

Planning and Community Development
2880 International Cir. Suite 110
Colorado Springs, CO 80910

FIRST-CLASS



US POSTAGE^{IMP} PITNEY BOWES

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JUL 01 2025

4200000480
CORONADO RANCH PARTNERS LLC
9525 ELBERT RD
PEYTON, CO 80831



NOTICE OF P

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RETURN TO SENDER
NO MAIL RECEIPTABLE
UNABLE TO FORWARD



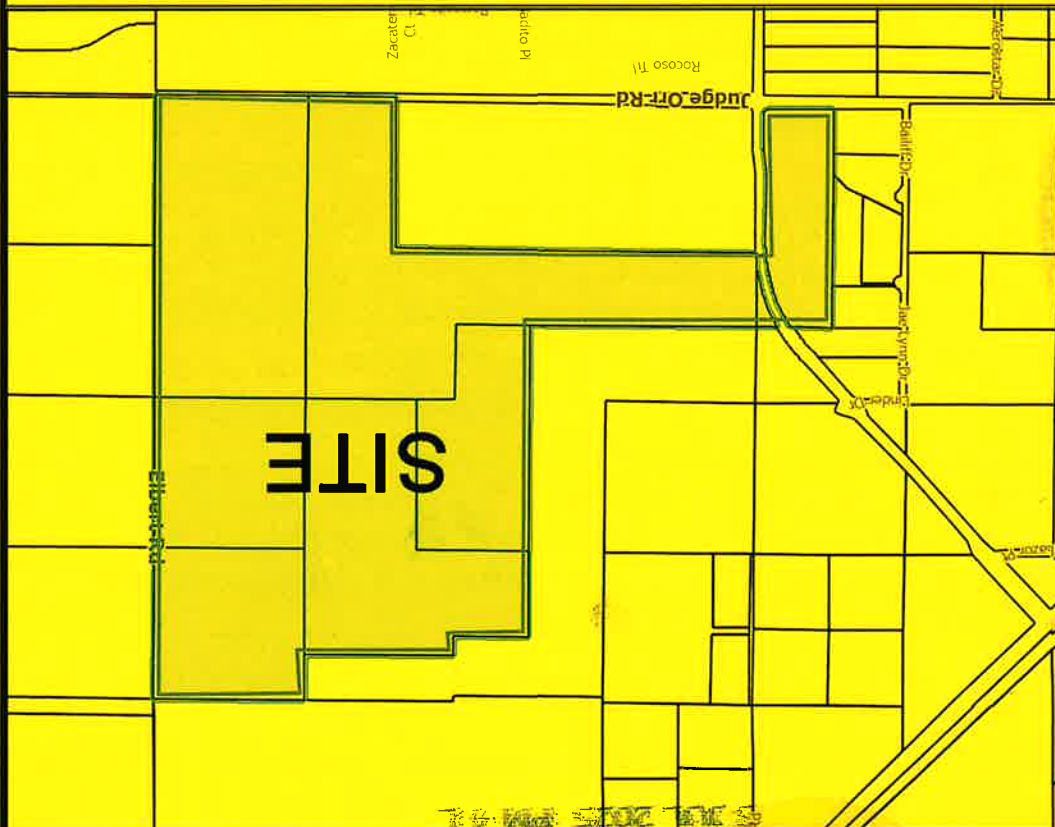
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Please report any parcel discrepancies to:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
(719) 520-6600

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PARCEL INFORMATION
FILE NO.: SKP232
PARCEL: 4233000031, 4200000354, 4200000359, 4200000469, 4200000470, 4200000492, 4200000493, 4200000494, and 4200000495
OWNER NAME: Jane Davis Living Trust
ADDRESS: Judge Orr Road and Elbert Road



MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

This notice provides options to observe and participate in the Planning Commission and Board of County Commissioners public hearings on the following Quasi-Judicial land-use matter. **The following item is scheduled for the Planning Commission (PC) Hearing on Thursday, July 17th, 2025, beginning at 9:00 A.M.** The PC hearing will be held in the Second Floor Hearing Room of the Pikes Peak Regional Development Center located at 2880 International Circle, Colorado Springs. **The Board of County Commissioners' (BOCC) hearing is scheduled for Thursday, August 28th, 2025, beginning at 9:00 A.M.** The BOCC hearing will be held in the Centennial Hall Hearing Room located at 200 S. Cascade Avenue, Colorado Springs. You may attend the public hearings in-person or remotely, following the procedures below.

FILE NUMBER: SKP232

HOWSER

SKETCH PLAN

JANE DAVIS RANCH

A request by Jane Davis Living Trust for approval of a 397.32-acre Sketch Plan consisting of approximately 215.97 acres of residential uses with a minimum lot size of 5 acres, 133.67 acres of residential uses with a minimum lot size of 2.5 acres, 4.61 acres of commercial uses, 6.44 acres of park and open space areas, 9.45 acres of stormwater detention areas, 2.69 acres for a regional trail, 21.41 acres for rights-of-way, and 31.88 acres of land set aside for preservation of the natural floodway that flows through the property. At full build-out, the maximum development potential contemplated within the Sketch Plan area consists of 93 dwelling units. The property is zoned A-35 (Agricultural) and is located on the north side of Judge Orr Road, at the northwest corner of the intersection of Judge Orr Road and Elbert Road. (Parcel Nos. 4233000031, 4200000354, 4200000359, 4200000469, 4200000470, 4200000492, 4200000493, 4200000494, and 4200000495) (Commissioner District No. 2)

Planner: RyanHowser@elpasoco.com

Type of Hearing: Quasi-Judicial

To submit written comments or provide any supporting documents related to this project, email the project planner at **RyanHowser@elpasoco.com**. Comments or documents submitted more than 24 hours before the hearing will be included in the handout provided to Commission Members; those received within 24 hours will be uploaded to EDARP but may not be available during the hearing.

Watch or Participate in the Hearing Remotely

Hearings are open to the public and can be streamed live at **<https://cloud.castus.tv/vod/elpasoco/video>** at the scheduled time. If you wish to speak during a Planning Commission or Board of County Commissioners hearing, please email **PCDhearings@elpasoco.com** with your name, phone number, the project's file number/name, and whether you plan to participate remotely or in-person. Public comments during the hearing are generally limited to three (3) minutes.

Please visit: <https://epcdevplanreview.com/Public/ProjectDetails/184925> to view the Staff Report and all other documents related to this hearing item. This notice was mailed on: 07/01/2025.