

NOTICE OF PUBLIC HEARING(S)

Sent @n 5/27/22
PR 31 letters

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, June 16, 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, June 21, 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-21-001

HOWSER

**PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN AMENDMENT
THE VILLAS AT CLAREMONT RANCH**

A request by Phi Real Estates Services, LLC, and Cherokee Metropolitan District, for approval of a map amendment (rezoning) from PUD (Planned Unit Development) to PUD (Planned Unit Development) and approval of a preliminary plan for 83 single-family attached residential lots and five (5) tracts. The 10.17-acre property is located at the northeast corner of Meadowbrook Parkway and Marksheffel Road and within Section 4, Township 14 South, Range 65 West of the 6th P.M. (Parcel Nos. 54043-03-062; 54043-03-066) (Commissioner District No. 2)

Type of Hearing: Quasi-Judicial

Planner: Ryan Howser (RyanHowser@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 PCD Hearings 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. **NOTE: New exhibits are not permitted via email the day of hearing. All exhibits must be emailed to PCD Hearings 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.**

A list of individuals wishing to testify will be provided to the Chair in advance of the meeting. 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.

Please visit <https://epcdevplanreview.com/Public/ProjectDetails/100107> view the Staff Report and all other documents related to this hearing item.

El Paso County Parcel Information

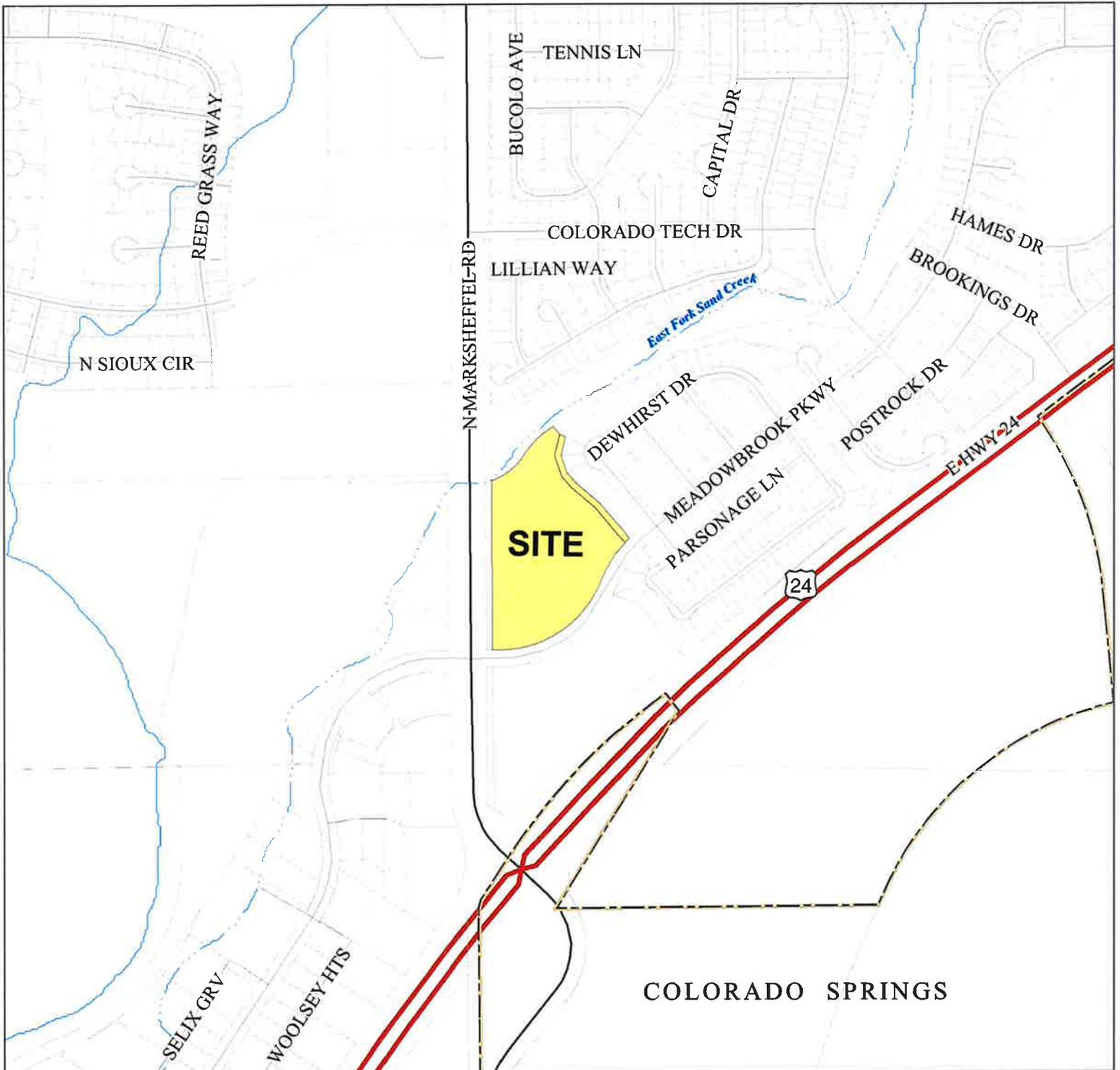
PARCEL **NAME**
 5404303062 CHEROKEE METROPOLITAN DISTRICT
 5404303066 PHI REAL ESTATE SERVICES LLC

