

## 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 March 18, 2021 Planning Commission beginning at 1:00 p.m. and the April 13, 2021 Board of County Commissioners' hearing beginning at 9:00 a.m. located in the Centennial Hall Hearing Room located at 200 S. Cascade Avenue, Colorado Springs.**

**P-20-001**

**RUIZ**

### MAP AMENDMENT (REZONE) CLOVERLEAF

A request by Proterra Properties, LLC, for approval of a map amendment (rezoning) from RS-20000 (Residential Suburban) to RS-5000 (Residential Suburban). The 37.22-acre property is immediately north of Higby Road and east of Jackson Creek Parkway and is within Section 23, Township, 11 South, Range 67 West of the 6th P.M. (Parcel Nos. 71242-02-240, 71242-02-239, and 71242-02-236) (Commissioner District No. 1)

**Type of Hearing: Quasi-Judicial**

**Planner: Nina Ruiz ([ninaruiz@elpasoco.com](mailto:ninaruiz@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. Here are the ways you can participate in quasi-judicial land-use items coming up before the Planning Commission and the Board of County Commissioners:

#### **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://www.elpasoco.com/news-information-channel/> or visit El Paso County's Facebook page at <https://www.facebook.com/ElPasoCountyCO/> at the scheduled time of the hearing. Staff will be monitoring the County's Facebook 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**

Due to COVID-19, we are recommending that you participate in the hearing 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 Tracey Garcia at [TraceyGarcia@elpasoco.com](mailto:TraceyGarcia@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 Ms. Garcia no later than one day prior to each of the above listed hearings.**

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 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.

#### **Arrive in person (the address is 200 S. Cascade Ave, Colorado Springs, CO 80903)**

- In-person attendance at Planning Commission and Board of County Commissioner hearings is permitted, but it is highly discouraged.
- Strict social/physical distancing must be maintained if you arrive to present or testify in person.
- You must be separated by at least two chairs and one row of seating in the auditorium.
- Please pay special attention to any communication you receive regarding the time your item will be heard.

