

COPY
mailed 1/13/21

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 items are scheduled for the Thursday, February 4, 2021 Planning Commission beginning at 1:00 p.m. and the Tuesday, February 23, 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.**

SF-20-007

HOWSER

FINAL PLAT THE RESERVE AT CORRAL BLUFFS FILING NO. 3

A request by Corral Ranches Development Company for approval of a final plat to create six (6) single-family residential lots and one (1) tract. The 59.95 acre property is zoned RR-5 (Residential Rural) and is located on the east side of Hoofprint Road, approximately one-quarter of a mile south of Blaney Road and one-half mile east of Meridian Road and is within Sections 31 and 32, Township 13 South, Range 64 West of the 6th P.M. (Parcel Nos. 43310-00-023, 43310-00-025, and 43320-00-016) (Commissioner District No. 2)

SF-20-008

HOWSER

FINAL PLAT THE RESERVE AT CORRAL BLUFFS FILING NO. 4

A request by Corral Ranches Development Company for approval of a final plat to create five (5) single-family residential lots. The 26-acre property is zoned RR-5 (Residential Rural) and is located on the east side of Hoofprint Road, approximately one-quarter of a mile south of Blaney Road and one-half mile east of Meridian Road and is within Sections 31 and 32, Township 13 South, Range 64 West of the 6th P.M. (Parcel Nos. 43310-00-023 and 43320-00-016) (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. Here are the ways you can participate in quasi-judicial land-use items coming up before the Board of County Commissioners:

Watch the Live Hearings Remotely

If you are interested in watching the Planning Commission or Board of County Commissioner 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/EIPasoCountyCO/> 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 Board of County Commissioners, please email Tracey Garcia at 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.
- Please pay special attention to any communication you receive regarding the time your item will be heard.