ADDRESS	CITY	STATE	ZIP	ZIP PLUS
6250 PALMER PARK BLVD	COLORADO SPRINGS	CO	80915	1721
200 W CITY CENTER DR 200	PUEBLO	CO	81003	

File Name: PUDSP-21-001

Zone Map No: --

Date: May 25, 2022



COLORADO SPRINGS

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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5404304019
AGUILAR MAYRA ALEJANDRA
CASTILLO
7976 PARSONAGE LN
COLORADO SPRINGS, CO 80951

5405412007
CASE LENA GAIL
119 N WAHSATCH AVE
COLORADO SPRINGS, CO 80903

5404315018
CENTRAL MARKSHEFFEL METRO
DIST
455 E PIKES PEAK AVE STE 100
COLORADO SPRINGS, CO 80903

5404303064
CHEROKEE METROPOLITAN DISTRICT
6250 PALMER PARK BLVD
COLORADO SPRINGS, CO 80915

5404303032
COMPTON CHAD EVERETT
2045 DEWHIRST DR
COLORADO SPRINGS, CO 80951

5404303080
CUTLER KIMALEY
1635 SILVER MEADOW CIR
COLORADO SPRINGS, CO 80951

5404303085
EL PASO COUNTY
200 S CASCADE AVE STE 150
COLORADO SPRINGS, CO 80903

5404303036
HOOVER MICHAEL
2013 DEWHIRST DR
COLORADO SPRINGS, CO 80951

5404304018
HP COLORADO I LLC
120 S RIVERSIDE PLAZA STE 2000
CHICAGO, IL 60606

5405411001
LAND FIRST INC
1378 PROMONTORY BLUFF VW
COLORADO SPRINGS, CO 80921

5404303033
LOWDEN STEPHEN B
2037 DEWHIRST DR
COLORADO SPRINGS, CO 80951

5404303038
MADRID STEVE C
1997 DEWHIRST DR
COLORADO SPRINGS, CO 80951

5404304017
MALDONADO ALEJANDRO GABRIEL
MEDRA
7988 PARSONAGE LN
COLORADO SPRINGS, CO 80951

5405411002
MALLERY LLC
7575 PINERY CIR
COLORADO SPRINGS, CO 80908

5404303039
MARTWICK THOMAS L
1989 DEWHIRST DR
COLORADO SPRINGS, CO 80951

5404303035
MENDENHALL GEORGE B
348 FOX LN
LOUISVILLE, CO 80027

5404303037
NGO HUU VAN
10113 MANHATTAN DR
COLORADO SPRINGS, CO 80924

5404304020
NGUYEN DEP VAN
7970 PARSONAGE LN
COLORADO SPRINGS, CO 80951

5404303082
OLEA TIFFANY MONTEE
1623 SILVER MEADOW CIR
COLORADO SPRINGS, CO 80951

5404303030
OTT WILLIAM S
2061 DEWHIRST DR
COLORADO SPRINGS, CO 80951

5404303066
PHI REAL ESTATE SERVICES LLC
200 W CITY CENTER DR #200
PUEBLO, CO 81003

5404303031
REICH CHRISTOPHER E
2053 DEWHIRST DR
COLORADO SPRINGS, CO 80951

5405000033
RICHFAMFIVE LLLP
1825 LAWRENCE ST STE 112
DENVER, CO 80202

5405000049
RICHFAMFIVE LLP
1825 LAWRENCE ST STE 112
DENVER, CO 80202

5405000050
RK FAMILY INVESTMENTS LLC
4560 W 33RD AVE
DENVER, CO 80212

5404304013
ROCKWOOD HOMES LLC
5436 CARVEL GRV
COLORADO SPRINGS, CO 80922

5404304015
STEVENS JOHN ALLEN
2109 DEWHIRST DR
COLORADO SPRINGS, CO 80951

5404304016
TRAN KEVIN
2117 DEWHIRST DR
COLORADO SPRINGS, CO 80951

5404303079
VIALPANDO JONATHON
1641 SILVER MEADOW CIR
COLORADO SPRINGS, CO 80951

5404303081
WALTON WILLIAM J
1629 SILVER MEADOW CIR
COLORADO SPRINGS, CO 80951

5404303034
WILLIAMS DANIEL L
2029 DEWHIRST DR
COLORADO SPRINGS, CO 80951