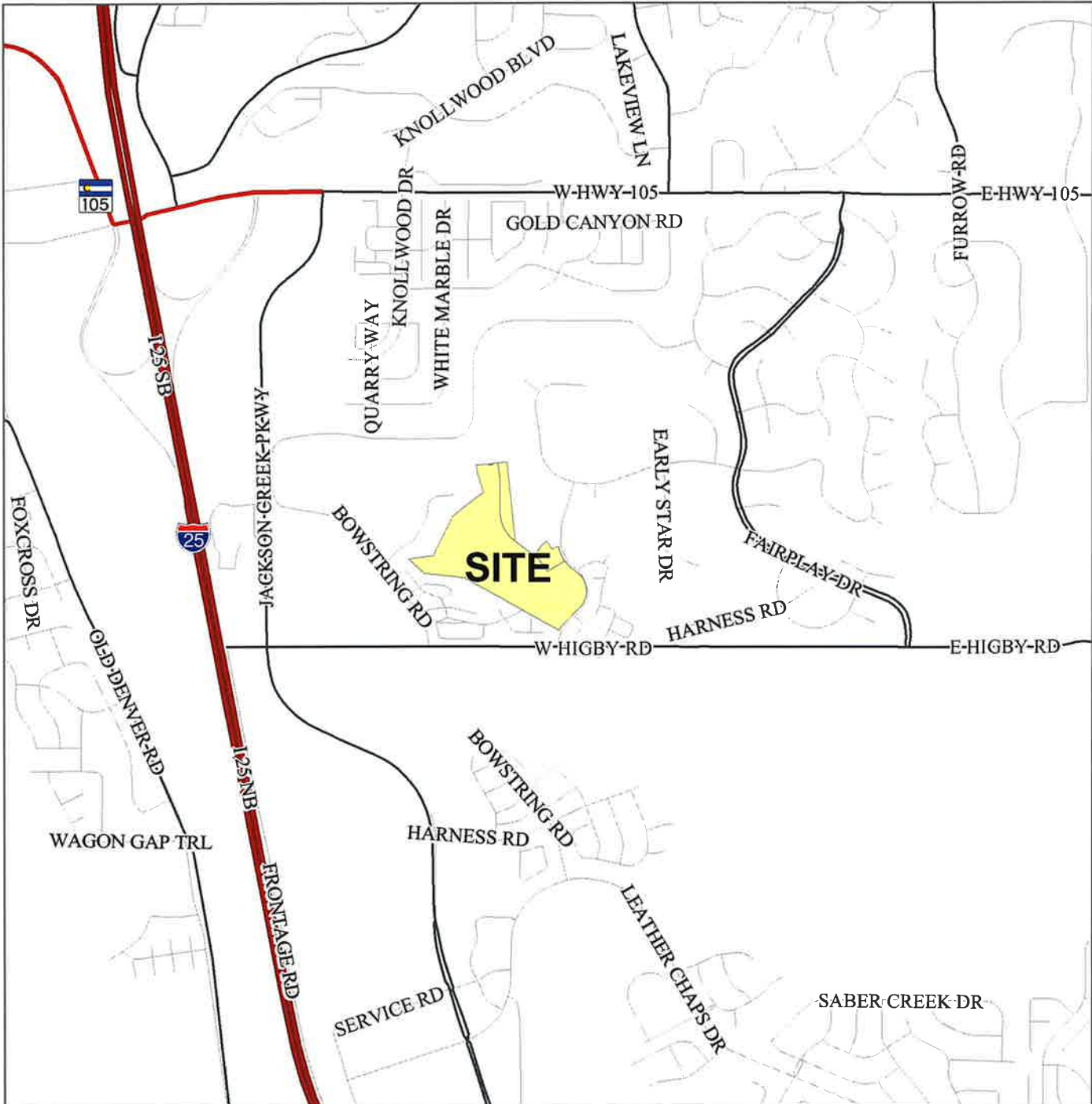
## El Paso County Parcel Information

PARCEL	NAME
7124202236	PT CLOVERLEAF LLC
7124202239	PT CLOVERLEAF LLC
7124202240	PT CLOVERLEAF LLC

File Name: P-20-001

Zone Map No. --

Date: February 26, 2021



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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7124202074  
 ALLEN WILLIAM R  
 1242 TIMBER RUN HTS  
 MONUMENT, CO 80132

