

## 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, June 3, 2021 Planning Commission beginning at 1:00 p.m. and the Tuesday, June 22, 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.**

VA-20-002

GREEN

### VARIANCE OF USE THE SHIRE AT OLD RANCH

A request by Monica Phelan and Old Ranch Road Properties, LLC, for approval of a variance of use to allow an agriculturally related commercial business, further described in the letter of intent, to be known as The Shire at Old Ranch. The four (4) parcels included in the request total 20-acres and are zoned RR-5 (Rural Residential) and are located at the northeast corner of the intersection of Old Ranch Road and Holmes Road and is within Section 23, Township 12 South, Range 66 West of the 6<sup>th</sup> P.M. (Parcel Nos. 62230-00-058, 62230-00-059, 62230-00-060, and 62230-00-061) (Commissioner District No. 1)

Type of Hearing: Quasi-Judicial

Planner: John Green (JohnGreen@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 Elena Krebs at [ElenaKrebs@elpasoco.com](mailto:ElenaKrebs@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. Krebs 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.

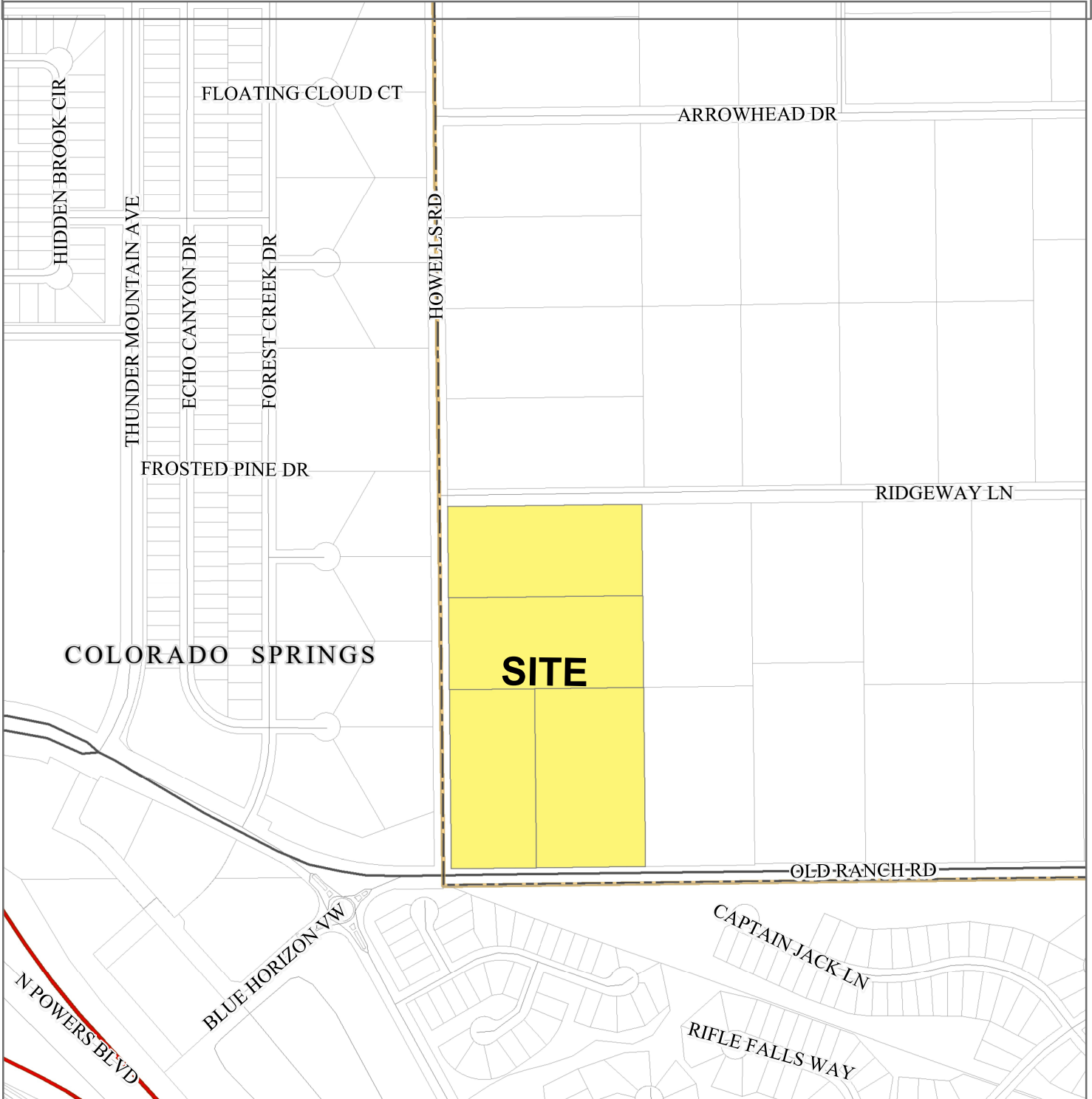
# El Paso County Parcel Information

PARCEL	NAME
6223000058	PHELAN MONICA
6223000059	OLD RANCH ROAD PROPERTIES LLC
6223000060	OLD RANCH ROAD PROPERTIES LLC
6223000061	OLD RANCH ROAD PROPERTIES LLC

