

NOTICE OF PUBLIC HEARING(S)

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 15, 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, October 4, 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.**

PUDSP-22-001

PARSONS

PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN HILLSIDE AT LORSON RANCH

A request by Lorson, LLC, Love In Action, and LLC Nominee for Lorson Conservation Invest 2 LLP, for approval of a map amendment (rezoning) from PUD (Planned Unit Development) to a site specific PUD (Planned Unit Development) and approval of a preliminary plan for 489 single-family residential lots. The six (6) parcels, totaling 128.33 acres, are located immediately south of Lorson Boulevard, east of the East Tributary of Jimmy Camp Creek and are within Sections 23 and 24, Township 15 South, Range 65 West of the 6th P.M. (Parcel Nos. 55000-00-370, 55000-00-281, 55000-00-282, & 55000-00-283)

(Commissioner District No. 4)

Type of Hearing: Quasi-Judicial

Planner: Kari Parsons (KariParsons@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 PCDHearings 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 PCDHearings 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/Projects/FullDetails/176011> to view the Staff Report and all other documents related to this hearing item.

El Paso County Parcel Information

File Name: PUDSP-22-001

Date: AUGUST 29,2022

PARCEL	NAME	ADDRESS
5500000370	LOVE IN ACTION	24-15-65
5500000281	LARSON LLC NOMINEE FOR	24-15-65
5500000282	LARSON LLC NOMINEE FOR	24-15-65
5500000283	LARSON LLC NOMINEE FOR	23-15-65

HILLSIDE AT LORSON RANCH VICINITY MAP



JANUARY 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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5524210023
BALL RYAN
10848 WITCHER DR
COLORADO SPRINGS, CO, 80925