7124202079  
 AUDETTE JANELL F  
 1297 TIMBER RUN HTS  
 MONUMENT, CO 80132

7124202072  
 AUNG LU MIN  
 1254 TIMBER RUN HTS  
 MONUMENT, CO 80132

7124202020  
 BAUTH VICKIE  
 1120 MAGIC LAMP WAY UNIT 2  
 MONUMENT, CO 80132

7124202181  
 BECK RACHEL  
 1046 WALTERS PT  
 MONUMENT, CO 80132

7123103004  
 BEDOYA ANDREI  
 17265 LEGGINS WAY  
 MONUMENT, CO 80132

7124204106  
 BENTSON LEON R  
 17027 BLUE MIST GRV  
 MONUMENT, CO 80132

7124204121  
 BOWEN TIA J LIVING TRUST  
 17036 BLUE MIST GRV  
 MONUMENT, CO 80132

7124202197  
 BRITTON NANCY  
 993 BURNING BUSH PT  
 MONUMENT, CO 80132

7124202131  
 BROSKY PETER J  
 1112 WALTERS PT  
 MONUMENT, CO 80132

7124202185  
 BUCHHOLTZ AMBER D  
 1089 WALTERS PT  
 MONUMENT, CO 80132

7124202214  
 BURNING BUSH POINT LLC  
 10501 MCMEEKIN LANE 102  
 LOUISVILLE, KY 40223

7124202188  
 CAHALANE EMILY  
 20070 PROMONTORY WAY  
 MONUMENT, CO 80132

7123103003  
 CAMPBELL STACY  
 17285 LEGGINS WAY  
 MONUMENT, CO 80132

7124202193  
 CARLSEN JAMES RICHARD  
 1047 WALTERS PT  
 MONUMENT, CO 80132

7124204115  
 CARLSON NANCY  
 17012 BLUE MIST GRV  
 MONUMENT, CO 80132

7124202210  
 CASTLEBERRY LACEY  
 940 BURNING BUSH PT  
 MONUMENT, CO 80132

7124202176  
 CHALANDE PIERRE A  
 1009 BURNING BUSH PH  
 MONUMENT, CO 80132

7124204114  
 CHAU WAIFU  
 17008 BLUE MIST GRV  
 MONUMENT, CO 80132

7124202189  
 CHEN ZHU  
 996 BURNING BUSH PT  
 MONUMENT, CO 80132

7123103006  
 COLEMAN BRAD A  
 17235 LEGGINS WAY  
 MONUMENT, CO 80132

7124202050  
 COUNTRY RIDGE ESTATES RENTALS LLC  
 100 FILLMORE ST 5TH FLOOR  
 DENVER, CO 80206

7124204118  
 COWLISHAW RONNETTE L  
 17024 BLUE MIST GRV  
 MONUMENT, CO 80132

7124204003  
 CROSS JACQUELYN K  
 17285 CLOVERLEAF RD  
 MONUMENT, CO 80132

7124202032  
 CROWDER TRACY  
 1160 MAGIC LAMP WAY #3  
 MONUMENT, CO 80132

7124204038  
 CROWLEY LESLIE L  
 17159 BLUE MIST GRV  
 MONUMENT, CO 80132

7124202036  
 CRUM MARILYN K  
 PO BOX 1113  
 MONUMENT, CO 80132

7124204107  
 CUMMINGS HEIDI M  
 1329 SACRAMENTO ST APT 6  
 SAN FRANCISCO, CA 94109

7124202186  
 DEKAM DENISE  
 1083 WALTERS PT  
 MONUMENT, CO 80132

7124204117  
 DEMARCO ANTHONY ALLAN  
 17020 BLUE MIST GRV  
 MONUMENT, CO 80132

7124204123  
 DENGLER KARL A  
 17044 BLUE MIST GRV  
 MONUMENT, CO 80132

7124202070  
 DENNERT DRAKE W  
 629 FOREST VIEW WAY  
 MONUMENT, CO 80132

7124202170  
 DITTMER STEVAN W  
 1017 BURNING BUSH PT  
 MONUMENT, CO 80132

7124202068  
 DUFFY PAMELA S  
 1278 TIMBER RUN HTS  
 MONUMENT, CO 80132

7124202085  
 DURINGER VALERIE  
 1255 TIMBER RUN HTS  
 MONUMENT, CO 80132

7124202045  
 ELDAR MORAN  
 820 S MONACO PKWY #183  
 DENVER, CO 80224

7124202056  
 ELLIS MERRILEE  
 1352 WALTERS PT  
 MONUMENT, CO 80132

7124202048  
 ENOCHS BRETT EDWARD  
 13737 W AMHERST WAY  
 DENVER, CO 80228

7124202082  
 ESTES ANDREA L  
 1279 TIMBER RUN HTS  
