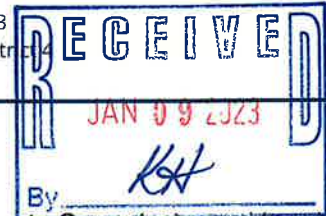


Meggan Herington, Executive Director  
El Paso County Planning & Community Development  
O: 719-520-6300  
MegganHerington@elpasoco.com  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

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



### NOTICE OF PUBLIC HEARING

This notice provides options to access the Planning Commission and Board of County Commissioners' hearings on the following Quasi-Judicial land-use matter. **The following item is scheduled for the Planning Commission (PC) Hearing on Thursday, January 19th, 2023, 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 Tuesday, February 7th, 2023, beginning at 1:00 p.m.** The BOCC hearing will be held in the Centennial Hall Hearing Room located at 200 S. Cascade Avenue, Colorado Springs.

CS-22-003

HOWSER

### MAP AMENDMENT (REZONE) 4-WAY COMMERCIAL REZONING

A request by The O'Neil Group for approval of a map amendment (rezoning) of 67.14 acres from PUD (Planned Unit Development) to CS (Commercial Service). If the request for map amendment (rezoning) is approved, the applicant will be required to submit any applicable preliminary plans, final plats, and site development plans prior to the initiation of any uses. The applicant may also be required to submit application(s) for preliminary plan(s) and/or final plat(s) if future subdivision of the property is proposed. The 67.14-acre property is located directly west of the intersection of Highway 24 and Stapleton Road. The subject property encompasses land that is situated on the north and south side of Stapleton Road and is within Section 28 and 33, Township 12 South, Range 64 West of the 6th P.M. (Parcel No. 42000-00-399) (Commissioner District No. 2)

Type Of Hearing: **Quasi-Judicial**

Planner: **RyanHowser@elpasoco.com**

#### Watch The Live Hearings Remotely

If you are interested in watching the 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. 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](mailto:PCDhearings@elpasoco.com) with your name, your phone number, and the project's file number/name. Include any documents you would like provided to the Board as part of the official record. When it's time for public testimony on the item for which you'd like to testify, you will receive a phone call at the number you provided and will be brought into the meeting remotely to address the Board. **NOTE: New exhibits are not permitted via email the day of the 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.**

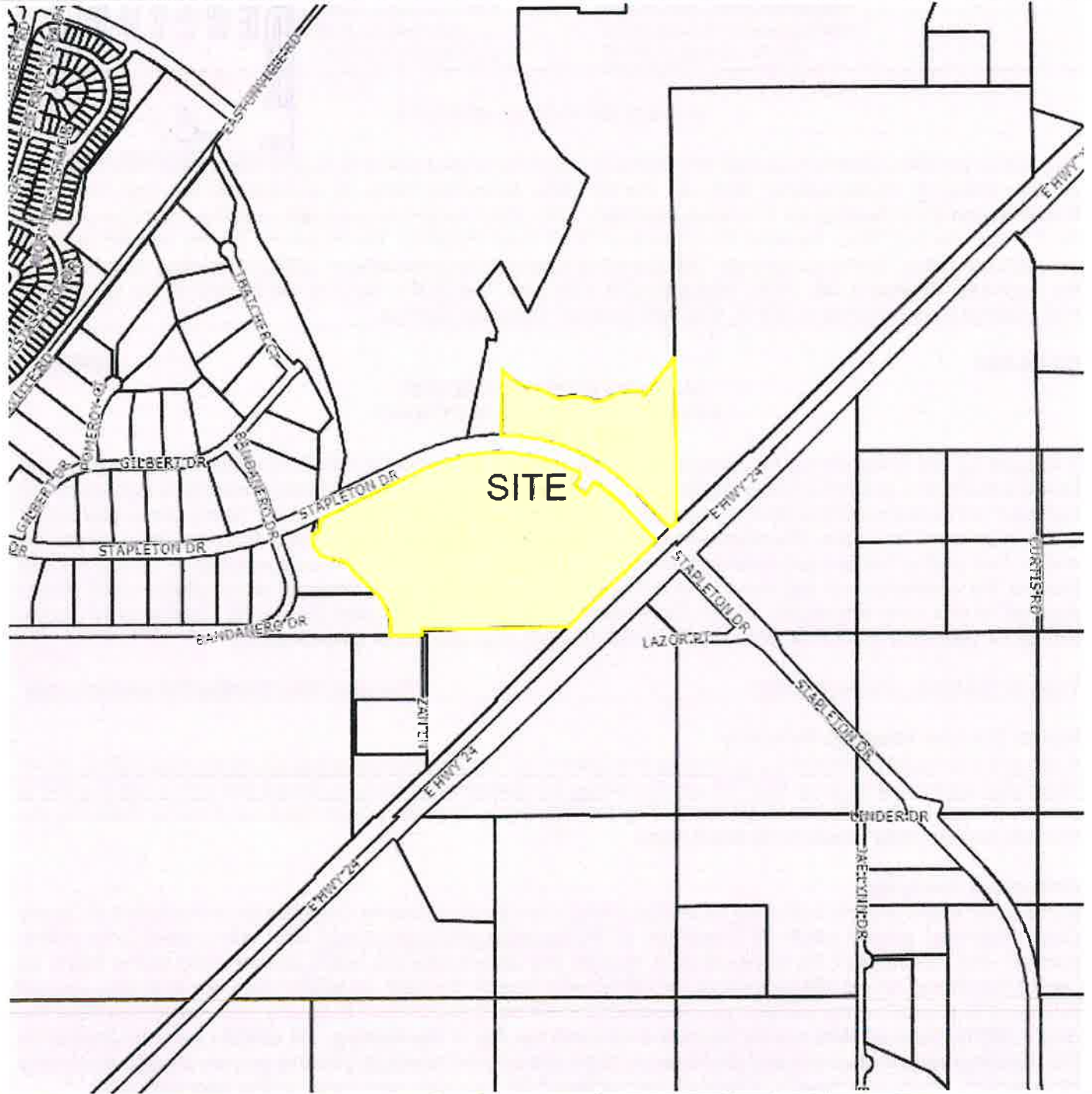
Please visit <https://epcdevplanreview.com/Projects/FullDetails/185533> to view the Staff Report and all other documents related to this hearing item. This notice was mailed on: 1-3-2023.

# El Paso County Parcel Information

File Name: CS223

Date: 1-3-2023

PARCEL	NAME	ADDRESS
4200000399	KO1515 LLC	STAPLETON DR



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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EL PASO COUNTY

Planning and Community Development Department  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

4232104001  
GROENHOF JOHN H  
4420 N WHISPERING CIR  
COLORADO SPRINGS, CO, 80917

FIRST-CLASS



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