



**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, 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](mailto: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

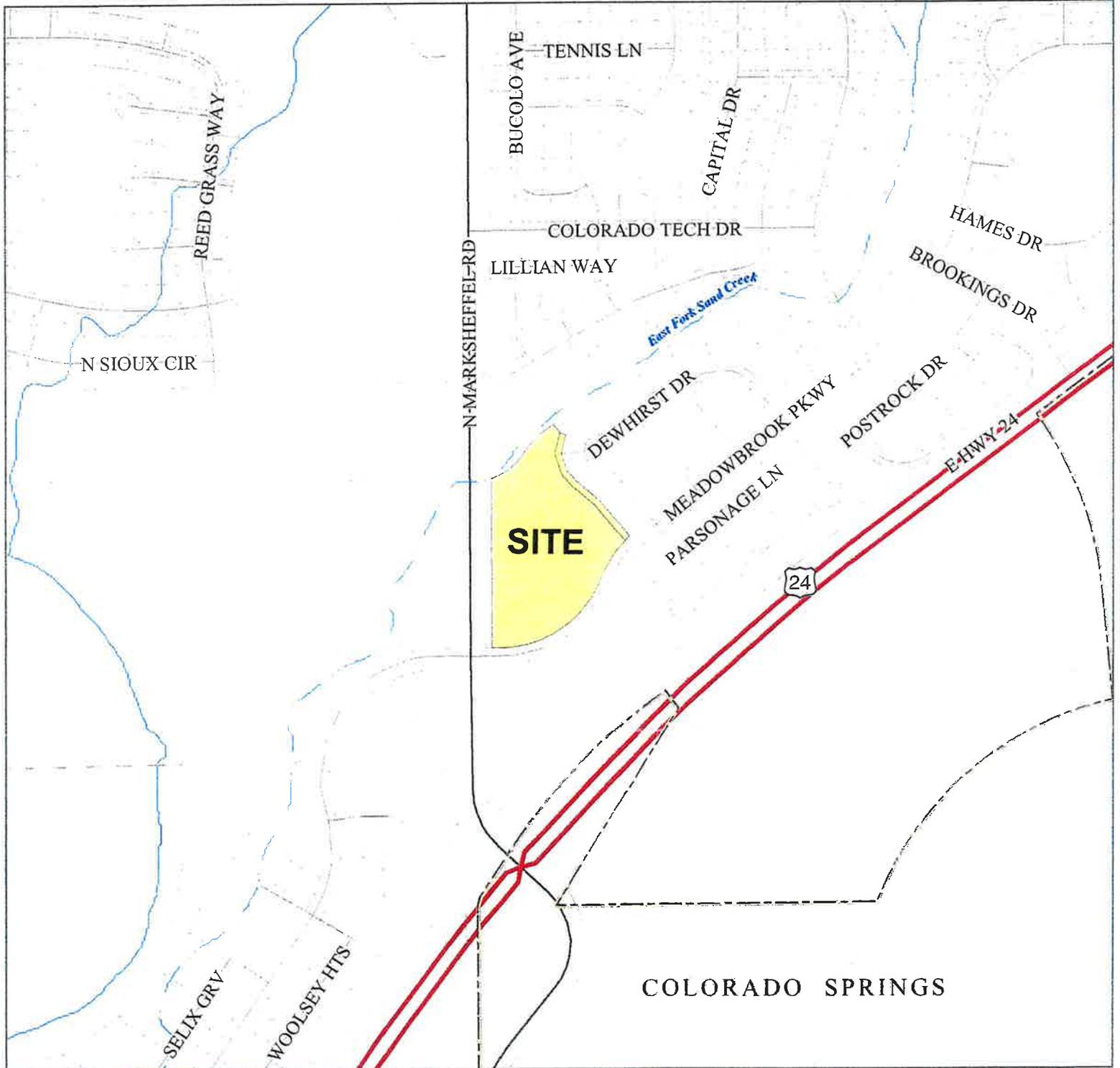
**PARCEL**                      **NAME**  
 5404303062                    CHEROKEE METROPOLITAN DISTRICT  
 5404303066                    PHI REAL ESTATE SERVICES LLC

**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



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

5404303035  
MENDENHALL, GEORGE B  
348 FOX LN  
LOUISVILLE, CO 80027

PH: 93081902228737

BOOKING UNIT  
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