

**Meggan Herington, AICP, Executive Director**  
**El Paso County Planning & Community Development**

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Colorado Springs, CO 80910

**Board of County Commissioners**

Holly Williams, District 1  
Carrie Geitner, District 2  
Stan VanderWerf, District 3  
Longinos Gonzalez, Jr., District 4  
Cami Bremer, District 5

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## **NOTICE OF PUBLIC HEARING**

This notice provides options to observe and participate in the Planning Commission and Board of County Commissioners public hearings on the following Quasi-Judicial land-use matter. **The following item is scheduled for the Planning Commission (PC) Hearing on Thursday, October 3<sup>rd</sup>, 2024, beginning at 9:00 A.M.** The PC hearing will be held in the Second Floor Hearing Room of the Pikes Peak Regional Development Center located at 2880 International Circle, Colorado Springs. **The Board of County Commissioners' (BOCC) hearing is scheduled for Thursday, October 24<sup>th</sup>, 2024, beginning at 9:00 A.M.** The BOCC hearing will be held in the Centennial Hall Hearing Room located at 200 S. Cascade Avenue, Colorado Springs. You may attend the public hearings in-person or remotely, following the procedures below.

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**FILE NUMBER: P2314**

**PARSONS**

**MAP AMENDMENT (REZONING)**  
**RETREAT AT PRAIRIERIDGE RR-0.5**

A request by Classic SRJ Land, LLC for approval of a Map Amendment (Rezoning) of 14.43 acres from RR-5 (Residential Rural) to RR-0.5 (Residential Rural). The property is located south of Poco Road, and west of Vollmer Road. The development area was formerly known as the Jaynes Property. (Parcel No. 5228000024 and 5228000025) (Commissioner District No. 1)

**Planner: KariParsons@elpasoco.com**

**Type of Hearing: Quasi-Judicial**

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If you wish to provide comments either in support of or in opposition to this proposal, please email the project manager/planner above or [PCDhearings@elpasoco.com](mailto:PCDhearings@elpasoco.com).

### **Watch The Live PC or BOCC Hearings**

Both hearings are open to the public. If you would prefer to stream the hearing live, please go to <https://cloud.castus.tv/vod/elpasoco/video> at the scheduled time of each hearing. Any comment or testimony you wish to provide may be done in-person or by following the "Participate Remotely" procedure listed below.

### **Participate Remotely in PC or BOCC Hearings**

If you wish to speak during the hearing, please email [PCDhearings@elpasoco.com](mailto:PCDhearings@elpasoco.com) with your name, phone number, the project's file number, and whether you would like to participate remotely or in-person. Include any documents you would like provided to the Board as part of the official record. Whether you are participating remotely or in-person, kindly note there is typically a three (3) minute time limit on public comments. **NOTE: Emailed comments or documents that are received more than 24 hours in advance of each hearing will be included in the hearing packet. Anything received within 24 hours of the hearing will be uploaded to EDARP as part of the case but might not be present at the hearing.**

Please visit <https://epcdevplanreview.com/Public/ProjectDetails/191779> to view the Staff Report and all other documents related to this hearing item. This notice was mailed on: September 17, 2024.

Planning and Community Development
2880 International Cir. Suite 110
Colorado Springs, CO 80910

NOTICE OF PUBLIC HEARING

EL PASO COUNTY
PARCEL INFORMATION
FILE NO.: P2314
PARCELS: 5228000024
5228000025
OWNER NAME: Classic SRJ Land LLC
ADDRESS: 2138 Flying Horse Club Dr.
Colorado Springs, CO 80921
Please report any parcel discrepancies to:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
(719) 520-6600