 MONUMENT, CO 80132

7124202208  
 FAMIGLIETTI DAVID G  
 17010 CROSS TIMBERS GRV  
 MONUMENT, CO 80132

7124202080  
 FERGUSON THOMAS C  
 3940 SADDLE ROCK RD  
 COLORADO SPRINGS, CO 80918

7124202075  
 FLINK ARI J  
 6558 JEREMIE CT  
 SAN JOSE, CA 95120

7124202034  
 FLINT DON W  
 PO BOX 898  
 MONUMENT, CO 80132

7124202042  
 FOLEY JOHN WILLIAM  
 2060 SILKWOOD DR  
 COLORADO SPRINGS, CO 80920

7124202023  
 FREETON HOLDING LLC  
 834-F S PERRY ST #336  
 CASTLE ROCK, CO 80104

7124204092  
 GIBSON TODD J  
 3780 HIGHVIEW DR  
 COLORADO SPRINGS, CO 80908

7124202063  
 GIDEON LANCE  
 1310 WALTERS PT  
 MONUMENT, CO 80132

7124202094  
 GIERE CURTIS C  
 1323 WALTERS PT  
 MONUMENT, CO 80132

7124202204  
 GITHARA JOHN G  
 964 BURNING BUSH PT  
 MONUMENT, CO 80132

7124202198  
 GREENE FAMILY TRUST  
 8454 WINDY HILL DR  
 COLORADO SPRINGS, CO 80920

7124202173  
 GUERRERO ROSALIE M  
 1029 BURNING BUSH PT  
 MONUMENT, CO 80132

7124202022  
 HARNESS WENDY S  
 1120 MAGIC LAMP WAY UNIT 6  
 MONUMENT, CO 80132

7123103002  
 HARVEY ROBERT C  
 17325 LEGGINS WAY  
 MONUMENT, CO 80132

7124202025  
 HAU LIHN NGOC  
 790 WINDING HILLS RD  
 MONUMENT, CO 80132

7124202192  
 HERNANDEZ HERNANDO &  
 1053 WALTERS PT  
 MONUMENT, CO 80132

7124202180  
 HESS AMANDA K  
 1052 WALTERS PT  
 MONUMENT, CO 80132

7124202029  
 HIRANO MASAKI  
 1140 MAGIC LAMP WAY UNIT 3  
 MONUMENT, CO 80132

7123103005  
 HOLLINGSWORTH BRIAN K  
 17245 LEGGINS WAY  
 MONUMENT, CO 80132

7124202081  
 HOWARD DONNA L  
 1285 TIMBER RUN HTS  
 MONUMENT, CO 80132

7124202203  
 HP COLORADO I LLC  
 120 S RIVERSIDE PLAZA  
 CHICAGO, IL 60606



7124202071  
 HUNDLEY DESARAE A  
 1260 TIMBER RUN HTS  
 MONUMENT, CO 80132

7124202046  
 IOZZI DOLORES E  
 1030 MAGIC LAMP WAY UNIT 5C  
 MONUMENT, CO 80132

7124202177  
 JEPSON BRYAN  
 1005 BURNING BUSH PT  
 MONUMENT, CO 80132

7124203017  
 JOHNSON MILTON S  
 19725 SOARING WING DR  
 COLORADO SPRINGS, CO 80908

7124202211  
 JONES KATHRYN ANN TRUST  
 8653 W MELINDA LN  
 PEORIA, AZ 85382

7124202171  
 JONES TIMOTHY D  
 1021 BURNING BUSH PT  
 MONUMENT, CO 80132

7124202077  
 KENEFICK JOHN J  
 1224 TIMBER RUN HTS  
 MONUMENT, CO 80132

7124202130  
 KERNAN RICHARD FRANCIS JR  
 1118 WALTERS PT  
 MONUMENT, CO 80132

7124202019  
 KIRBY STEVEN C  
 1120 MAGIC LAMP WAY APT A  
 MONUMENT, CO 80132

7124204119  
 KLEIST ROBERT C JR  
 17028 BLUE MIST GRV  
 MONUMENT, CO 80132

7124202083  
 KUPFER MARGARET J  
 1273 TIMBER RUN HTS  
 MONUMENT, CO 80132

7124204036  
 LAANSMA JAN E  
 17167 BLUE MIST GRV  
 MONUMENT, CO 80132

7124202061  
 LANG ARIANNA L  
 1322 WALTERS PT  
 MONUMENT, CO 80132

7124204105  
 LEE SCOTT G  
 17023 BLUE MIST GRV  
 MONUMENT, CO 80132

7124202060  
 LEGACY INVESTMENTS LLC  
 405 SAINT MORITZ WAY  
 MONUMENT, CO 80132

7124202190  
 LEWERKE STACEY LYNN  
 992 BURNING BUSH PT  
