



EL PASO COUNTY

Department of Planning
& Community Development

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, March 20th, 2025, 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, April 10th, 2025, 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.

FILE NUMBER: SF247

LETKE

**FINAL PLAT
NEW BREED RANCH FILING NO. 3**

A request by New Breed Ranch Inc. for approval of a Final Plat to create seven (7) single-family residential lots. The 34.7-acre portion of the 279.07-acre property is zoned PUD (Planned Unit Development) and located directly off Shoup Road, approximately 0.2 miles east of the intersection of Shoup Road and Highway 83, and north of the city limits of the City of Colorado Springs. (Parcel No. 6210000002) (Commissioner District No. 1)

Planner: JoeLetke@elpasoco.com

Type of Hearing: Quasi-Judicial

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.

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 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/181477> to view the Staff Report and all other documents related to this hearing item. This notice was mailed on: 03/04/2025

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

NOTICE OF PUBLIC HEARING

<p>at the time of printing. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained hereon. COPYRIGHT 2022 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.</p>	<p>EL PASO COUNTY PARCEL INFORMATION</p> <p>FILE NO.: SF247 PARCEL: 621000002 OWNER NAME: Jim Scott New Breed Ranch, Inc. ADDRESS: 3250 Shoup Road</p> <p>Please report any parcel discrepancies to: El Paso County Assessor 1675 W. Garden of the Gods Rd. Colorado Springs, CO 80907 (719) 520-6600</p>
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