

NOTICE OF PUBLIC HEARING(S)

*Copy mailed  
2/26/2021*

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 March 18, 2021 Planning Commission beginning at 1:00 p.m. and the April 13, 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.**

P-20-003

HOWSER

**MAP AMENDMENT (REZONE)  
8330 MUSTANG PLACE REZONE**

A request by Mason, LLC, for approval of a map amendment (rezoning) from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The 5.37-acre property is located on the north side of Mustang Place, approximately one (1) mile northeast of the Woodmen Road and Marksheffel Road intersection and within Section 4, Township 13 South, Range 65 West of the 6th P.M. (Parcel No.53040-02-017) (Commissioner District No. 2)

**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 Planning Commission and the Board of County Commissioners:

**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://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 the Board of County Commissioners, please email Tracey Garcia at [TraceyGarcia@elpasoco.com](mailto:TraceyGarcia@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. Garcia 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.
- You must be separated by at least two chairs and one row of seating in the auditorium.
- Please pay special attention to any communication you receive regarding the time your item will be heard.

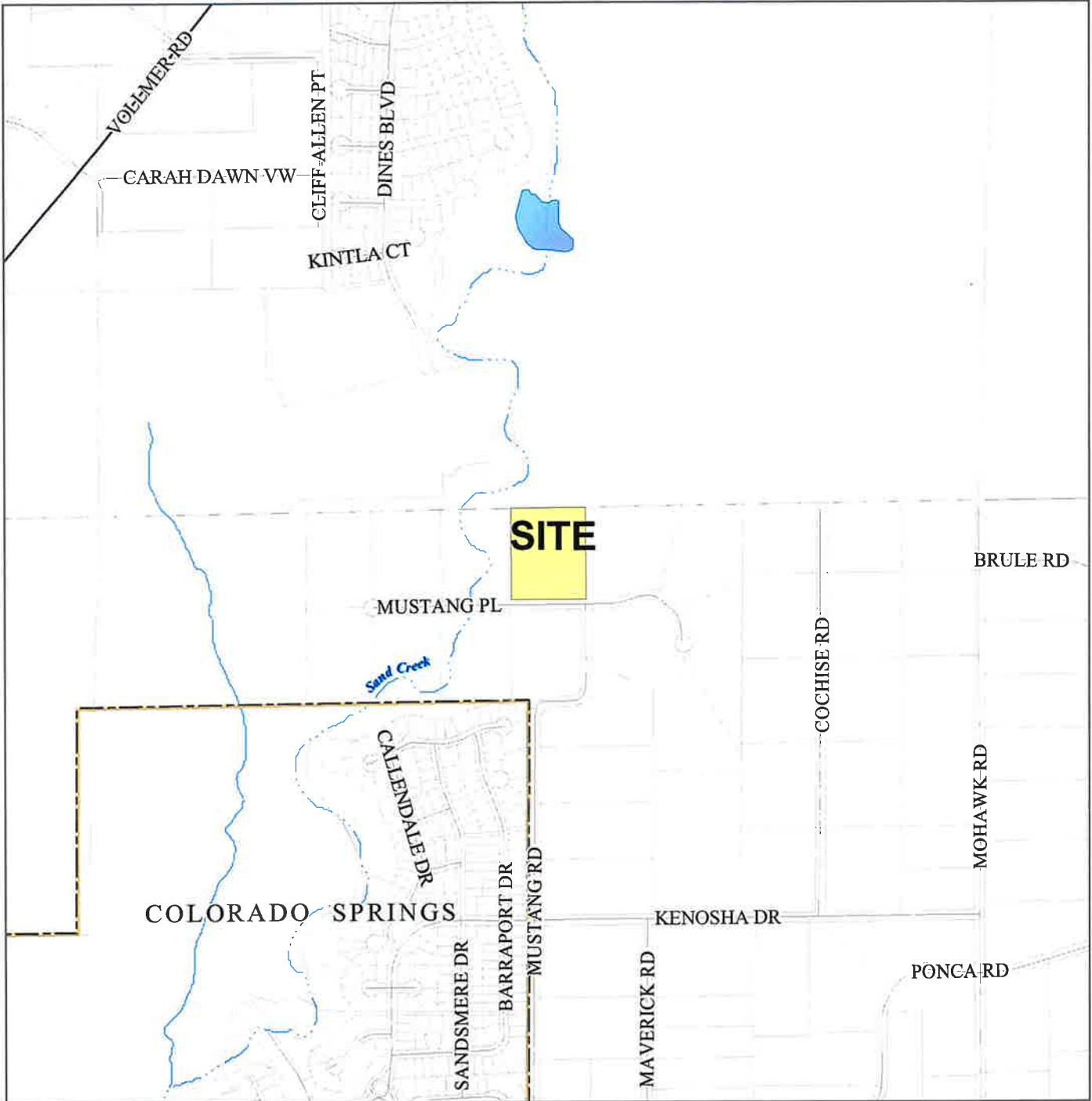
# El Paso County Parcel Information

PARCEL  
5304002017

File Name: P-20-003

Zone Map No. --

Date: February 26, 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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5233000014  
MORLEY-BENTLEY INVESTMENTS LLC  
20 BOULDER CRESCENT ST STE 100  
COLORADO SPRINGS, CO 80903

5233000013  
SR LAND LLC  
20 BOULDER CRESCENT ST STE 102  
COLORADO SPRINGS, CO 80903

5233000012  
CHALLENGER COMMUNITIES LLC  
8605 EXPLORER DR STE 250  
COLORADO SPRINGS, CO 80920

5304002017  
MASON LLC  
7702 BARNES RD #140-58  
COLORADO SPRINGS, CO 80922

5304002018  
HOEPNER MARY J  
8250 MUSTANG PL  
COLORADO SPRINGS, CO 80908

5304002011  
BAKER ROBERT L  
8315 MUSTANG RD  
COLORADO SPRINGS, CO 80908

5304002024  
DEL CARMEN-CHAVEZ MARIA  
8335 MUSTANG PL  
COLORADO SPRINGS, CO 80908

5304002023  
CASTRO JESUS ALBERTO  
7935 MOHAWK RD  
COLORADO SPRINGS, CO 80908

5304002010  
BARHAM TED R  
8245 MUSTANG RD  
COLORADO SPRINGS, CO 80908

5304002015  
NGUYEN DUY Q  
6152 MOUNTAIN BROOK ST  
COLORADO SPRINGS, CO 80923