

NOTICE OF PUBLIC HEARING(S)

Copy made 8/18/2021 ER

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, September 2, 2021 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, September 28, 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-20-010

GREEN

**MAP AMENDMENT (REZONE)
RED ROCK ACRES**

A request by JZS Land Development, LLC, for approval of a map amendment (rezoning) of 5.37 acres from RR-5 (Rural Residential) to the RR-0.5 (Rural Residential) and 15.51 acres from the RR-5 (Rural Residential) to RR-2.5 (Rural Residential). The 20.88-acre parcel is located at the intersection of Highway 105 and Red Rock Ranch Drive, approximately one (1) mile southeast of the incorporate boundaries of the Town of Palmer Lake. The parcel is located within Section 9, Township 11 South, Range 67 West of the 6th P.M. (Parcel No. 71090-00-024) (Commissioner District No. 3)

Type of Hearing: Quasi-Judicial

Planner: John Green (JohnGreen@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://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 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, 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.

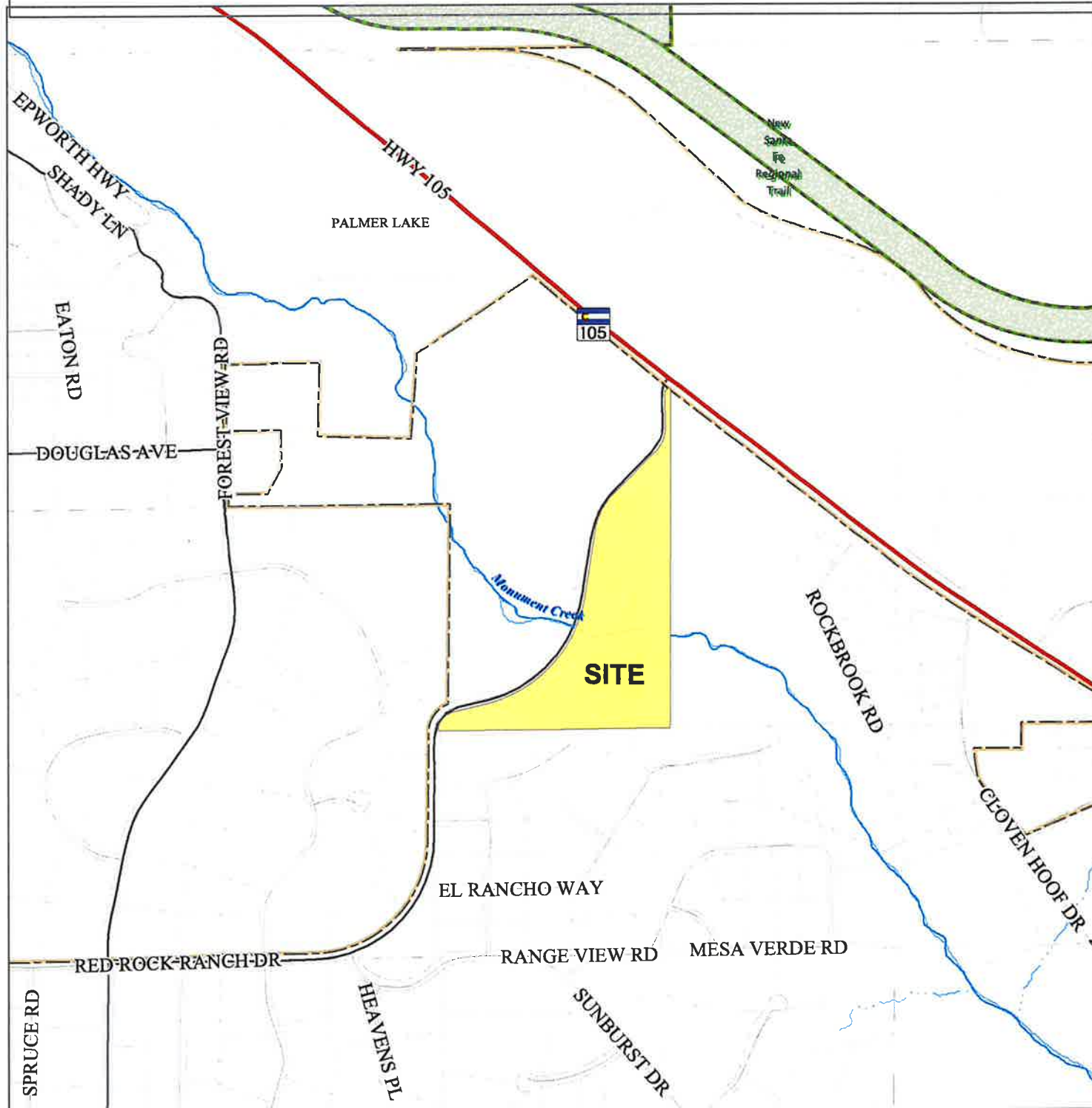
El Paso County Parcel Information

PARCEL	NAME
7109000024	IJS LAND DEVELOPMENT LLC

File Name: P-20-010

Zone Map No. --

Date: August 17, 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



COPYRIGHT 2018 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained hereon may be reproduced; used to prepare derivative products; or distributed without the specific written approval of the Board of County Commissioners, El Paso County, Colorado. This document was prepared from the best data available at the time of printing. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained hereon.

7109004012
ANDERSON CAROLYN
3750 SIERRA VISTA RD
MONUMENT, CO 80132

7109004003
BALDWIN HEATHER
3780 SIERRA VISTA RD
MONUMENT, CO 80132

7109301008
BREWER DAVID
615 FOREST VIEW WAY
MONUMENT, CO 80132

7109301007
CADIS RICHARD E
613 FOREST VIEW WAY
MONUMENT, CO 80132

7109004005
COLE MURPHY W
3840 SIERRA VISTA DR
MONUMENT, CO 80132

7109000098
D&B MILLER FAMILY TRUST
PO BOX 567
PALMER LAKE, CO 80133

7109003007
DUNCAN LOWELL M
3680 EL RANCHO WAY
MONUMENT, CO 80132

7109000024
JZS LAND DEVELOPMENT LLC
15876 FURROW RD
LARKSPUR, CO 80118

7109012011
PPF NEWCO LLC
PO BOX 51012
COLORADO SPRINGS, CO 80949

7109000083
REESE CURTIS E
PO BOX 66
MONUMENT, CO 80132

7109003002
SANDRA LEE VIOTT REVOCABLE TRUST
3620 EL RANCHO WAY
MONUMENT, CO 80132

7109004004
SMITH MICHAEL E
3820 SIERRA VISTA RD
MONUMENT, CO 80132

7109003008
WHEATLEY DARREN R
3710 EL RANCHO WAY
MONUMENT, CO 80132