 MONUMENT, CO 80132

7124202206  
 LINDSTROM IMA R  
 17018 CROSS TIMBERS GRV  
 MONUMENT, CO 80132

7124204113  
 LITRELL GLENN L SR  
 17004 BLUE MIST GRV  
 MONUMENT, CO 80132

7124202043  
 MAESTAS LINDA B  
 1050 MAGIC LAMP WAY UNIT D  
 MONUMENT, CO 80132

7124202027  
 MAY MICHAEL  
 9585 MOHAWK TRAIL  
 CASCADE, CO 80809

7124204108  
 MCCLAIN AMANDA  
 17035 BLUE MIST GRV  
 MONUMENT, CO 80132

7124204122  
 MCDANIEL JAMES E  
 17040 BLUE MIST GRV  
 MONUMENT, CO 80132

7124202035  
 MEYERS BRIAN A  
 1160 MAGIC LAMP WAY APT D  
 MONUMENT, CO 80132

7124202191  
 MITCHELL MARLENE D  
 988 BURNING BUSH PT  
 MONUMENT, CO 80132

7124202028  
 MOONSTONE ENTERPRISES LLC  
 13849 RIVERCREST CIR  
 COLORADO SPRINGS, CO 80921

7124202179  
 MORENO DOLORES KYLE  
 1058 WALTERS PT  
 MONUMENT, CO 80132

7124202040  
 MORRELL MARY  
 1050 MAGIC LAMP WAY UNIT E  
 MONUMENT, CO 80132

7124202086  
 MURRAY ALAN  
 9323 PRAIRIE DUNES RD  
 PEYTON, CO 80831

7124202066  
 NAJDZION MATTHEW D  
 1290 TIMBER RUN HTS  
 MONUMENT, CO 80132

7124202006  
 NASH PETER B  
 17380 LEGGINS WAY  
 MONUMENT, CO 80132

7124202064  
 NEDBALSKI ASHLEY E  
 1304 WALTERS PT  
 MONUMENT, CO 80132

7124202047  
 NELSON SPENCER T  
 1030 MAGIC LAMP WAY UNIT 5D  
 MONUMENT, CO 80132

7124202057  
 NOLT ALAINE K  
 1346 WALTERS PT  
 MONUMENT, CO 80132

7124204120  
 NOULEKOUN SENA B  
 17032 BLUE MIST GRV  
 MONUMENT, CO 80132

7124202026  
 OLSON ANNETTE T  
 430 HARNESS WAY  
 MONUMENT, CO 80132

7124202213  
 PAPE MELINDA K  
 5878 CANYON RESERVE HTS  
 COLORADO SPRINGS, CO 80919

7124202073  
 PATTI CHARLES A  
 1248 TIMBER RUN HTS  
 MONUMENT, CO 80132

7124202212  
 PAUL DOUGLAS A  
 2016 VILLA CREEK CIR  
 COLORADO SPRINGS, CO 80921

7124202184  
 PENNELL NICOLE  
 1095 WALTERS PT  
 MONUMENT, CO 80132

7124202194  
 PERKIN VALERIE L  
 1041 WALTERS PT  
 MONUMENT, CO 80132

7124202174  
 PLEASANT PROPERTIES LLC  
 3303 SW 77TH ST  
 LINCOLN, NE 68532

7124202236  
 PT CLOVERLEAF LLC  
 1846 WOODMOOR DR STE 100  
 MONUMENT, CO 80132

7124202076  
 RAYNER JAMES R  
 5930 THURBER DR  
 COLORADO SPRINGS, CO 80924

7124202175  
 RCKDJ VENTURES LLC  
 16680 CURLED OAK DR  
 MONUMENT, CO 80132

7124202024  
 REED DAVID B  
 1120 MAGIC LAMP WAY UNIT 4  
 MONUMENT, CO 80132

7124202033  
 RINCON NIKOLE MARIE  
 1160 MAGIC LAMP WAY UNIT 6  
 MONUMENT, CO 80132

7124202196  
 RIVARD CLINT  
 997 BURNING BUSH PT  
 MONUMENT, CO 80132

7124202059  
 ROUNDTREE THOMAS  
 1334 WALTERS PT  
 MONUMENT, CO 80132

7124202128  
 RYALS TIMOTHY M  
 1130 WALTERS PT  
 MONUMENT, CO 80132

7123103008  
 SANDY CHRISTOPHER KEY  
 17205 LEGGINS WAY  
 MONUMENT, CO 80132

7124202129  
 SCHWEIZER PHILIP  
 15980 LONGMEADOW LN  
 COLORADO SPRINGS, CO 80921

7124204125  
 SHERRY CHARLES L  
 17052 BLUE MIST GRV  
 MONUMENT, CO 80132

7124202187  
 SHIPWASH DEBORAH S  
 1077 WALTERS PT  
