

NOTICE OF PUBLIC HEARING(S)

*Mailed / Copied
1/4/2022 KTH*

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, January 20, 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, February 1, 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.**

WSEO-21-001

PARSONS

**PIKE SOLAR ENERGY PROJECT
WIND AND/OR SOLAR ENERGY GENERATION PLAN OVERLAY DISTRICT MAP AMENDMENT
(REZONING)**

A request by Pike Solar Project, LLC, for approval of a map amendment (rezoning) for the Pike Solar Energy Project pursuant to Section 4.3.5, Wind and/or Solar Energy Generation Plan Overlay District (WSE-O), of the El Paso County Land Development Code. The two parcels, totaling approximately 1,350 acres, are zoned RR-5 (Residential Rural), A-35 (Agricultural), and A-5 (Agricultural) and are located approximately three (3) miles south of the Link Road and Squirrel Creek Road intersection, approximately 2.3 miles east of Old Pueblo Road, and immediately adjacent to the east of the Palmer Solar facility. The applicant is proposing the WSEO map amendment (rezoning) to allow for construction of an approximately 175 MW solar energy generation facility. The WSE-O map amendment proposes an array site, associated equipment, meteorological monitoring devices, electrical collection devices, energy battery storage, ten lay down areas, maintenance facility buildings, overhead 230 kV transmission line, an expansion of the Williams Creek Substation, and connections to the existing electrical transmission corridor. (Parcel Nos. 56000-00-123 and 56000-00-140) (Commissioner District 4)

Type of Hearing: Quasi-Judicial

Planner: Kari Parsons (KariParsons@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 Elena Krebs at 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. 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. **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. Whether you are attending remotely or in person, kindly note there is a three (3) minute time limit on public comments and/or presentations.

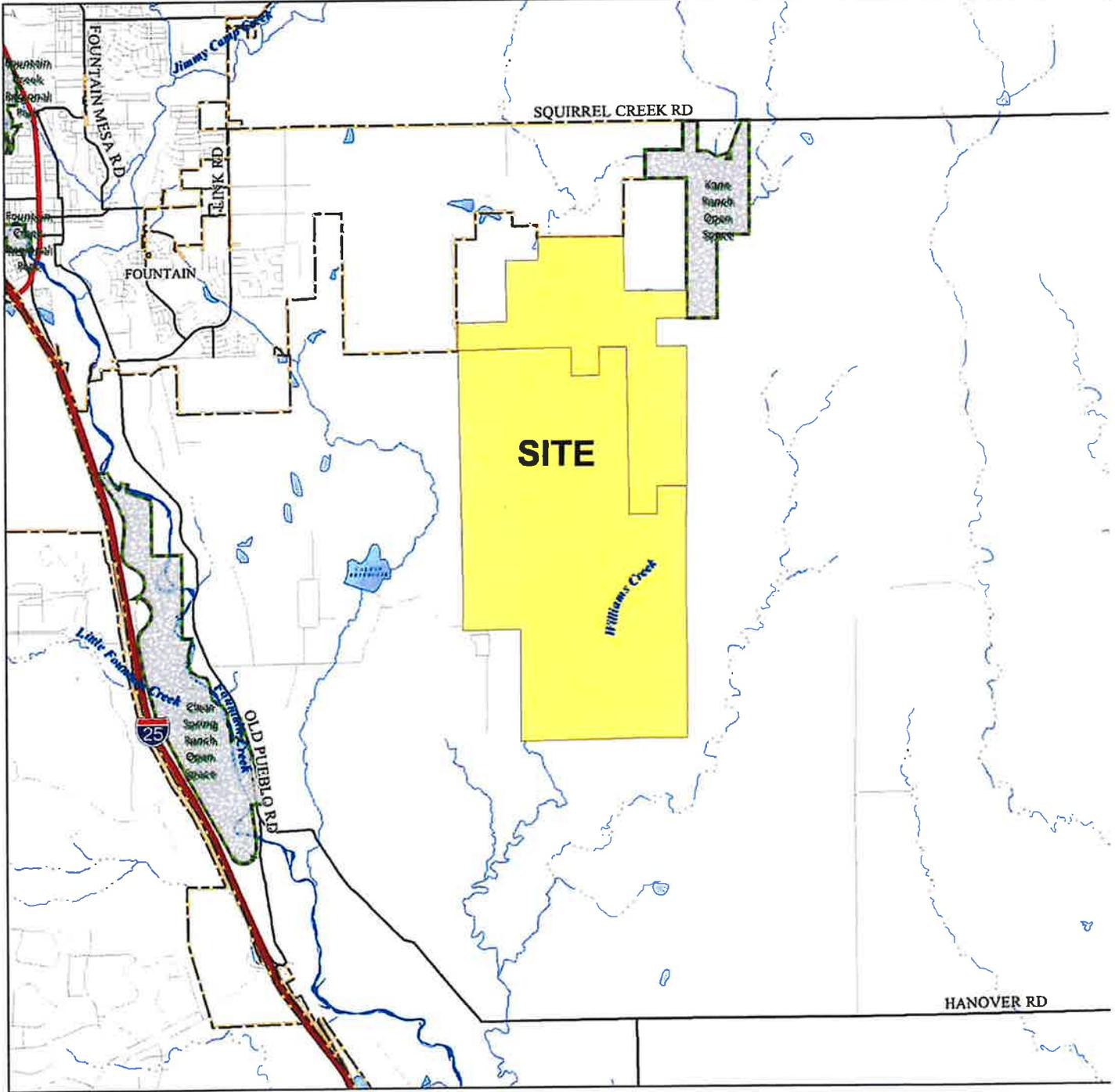
Please visit <https://epcdevplanreview.com/Public/ProjectDetails/173897> to view the Staff Report and all other documents related to this hearing item.

El Paso County Parcel Information

File Name: WSEO-21-001

Zone Map No.: -

Date: January 3, 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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HOUSTON, TX 77008

5600000185
CITY OF COLORADO SPRINGS
30 S NEVADA AVE STE 502
COLORADO SPRINGS, CO 80903

5600000183
CORUNDUM PROPERTIES V LLC
1 S NEVADA AVE STE 200
COLORADO SPRINGS, CO 80903

5600000029
HANNA RANCHES INC
15680 HANOVER RD
FOUNTAIN, CO 80817

5600000162
JV RANCHES LLC
4779 N ACADEMY BLVD
COLORADO SPRINGS, CO 80918

4600000046
STATE OF COLORADO
633 17TH ST STE 1520
DENVER, CO 80202

5600000158
WOODMOOR WATER & SANITATION
1845 WOODMOOR DR
MONUMENT, CO 80132