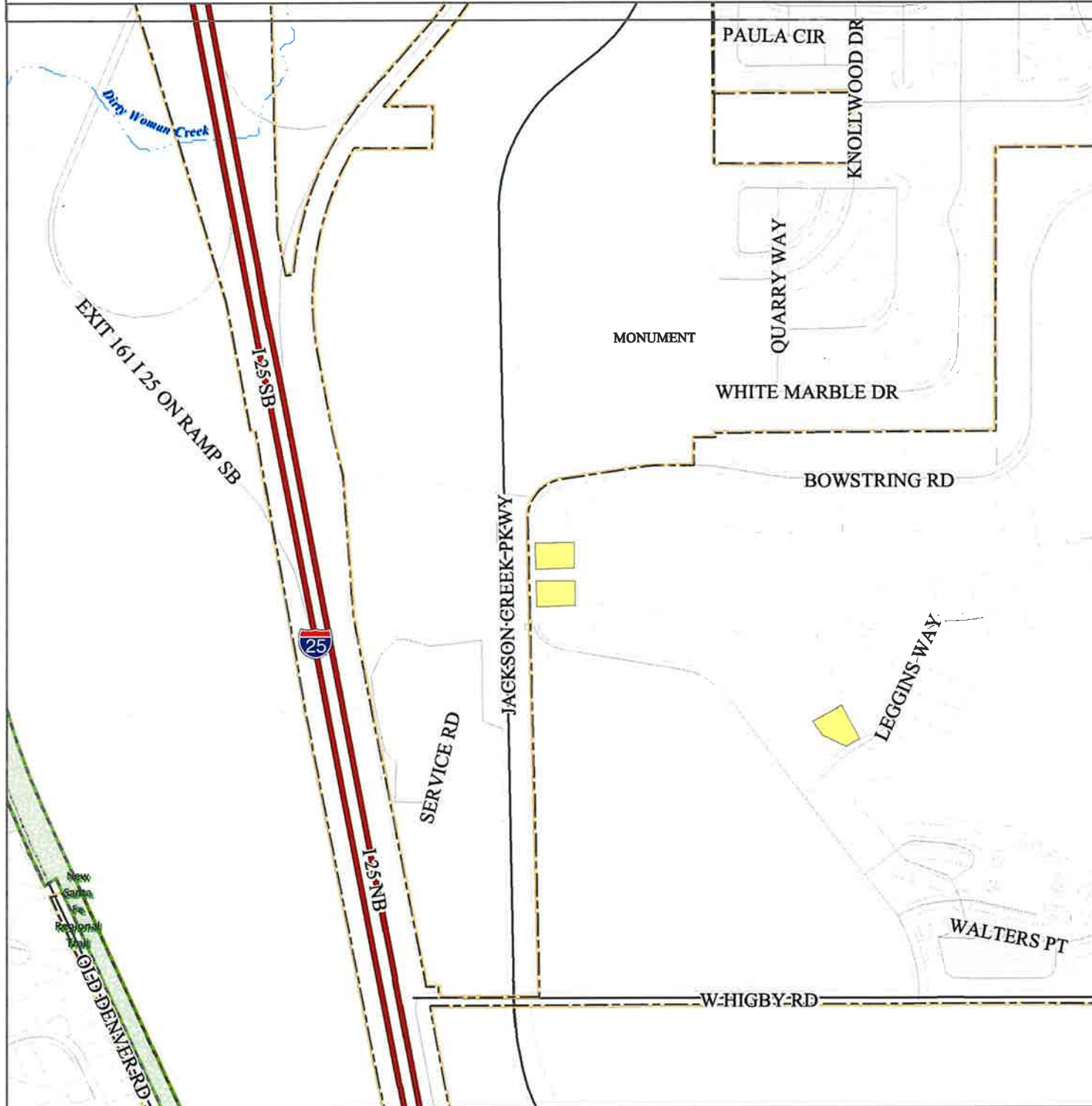
# El Paso County Parcel Information

PARCEL	NAME
7123102050	PT CLOVERLEAF LLC
7123102047	PT CLOVERLEAF LLC
7123102048	PT CLOVERLEAF LLC

File Name: SF-21-014

Zone Map No. --

Date: June 28, 2021



Please report any parcel discrepancies to:  
 El Paso County Assessor  
 1675 W. Garden of the Gods Rd.  
 Colorado Springs, CO 80907  
 (719) 520-6600



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7123102043  
CMH DEVELOPERS INC  
4850 AUSTIN BLUFFS PKWY  
COLORADO SPRINGS, CO 80918

7123103006  
COLEMAN BRAD A  
17235 LEGGINS WAY  
MONUMENT, CO 80132

7123102030  
GILLILAND NICHOLAS DEAN  
1675 BOWSTRING RD  
MONUMENT, CO 80132

7123106020  
JACKSON CREEK LAND CO LLC  
540 ELKTON DR STE 202  
COLORADO SPRINGS, CO 80907

7123106011  
LEWIS-PALMER SCHOOL DISTRICT 38  
MONUMENT, CO 80132

7123106016  
MONUMENT TOWN OF  
PO BOX 325  
MONUMENT, CO 80132

7123102048  
PT CLOVERLEAF LLC  
1846 WOODMOOR DR STE 100  
MONUMENT, CO 80132

7123103008  
SANDY CHRISTOPHER KEY  
17205 LEGGINS WAY  
MONUMENT, CO 80132

7123102042  
SCHNELKER ANTHONY A  
1465 BOWSTRING RD  
MONUMENT, CO 80132

7123102031  
VIDANO STEPHEN R  
1685 BOWSTRING RD  
MONUMENT, CO 80132

7123102046  
WOODMOOR WATER & SANITATION  
PO BOX 1407  
MONUMENT, CO 80132

7123102049  
WOSC LLC  
902 CARIBOU DR W  
MONUMENT, CO 80132