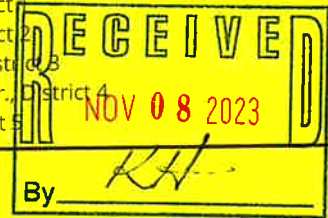


Meggan Herington, AICP, Executive Director
El Paso County Planning & Community Development
O: 719-520-6300
MegganHerington@elpasoco.com
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5



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, November 16, 2023, 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, December 14, 2023, 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: MS212

HOWSER

MINOR SUBDIVISION BRADLEY POINT FILING NO. 1

A request by Bradley Point, LLC for approval of a 9.736-acre Minor Subdivision illustrating two (2) industrial lots. The property is subject to an illegal subdivision of land; the purpose of the proposed Minor Subdivision is to legalize the division of land. The property is zoned M (Industrial) and is located on the east side of East Las Vegas Street / CanAm Highway, at the southbound exit ramp of South Academy Road turning northwest onto East Las Vegas Street / CanAm Highway. (Parcel Nos. 6503400038 and 6503400040) (Commissioner District No. 4).

Planner: RyanHowser@elpasoco.com

Type of Hearing: Quasi-Judicial

If you wish to provide comments either in support of or in opposition to this proposal, please email the project manager/planner above or PCDhearings@elpasoco.com.

Watch The Live PC or BOCC Hearings

Both hearings are open to the public. If you would prefer to stream the hearing live, please go to <https://cloud.castus.tv/vod/elpasoco/video> at the scheduled time of each hearing. Any comment or testimony you wish to provide may be done in-person or by following the "Participate Remotely" procedure listed below.

Participate Remotely in PC or BOCC Hearings

If you wish to speak during the hearing, please email PCDhearings@elpasoco.com with your name, phone number, the project's file number, and whether you would like to participate remotely or in-person. Include any documents you would like provided to the Board as part of the official record. Whether you are participating remotely or in-person, kindly note there is typically a three (3) minute time limit on public comments. **NOTE: Emailed comments or documents that are received more than 24 hours in advance of each hearing will be included in the hearing packet. Anything received within 24 hours of the hearing will be uploaded to EDARP as part of the case but might not be present at the hearing.**

Please visit <https://epcdevplanreview.com/Public/ProjectDetails/169217> to view the Staff Report and all other documents related to this hearing item. This notice was mailed on: 10/31/2023.

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

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FIRST-CLASS



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CALHAN, CO 80808

NOTICE OF PUBLIC HEARING

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EL PASO COUNTY
PARCEL INFORMATION

FILE NO.: MS212

PARCEL NOS.: 6503400038 & 6503400040

OWNER NAME: BRADLEY POINT LLC & BRADLEY POINT LLC

LOCATION: THE NORTH/NORTHEASTERN CORNER OF THE EAST LAS VEGAS ST. (HWY 85) & SOUTH ACADEMY BLVD. INTERSECTION

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