5523118005
BELVINS ARTHUR H
10771 HORTON DR
COLORADO SPRINGS, CO, 80925

5524001020
BIBER DAVID
11110 PEACEFUL VALLEY RD
COLORADO SPRINGS, CO, 80925

4500000082
BJ RANCHES LLC
970 SUMMER GAMES DR
COLORADO SPRINGS, CO, 80905

5523118004
BROOKSHIRE KAYLA LASHWANA
10757 HORTON DR
COLORADO SPRINGS, CO, 80925

5523118002
COOK HOLLI JEANE
10729 HORTON DR
COLORADO SPRINGS, CO, 80925

5524001012
CRAWFORD THOMAS J
7035 HERITAGE RD
COLORADO SPRINGS, CO, 80925

5524001004
DERBY JANET E
11510 PEACEFUL VALLEY RD
COLORADO SPRINGS, CO, 80925

5524208011
FIGUEROA JENNIFER NICOLE
6653 TILLAMOOK DR
COLORADO SPRINGS, CO, 80925

5524210011
FIGUEROA MICHAEL JESUS
6792 SKUNA DR
COLORADO SPRINGS, CO, 80925

5524210014
FUENTES PHILLIP MICHAEL
6743 SKUNA DR
COLORADO SPRINGS, CO, 80925

5524001006
GRAY DONNA K
11380 PEACEFUL VALLEY RD
COLORADO SPRINGS, CO, 80925

5524002001
KEY JOHN B
7030 HERITAGE RD
COLORADO SPRINGS, CO, 80925

5524001007
KINNICK FREDERICK J
11300 PEACEFUL VALLEY RD
COLORADO SPRINGS, CO, 80925

5524001016
KIRBY RYAN
11450 PEACEFUL VALLEY RD
COLORADO SPRINGS, CO, 80925

5524001019
LASHCHUK YURIY
11170 PEACEFUL VALLEY RD
COLORADO SPRINGS, CO, 80925

5523003001
LEMERE PHILLIP E
7075 HERITAGE RD
COLORADO SPRINGS, CO, 80925

5524001008
LEVINE JOSEPH
30 TUPELO RD
SPRING LAKE, NC, 28390

5523118006
LIEBENGOOD SEAN
10785 HORTON DR
COLORADO SPRINGS, CO, 80925

5500000447
LOVE IN ACTION
212 N WAHSATCH AVE STE 301
COLORADO SPRINGS, CO, 80903

5524210022
MCHENRY JACOB E
10829 WITCHER DR
COLORADO SPRINGS, CO, 80925

5524210009
MEGEE TROY
6776 SKUNA DR
COLORADO SPRINGS, CO, 80925

5524208010
MUTCHLER MATTHEW PHILIP
6672 TILLAMOOK DR
COLORADO SPRINGS, CO, 80925

5523001001
PADDOCK CHRISTOPHER W
7050 HERITAGE RD
COLORADO SPRINGS, CO, 80925

5524210013
PARKER CHRISTOFER
6751 SKUNA DR
COLORADO SPRINGS, CO, 80925

5523118003
SAINT AUBYN HOMES LLC
212 N WAHSATCH AVE STE 201
COLORADO SPRINGS, CO, 80903

5524208013
SAINT JEAN THUCYDID
6633 TILLAMOOK DR
COLORADO SPRINGS, CO, 80925

5524210012
SAUNDERS MARK
6767 SKUNA DR
COLORADO SPRINGS, CO, 80925

5524208012
SEAMONS JEFFERY D
6643 TILLAMOOK DR
COLORADO SPRINGS, CO, 80925

5524001001
SMITH CORRIE
11740 PEACEFUL VALLEY RD
COLORADO SPRINGS, CO, 80925

5523118001
SPERRAZZA VINCE P
10715 HORTON DR
COLORADO SPRINGS, CO, 80925

5524001003
TAYLOR TIMOTHY R
11590 PEACEFUL VALLEY RD
COLORADO SPRINGS, CO, 80925

5524210015
TORRES PHLLIP
6735 SKUNA DR
COLORADO SPRINGS, CO, 80925

5524001002
TREVINO HILARIO
11700 PEACEFUL VALLEY RD
COLORADO SPRINGS, CO, 80925

5524001011
VEGA HECTOR M
11050 PEACEFUL VALLEY RD
COLORADO SPRINGS, CO, 80925

5524210010
WATTS SHAWN CHARLES
6784 SKUNA DR
COLORADO SPRINGS, CO, 80925

EL PASO  **COUNTY**
COLORADO

COMMISSIONERS:
STAN VANDERWERF (CHAIR)
CAMI BREMER (VICE-CHAIR)

LONGINOS GONZALEZ, JR.
HOLLY WILLIAMS
CARRIE GEITNER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
KEVIN MASTIN, INTERIM EXECUTIVE DIRECTOR

August 26, 2022

Shoppers Press, Inc.
120 East Ohio
Fountain, Colorado 80817

Attention: Legal Notices Department

I am enclosing a Notice of Public Hearing and request that the following procedure be used:

Following the single publication, please bill the same to the El Paso County Planning and Community Development Department, 2880 International Circle, Suite 110, Colorado Springs, Colorado 80910. Please furnish one (1) original affidavit of this publication item to the Planning and Community Development Department.

If you have questions or need to check something in the notice, please call 719-520-6306.

Sincerely,

Kari Parsons

Kari Parsons / Senior Planner

Enclosure

NOTE: THIS ITEM MUST BE PUBLISHED ON OR BEFORE September 19, 2022

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

www.ELPASOCO.COM

**PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN
HILLSIDE AT LORSONS RANCH**

NOTICE IS HEREBY GIVEN that on October 4, 2022 at 1:00 P.M. in the Centennial Hall Auditorium 200 S. Cascade Avenue , Colorado Springs, Colorado, or at such other time and place as this hearing may be adjourned to, a public hearing will be held by the Board of County Commissioners of the County of El Paso, State of Colorado, Such text may be examined at the public office of the Planning and Community Development Department, 2880 International Circle, Colorado Springs, Colorado, 80910; and/or the Board of County Commissioners Office, Centennial Hall 200 S. Cascade, Colorado Springs, Colorado, 80903 and on line at the following web address:
<https://epcdevplanreview.com>

A request by Lorson, LLC, Love In Action, and LLC Nominee for Lorson Conservation Invest 2 LLP, for approval of a map amendment (rezoning) from PUD (Planned Unit Development) to a site specific PUD (Planned Unit Development) and approval of a preliminary plan for 489 single-family residential lots. The six (6) parcels, totaling 128.33 acres, are located immediately south of Lorson Boulevard, east of the East Tributary of Jimmy Camp Creek and are within Sections 23 and 24, Township 15 South, Range 65 West of the 6th P.M. (Parcel Nos. 55000-00-370, 55000-00-281, 55000-00-282, & 55000-00-283)
(Commissioner District No. 4)

Dated at Colorado Springs, Colorado, this 4th day of October 2022.

