

NOTICE OF PUBLIC HEARING(S)

*Mailed / Copied
1/5/22 KH*

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 item is scheduled for the Thursday, January 20, 2022 Planning Commission beginning at 9:00 a.m. located in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs and the Tuesday, February 1, 2022 Board of County Commissioners' hearing beginning at 1:00 p.m. located in the Centennial Hall Hearing Room located at 200 S. Cascade Avenue, Colorado Springs.**

CC-21-002

HOWSER

MAP AMENDMENT (REZONING)
5250 PIKES PEAK HIGHWAY

A request by 5250 Pikes Peak Hwy, LLC, for approval of a map amendment (rezoning) from R-T (Residential Topographic) to CC (Commercial Community). The 5.11-acre property is located on the south side of Pikes Peak Highway, approximately one mile west of the Pikes Peak Highway and US Highway 24 intersection and within Section 22, Township 13 South, Range 68 West of the 6th P.M. (Parcel No. 83221-01-001) (Commissioner District No. 3)

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. You are welcome to appear in person at the hearing or attend the hearing remotely.

Watch the Live Hearings Remotely

If you are interested in watching the Planning Commission or Board of County Commissioners' hearing live, please go to <https://cloud.castus.tv/vod/elpasoco/video> at the scheduled time of the hearing. Staff will be monitoring the County's 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

If you would like to provide testimony on an item being heard by the Planning Commission or the Board of County Commissioners, please email Elena Krebs at PCDhearings@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. When it's time for public testimony on the item you'd like to testify on, you 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. **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. Whether you are attending remotely or in person, kindly note there is a three (3) minute time limit on public comments and/or presentations.**

Please visit <https://epcdevplanreview.com/Public/ProjectDetails/171111> to view the Staff Report and all other documents related to this hearing item.

El Paso County Parcel Information

PARCEL NAME	83221	
ADDRESS	CITY	STATE
5250 PIKES PEAK HWY	CASCADE	CO
ZIP	ZIPPLUS	
80907	1110	

File Name: CC-21-002

Zone Map No: --

Date: January 4, 2022



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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8322200006
AZCO PROPERTIES LLC
200 S WILCOX ST # 501
CASTLE ROCK, CO 80104

8322100025
BURESH LARRY P
PO BOX 211
CASCADE, CO 80809

8322101002
IRISH CLOVER LLC
25072 DANA CORAL
DANA POINT, CA 92629

8322102022
LEE LARRY K
PO BOX 18834
OKLAHOMA CITY, OK 73154

8322102012
RILEY WILLIAM P
5834 WISTERIA DR
COLORADO SPRINGS, CO 80919

8322400017
SANTAS WORKSHOP COLORADO CORP
PO BOX 246
CASCADE, CO 80809

8322101001
5250 PIKES PEAK HWY LLC
5250 PIKES PEAK HWY
CASCADE, CO 80809