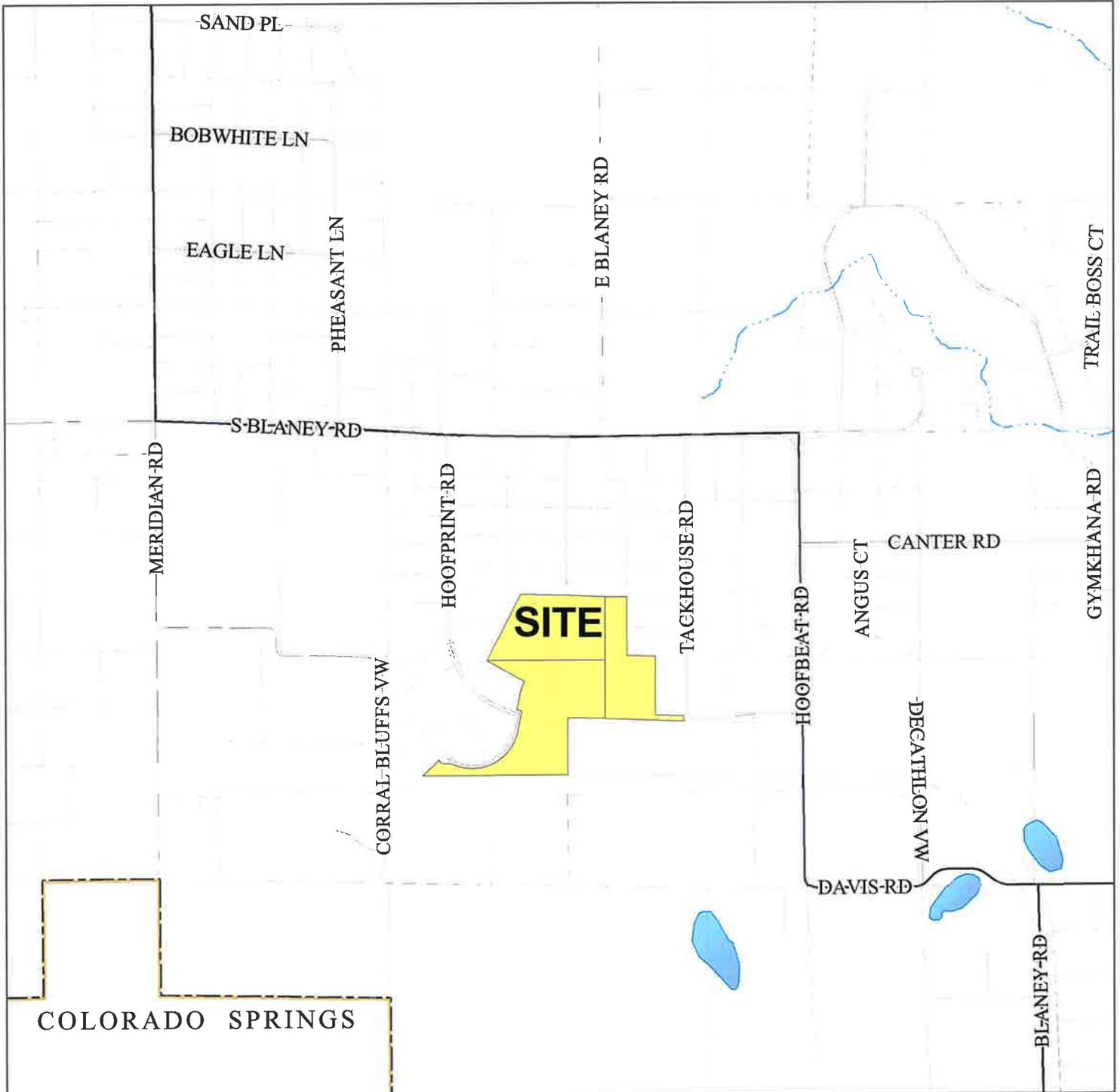
El Paso County Parcel Information

File Name: SF-20-007 and SF-20-008

PARCEL	NAME
4331000023	CORRAL RANCHES DEVELOPMENT CO
4332000016	CORRAL RANCHES DEV CO
4331000025	CORRAL RANCHES DEVELOPMENT CO

Zone Map No. --

Date: January 12, 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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4332002008
ADAMSON MARTIN D
3120 TACKHOUSE RD
PEYTON, CO 80831

4331003015
ARMENDARIZ MARIA MATA
1095 WESTERN DR LOT 152C
COLORADO SPRINGS, CO 80915

4331003001
BAKER THOMAS VIE
3230 CORRAL RANCH RD
PEYTON, CO 80831

4331004015
BRASS ALAN
2720 MIRIDIAN
PEYTON, CO 80831

4331000023
CORRAL RANCHES DEVELOPMENT CO
1830 COYOTE POINT DR
COLORADO SPRINGS, CO 80904

4331004014
DRAKE JAMES L
794 PROGRESS DR
FOUNTAIN, CO 80817

4332002007
HOLLAND ROBERT L
3170 TACKHOUSE RD
PEYTON, CO 80831

4331001005
LANG SCOTT E
3235 CORRAL RANCH RD
PEYTON, CO 80831

4332002006
LIVINGSTON DENISE A
3220 TACKHOUSE RD
PEYTON, CO 80831

4331004013
MALAZADA ABDULLA O
1704 VANDIEST RD
COLORADO SPRINGS, CO 80915

4331003011
MORRIS SETH B
3225 HOOFPRIENT RD
PEYTON, CO 80831

4332001015
PARSONS DAVID A
3075 TACKHOUSE RD
PEYTON, CO 80831

4331003016
REYNOLDS REGAN
3195 HOOFPRIENT RD
PEYTON, CO 80831

4332002009
SCHMIT KEVIN R
3070 TACKHOUSE RD
PEYTON, CO 80831

4332000020
WASTE MANAGEMENT OF COLO INC
PO BOX 1450
CHICAGO, IL 60690

SF-20-008

HOWSER

**FINAL PLAT
THE RESERVE AT CORRAL BLUFFS FILING NO. 4**

A request by Corral Ranches Development Company for approval of a final plat to create five (5) single-family residential lots. The 26-acre property is zoned RR-5 (Residential Rural) and is located on the east side of Hoofprint Road, approximately one-quarter of a mile south of Blaney Road and one-half mile east of Meridian Road and is within Sections 31 and 32, Township 13 South, Range 64 West of the 6th P.M. (Parcel Nos. 43310-00-023 and 43320-00-016) (Commissioner District No. 2)

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w/ 007

SF-20-007

HOWSER

**FINAL PLAT
THE RESERVE AT CORRAL BLUFFS FILING NO. 3**

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*Combine
with
008*

