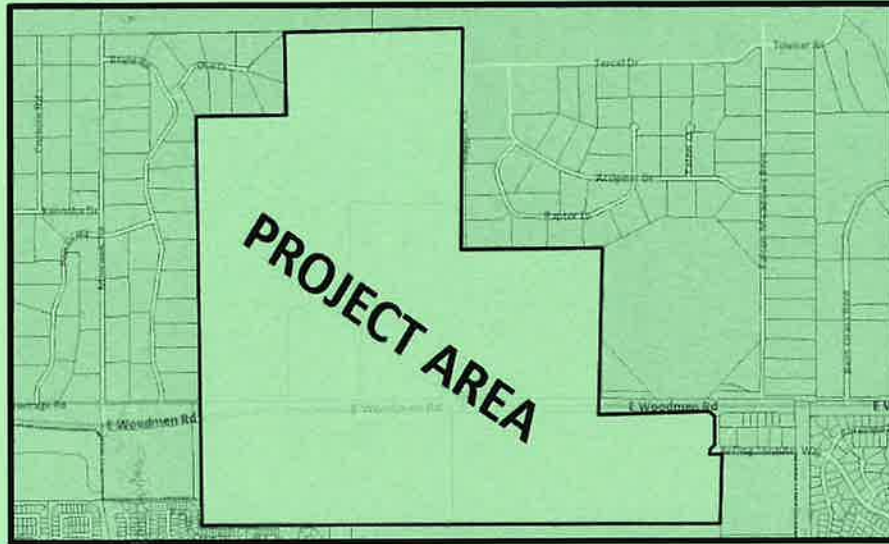
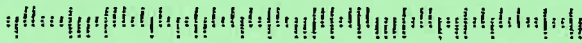


PROJECT MAP FOR: Banning Lewis Ranch North

CITY PLANNER: Katie Carleo



In accord with the Americans with Disabilities Act of 1990 ("ADA"), the City of Colorado Springs will not discriminate against qualified individuals with disabilities. Anyone requiring an auxiliary aid or service to participate in this process should make the request as soon as possible but no later than 48 hours before the hearing by contacting the planner listed in this notice. Citizens who are deaf or hard of hearing may dial 711 or 1-800-659-3656 Relay Colorado (voice) or 1-800-659-2656 (TTY).



809032258 0032

NEAR YOUR PROPERTY

NOTIFICATION OF A PUBLIC HEARING IN FOR A POTENTIAL DEVELOPMENT PROJECT

Craig Doney - PSD
BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY
200 S. CASCADE AVE STE 100 — 2880 International Cir.
COLORADO SPRINGS, CO 80903-2202

OLYMPIC CITY USA
COLORADO SPRINGS
PLANNING & COMMUNITY DEVELOPMENT
LAND USE REVIEW DIVISION
30 S. Nevada, Suite 701
PO BOX 1575 MC 715
Colorado Springs, CO 80901-1575



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0000356978 AUG 06 2020

THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

LAND USE REVIEW DIVISION



Dear Property Owner,

WHY YOU RECEIVED THIS LETTER

You've received this letter regarding a public hearing for a potential development project near your property and we invite you to take part in the planning process.

HOW TO WATCH THE MEETING

SpringsTV - coloradosprings.gov/SpringsTV
Comcast Channel 18/880 (HD) or CenturyLink Channel 18

HOW TO COMMENT ON AGENDA ITEMS

City Hall is currently closed due to the COVID-19 public health orders. The City Planning Commission Public Hearing will be conducted through audio and video conferencing (see conference number on the right). Comments can be provided prior to the meeting by emailing the Case Planner. Written comments will be included in the agenda packet or presented at the meeting. All written comments are forwarded to the applicant for review and consideration as their design process moves forward.

HOW WE NOTIFY CITIZENS

You've been sent this notice because the El Paso County Assessor's Office indicates you own property near the proposed development site. Due to outdated records or rental situations, some neighbors may not have received this letter. Please talk to your neighbors and/or tenants regarding this potential project and invite them to submit their feedback.

ADDITIONAL INFORMATION FOR THIS PROJECT

Additional information can be found on our database located at www.coloradosprings.gov/LDRS. Use the file number(s) on the right of to search for this project. Contact the planner listed on the right to set up a digital meeting to discuss the plans in greater detail. After a decision has been made regarding this project, any person may appeal that decision.

Thank you and we look forward to hearing from you,

Peter Wysocki, AICP - Director of Planning & Community Development

A DECISION HAS NOT BEEN MADE ON THIS DEVELOPMENT. ANY PERSON HAS THE RIGHT TO APPEAL A DECISION that is made administratively, by the City Planning Commission, the Downtown Review Board, or the Historic Preservation Board. A \$176 fee, an appeal statement, and a completed appeal application must be filed no later than ten days after the decision from which the appeal is taken. Refer to chapter 7 article 5 of the City Code for further information (www.coloradosprings.gov/citycode). Questions regarding appeals can be answered through our website, by coming into our office, or by contacting the planner for the project.

DEVELOPMENT PROPOSAL

Banning Lewis North

Along the north south side of East Woodmen Rd., between Mohawk Rd. and Golden Sage Rd.
Colorado Springs, CO
Please see the back of this letter for a project location map.

PUBLIC HEARING DATE & TIME

August 20, 2020 at 8:30 AM
City Planning Commission Public Hearing

To comment during the meeting, use the phone-in number and conference ID:

+1 720-617-3426

Conference ID: 679 492 185 #

PROJECT DESCRIPTION

- Annexation of Banning Lewis Ranch North - approximately 847.58 acres
- Establishment of a PUD (Planned Unit Development) zone district for future development of residential, office, commercial, schools, parks and open space
- Establishment of the Banning Lewis Ranch North Master Plan and Concept Plan which identifies areas for future development

FILE NUMBER(S)

CPC A 19-00022; CPC MP 19-00123
CPC PUZ 19-00124; CPC PUP 19-00125

CITY PLANNER

Katie Carleo

Katie.Carleo@coloradosprings.gov
(719) 385-5060

WE NEED YOUR COMMENTS BY

August 20, 2020

Please submit your comments in written format, either by email or mail.