File Name: VA-20-002

Zone Map No. --

Date: May 14, 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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6227112006  
CORDERA COMMUNITY ASSOCIATION  
INC  
1755 TELSTAR DR STE 211  
COLORADO SPRINGS, CO 80920

6222404010  
NORTH FORK AT BRIARGATE  
HOMEOWNER  
1755 TELSTAR DR STE 211  
COLORADO SPRINGS, CO 80920

6222404006  
DIEHL CHRISTOPHER T  
3725 MORROWIND CT  
COLORADO SPRINGS, CO 80908

6222404007  
WAGUESPACK JEFFREY ALLEN  
3726 MORROWIND CT  
COLORADO SPRINGS, CO 80908

6226207099  
BURNS FAMILY LIVING TRUST  
3750 BIERSTADT LAKE CT  
COLORADO SPRINGS, CO 80924

6226207100  
OCONNELL PAMALA A  
3766 BIERSTADT LAKE CT  
COLORADO SPRINGS, CO 80924

6226207101  
COLEMAN MARIO TARELL  
3782 BIERSTADT LAKE COURT  
COLORADO SPRINGS, CO 80924

6226207102  
NASON RICHARD C  
3798 BIERSTADT LAKE CT  
COLORADO SPRINGS, CO 80924

6226207103  
VICTORSON THOMAS C  
3814 BIERSTADT LAKE CT  
COLORADO SPRINGS, CO 80924

6223000101  
WACH ERIC J  
3820 RIDGEWAY LN  
COLORADO SPRINGS, CO 80908

6226207104  
LI SHUAI  
3830 BIERSTADT LAKE CT  
COLORADO SPRINGS, CO 80924

6226207105  
XU MIAO  
3846 BIERSTADT LAKE CT  
COLORADO SPRINGS, CO 80924

6226207106  
FRAZIER PAUL  
3862 BIERSTADT LAKE CT  
COLORADO SPRINGS, CO 80924

6226207107  
HOBBS WELDON J  
3878 BIERSTADT LAKE COURT  
COLORADO SPRINGS, CO 80924

6223000102  
DAYBERRY SCOTT L  
3970 RIDGEWAY LN  
COLORADO SPRINGS, CO 80908

6223000057  
SWASEY DAVID K  
3975 RIDGEWAY LN  
COLORADO SPRINGS, CO 80908

6223000056  
STRAY WINDS VI LLLP  
4050 OLD RANCH RD  
COLORADO SPRINGS, CO 80908

6223000061  
OLD RANCH ROAD PROPERTIES LLC  
4955 AUSTIN BLUFFS PKWY  
COLORADO SPRINGS, CO 80918

6226207095  
HIGH VALLEY LAND CO INC  
9540 FEDERAL DR STE 200  
COLORADO SPRINGS, CO 80921

6226207098  
VERHEY MARTIN  
10409 MARSHALL MESA CT  
COLORADO SPRINGS, CO 80924

6227112002  
ELSON ILA J  
10424 MARSHALL MESA CT  
COLORADO SPRINGS, CO 80924

6226207097  
HERNANDEZ SANTIAGO O  
10425 MARSHALL MESA CT  
COLORADO SPRINGS, CO 80924

6227112003  
WILSON ROBERT E  
10440 MARSHALL MESA CT  
COLORADO SPRINGS, CO 80924

6227112004  
YALUNG ERWIN D  
10456 MARSHALL MESA COURT  
COLORADO SPRINGS, CO 80924

6226207096  
KIM HYOSUNG  
10457 MARSHALL MESA CT  
COLORADO SPRINGS, CO 80924

6227112005  
MALONEY DAVID J  
10472 MARSHALL MESA CT  
COLORADO SPRINGS, CO 80924

6222404002  
STABLER FAMILY TRUST  
10516 ECHO CANYON DR  
COLORADO SPRINGS, CO 80908

6222404003  
DUERKSEN ARDEN J  
10517 ECHO CANYON DR  
COLORADO SPRINGS, CO 80908

6223000058  
PHELAN MONICA  
10755 HOWELLS RD  
COLORADO SPRINGS, CO 80908

6222404009  
NORTH FORE AT BRIARGATE HOA INC  
11002 BENTON ST  
BROOMFIELD, CO 80020