

**NOTICE OF PUBLIC HEARING(S)**

*Copy/mailed  
3/16/2021*

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 items are scheduled for the Thursday, April 1, 2021 Planning Commission beginning at 1:00 p.m. and the Tuesday, April 27, 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.**

CS-20-004

HOWSER

**MAP AMENDMENT (REZONE)  
HCD RECONSIDERATION**

A request by HCD Properties LLC, for reconsideration of an approval of a map amendment (rezoning) of 7.13 acres from C-2 (Commercial) to CS (Commercial Service). The request for reconsideration includes an amendment to Condition No. 3 to allow for an additional 30-day extension for submission of a minor subdivision beyond the current 60-day requirement. The property is subject to the CAD-O (Commercial Airport Overlay) district. The property is located on the south side of Platte Avenue approximately one-third (1/3) of a mile east of the Platte Avenue and South Powers Boulevard interchange and is within Section 18, Township 14 South, Range 65 W of the 6<sup>th</sup> P.M. (Parcel No. 54180-00-069) Commissioner District No. 4.

**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/ElPasoCountyCO/> 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 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.
- Please pay special attention to any communication you receive regarding the time your item will be heard.

# El Paso County Parcel Information

File Name: CS-20-004

PARCE	NAME
5418000	HCD PROPERTIES LLC

Zone Map No. --

Date: March 12, 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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5418000067  
BONG CHAN HOLDING LTD  
285 ELLSWORTH ST  
COLORADO SPRINGS, CO 80906

5418000068  
COLORADO SPRINGS CITY OF  
PO BOX 1575 MAIL CODE 455  
COLORADO SPRINGS, CO 80901

5407311029  
EDRALLINN LLC  
3855 HILL CIR  
COLORADO SPRINGS, CO 80904

5407317010  
HAMAN ENTERPRISES LLC  
6045 TERMINAL AVE STE 100  
COLORADO SPRINGS, CO 80915

5418000069  
HCD PROPERTIES LLC  
2435 MAJESTIC PLAINS CT  
COLORADO SPRINGS, CO 80915

5418000075  
HUMPHREY DONALD W  
5780 SAYRES RD  
COLORADO SPRINGS, CO 80927