 MONUMENT, CO 80132

7124202183  
 SIDNEY MANAGEMENT LLC  
 1286 KENASHA DR  
 LARKSPUR, CO 80118

7124202201  
 SILVER PINE SOLUTIONS LLC  
 PO BOX 51271  
 COLORADO SPRINGS, CO 80949

7124202007  
 SINK KEVIN H JR  
 17375 LEGGINS WAY  
 MONUMENT, CO 80132

7124204124  
 SITTNER JAMES A  
 PO BOX 1008  
 MONUMENT, CO 80132

7124204126  
 SMARSH TERESA  
 17056 BLUE MIST GRV  
 MONUMENT, CO 80132

7124204109  
 SMITH CHARLES  
 PO BOX 2512  
 MONUMENT, CO 80132

7124202205  
 SMITH MARIETTA S  
 17022 CROSS TIMBERS GRV  
 MONUMENT, CO 80132

7124202069  
 SOWLES REVOCABLE LIVING TRUST  
 42335 WASHINGTON ST STE F  
 PALM DESERT, CA 92211

7124202172  
 STEFFEL AMY MICHELLE  
 1025 BURNING BUSH PT  
 MONUMENT, CO 80132

7124202182  
 STUMPF JEFFREY M  
 1040 WALTERS PT  
 MONUMENT, CO 80132

7124202078  
 TALBOTT MARTHA A  
 1218 TIMBER RUN HTS  
 MONUMENT, CO 80132

7124204116  
 TATE GREGORY TRUST  
 1497 WISHING WELL VW  
 MONUMENT, CO 80132

7124202062  
 THEKEN NANCY  
 9439 BANDLEY DR  
 FOUNTAIN, CO 80817

7124203016  
 TMH LIVING TRUST  
 17290 CLOVERLEAF RD  
 MONUMENT, CO 80132

7124204091  
 VALDEZ KAREN S  
 17975 WOODHAVEN DR  
 COLORADO SPRINGS, CO 80908

7123102031  
 VIDANO FAMILY TRUST  
 1685 BOWSTRING RD  
 MONUMENT, CO 80132

7124202084  
 VOGA ROGER  
 1261 TIMBER RUN HTS  
 MONUMENT, CO 80132

7124202041  
 VON SEGGERN YOMBA A  
 834-F S PERRY ST PMB 336  
 CASTLE ROCK, CO 80104

7124202065  
 WAY DANIEL C  
 1296 TIMBER RUN HEIGHTS  
 MONUMENT, CO 80132

7124202207  
 WHELAN RICHARD W  
 4954 MUSHROOM ROCK CT  
 COLORADO SPRINGS, CO 80924

7124202058  
 WHITSON KATHRYN L  
 1340 WALTERS PT  
 MONUMENT, CO 80132

7124202235  
 WOODMOOR PARK HOMEOWNERS  
 4325 N NEVADA AVE #100  
 COLORADO SPRINGS, CO 80907

7123102046  
 WOODMOOR WATER & SANITATION  
 PO BOX 1407  
 MONUMENT, CO 80132

7124202178  
 WOOLBRIGHT MATTHEW M  
 12 RIVIERA  
 TRABUCO CANYON, CA 92679

7124204029  
 WOSC LLC  
 902 CARIBOU DR W  
 MONUMENT, CO 80132

7123102049  
 WOSC LLC  
 902 CARIBOU DR W  
 MONUMENT, CO 80132

7124202238  
 WOSC LLC  
 902 CARIBOU DR W  
 MONUMENT, CO 80132

7124202038  
 ZAHL BRENDAN  
 17310 COLONIAL PARK  
 MONUMENT, CO 80132

7124202202  
 ZUHLSDORF JAMIE MARIE  
 972 BURNING BUSH PT  
 MONUMENT, CO 80132

7124202088  
 CARI RE PROPERTY 2 LLC  
 4865 HIDDEN ROCK RD  
 COLORADO SPRINGS, CO 80908

7124202209  
 402 RASPBERRY LLC  
 17006 CROSS TIMBERS GRV  
 MONUMENT, CO 80132

7124202044  
 1030 MAGIC LAMP WAY UNIT 5A LLC  
 1030 MAGIC LAMP WAY UNIT 5A  
 COLORADO SPRINGS, CO 80903

7124202087  
 1243 TIMBER RUN LAND TRUST  
 545 3RD ST #2302  
 MONUMENT, CO 80132

7124202067  
 1284 TIMBER RUN HEIGHTS  
 545 3RD ST # 2302  
 MONUMENT, CO 80132

7124202195  
 2002 MUNCEY FAMILY TRUST  
 1918 DIAMOND CREEK  
 COLORADO SPRINGS, CO 80921

7123103001  
 BRG 2013 LLC  
 9741 ABINGTON CT  
 FAIRFAX, VA 22032