OF

THE BOARD OF COUNTY COMMISSIONERS

EL PASO COUNTY, COLORADO

BY /s/ Chair

EXHIBIT A

HILLSIDE AT LORSON RANCH FILING NO. 1 BOUNDARY LEGAL DESCRIPTION (128.328 ACRES)

A PARCEL OF LAND IN THE NORTH HALF (N 1/2) SECTION 24 AND THE NORTHEAST QUARTER (NE 1/4) SECTION 23, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF LOT 102, "CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 2221714746 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG THE EASTERLY LINES THEROF THE FOLLOWING TWO (2) COURSE:

1. THENCE N00°19'53"W A DISTANCE OF 168.15 FEET;
2. THENCE N38°22'41"E A DISTANCE OF 250.28 FEET TO THE SOUTHEAST CORNER OF "LORSON RANCH EAST FILING NO. 4" AS RECORDED UNDER RECEPTION NO. 220714583 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE N38°22'41"E ALONG THE EASTERLY LINE THEREOF, 1,642.90 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF LORSON BOULEVARD AS SHOWN ON THE PLAT OF "THE HILLS AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 221 _____ IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG THE SOUTHERLY LINE THEREOF THE FOLLOWING NINE (9) COURSES:

1. THENCE N89°35'58"E A DISTANCE OF 490.91 FEET TO A POINT OF CURVE;
2. THENCE 226.85 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 568.00 FEET, A CENTRAL ANGLE OF 22°53'00", THE CHORD OF 225.35 FEET BEARS S78°57'32"E TO A POINT OF TANGENT;
3. THENCE S67°31'03"E A DISTANCE OF 263.79 FEET;
4. THENCE S28°50'34"E A DISTANCE OF 32.01 FEET;
5. THENCE S67°31'03"E A DISTANCE OF 50.00 FEET;
6. THENCE N73°54'03"E A DISTANCE OF 32.07 FEET;
7. THENCE S67°31'03"E A DISTANCE OF 789.35 FEET TO A POINT OF CURVE;
8. THENCE 178.22 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 968.00 FEET, A CENTRAL ANGLE OF 10°32'56", THE CHORD OF 177.97 FEET BEARS S62°14'35"E TO A POINT OF TANGENT;
9. THENCE S56°58'07"E A DISTANCE OF 9.29 FEET TO THE SOUTHWEST CORNER OF THE SOUTHERLY RIGHT-OF-WAY OF FUTURE LORSON BOULEVARD AS SHOWN ON THE PLAT OF "THE RIDGE AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 22 _____ IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG THE SOUTHERLY LINE THEREOF THE FOLLOWING TEN (10) COURSES:

1. THENCE S58°24'55"E A DISTANCE OF 79.22 FEET;
2. THENCE 189.64 FEET ALONG A NON TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 10°32'56", THE CHORD OF 189.37 FEET BEARS S62°14'35"E TO A POINT OF TANGENT;
3. THENCE S67°31'03"E A DISTANCE OF 663.92 FEET TO A POINT OF CURVE;
4. THENCE 319.29 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 17°45'40", THE CHORD OF 318.01 FEET BEARS S76°23'53"E;
5. THENCE S58°30'10"E, NON-TANGENT TO THE PREVIOUS COURSE, 41.38 FEET;
6. THENCE S88°30'10"E A DISTANCE OF 44.27 FEET;
7. THENCE N61°29'50"E A DISTANCE OF 40.94 FEET;

8. THENCE N89°25'43"E A DISTANCE OF 787.32 FEET;
9. THENCE S60°34'17"E A DISTANCE OF 40.00 FEET;
10. THENCE N89°25'43"E A DISTANCE OF 46.97 FEET;

THENCE N00°34'17"W A DISTANCE OF 76.83 FEET;

THENCE N89°25'43"E A DISTANCE OF 380.07 FEET TO THE WESTERLY LINE OF THAT PROPERTY DESCRIBED BY SPECIAL WARRANTY DEED AS RECORDED UNDER RECEPTION NO. 209144818 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE S00°11'19"E ALONG SAID WESTERLY LINE, 637.47 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, T15S, R65W OF THE 6TH P.M.;

THENCE S89°25'52"W ALONG SAID NORTH LINE, 2,651.15 FEET;

THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24 THE FOLLOWING THREE (3) COURSES:

1. THENCE S89°27'59"W A DISTANCE OF 852.91 FEET;
2. THENCE S89°26'11"W A DISTANCE OF 1,604.80 FEET;
3. THENCE S89°09'33"W A DISTANCE OF 178.42 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH P.M. ;

THENCE S89°52'02"W A DISTANCE OF 266.06 FEET;

THENCE S89°38'10"W A DISTANCE OF 87.85 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 5,589,948 S.F. (128.328 ACRES, MORE OR LESS).

BASIS OF BEARING: A PORTION OF THE EASTERLY BOUNDARY LINE OF "CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 221714746 IN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT EACH END BY A NO. 5 REBAR AND 1.25 INCH ORANGE PLASTIC CAP STAMPED "M&S CIVIL PLS 29566". SAID LINE IS ASSUMED TO BEAR N00°19'53"W A DISTANCE OF 168.15 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.