

NOTICE OF PUBLIC HEARING(S)

Copy/mailed 11/3/21

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, November 18, 2021 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, December 7, 2021 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.**

P-21-005

GREEN

**MAP AMENDMENT (REZONING)
WATERVIEW NORTH RM-12**

A request by CPR Entitlements, LLC, and PHI Real Estate Service, LLC, for approval of a map amendment (rezoning) of a 34.57-acre portion of two parcels from A-5 (Agricultural) to RM-12 (Multi-family). The two (2) parcels, totaling 68.41 acres, are located approximately one-quarter (1/4) of a mile northwest of the Bradley Road and South Powers Boulevard intersection and are within Section 9, Township 15 South, Range 65 West of the 6th P.M. (Parcel Nos. 55000-00-438 and 55000-00-439) (Commissioner District No. 4)

I-21-001

GREEN

**MAP AMENDMENT (REZONING)
WATERVIEW NORTH INDUSTRIAL**

A request by CPR Entitlements, LLC, for approval of a map amendment (rezoning) of a 26.05-acre portion of two parcels from A-5 (Agricultural District) to I-2 (Light Industrial). The two parcels, totaling 82 acres, are located at the northwest corner of the Bradley Road and South Powers Boulevard intersection and are within Sections 8 and 9, Township 15 South, Range 65 West of the 6th P.M. (Parcel Nos. 55000-00-436 and 55000-00-439) (Commissioner District No. 4)

CS-21-001

GREEN

**MAP AMENDMENT (REZONING)
WATERVIEW NORTH COMMERCIAL SERVICE REZONE**

A request by CPR Entitlements, LLC, for approval of a map amendment (rezoning) of a 22.07-acre portion of two parcels from A-5 (Agricultural District) to CS (Commercial Service). The two (2) parcels, totaling 82 acres, are located at the northwest corner of the Bradley Road and South Powers Boulevard intersection and are within Sections 8 and 9, Township 15 South, Range 65 West of the 6th P.M. (Parcel Nos. 55000-00-436 and 55000-00-439) (Commissioner District No. 4)

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. 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/172003> to view the Staff Report for the P-21-005 item, <https://epcdevplanreview.com/Public/ProjectDetails/172002> to view the Staff Report for the I-21-001 item, and <https://epcdevplanreview.com/Public/ProjectDetails/171977> to view the Staff Report for the CS-21-001 item, and all other documents related to these hearing items.

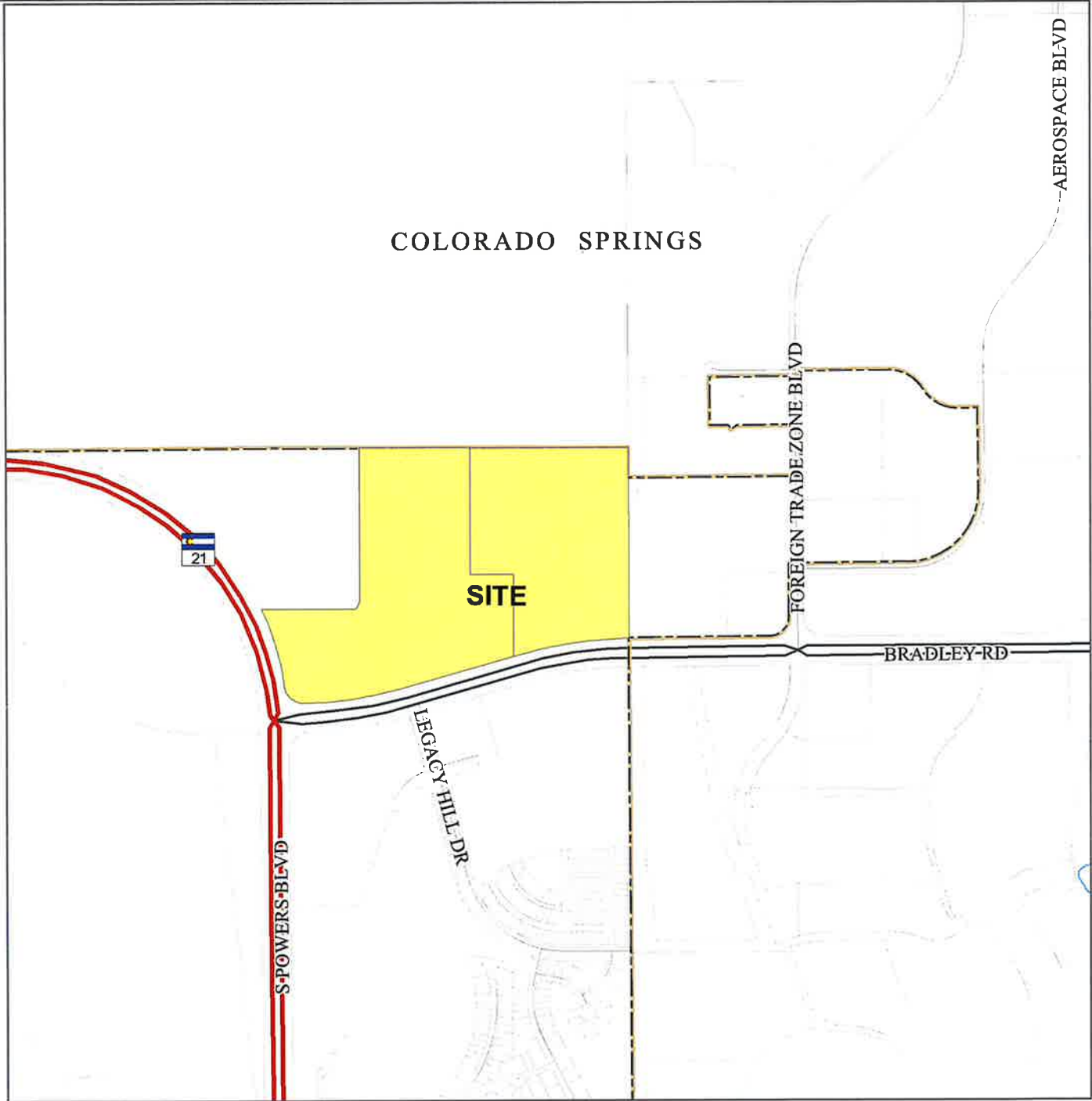
El Paso County Parcel Information

PA	NAME
550	CPR ENTITLE
550	PHI REAL EST

File Name: P-21-005

Zone Map No. --

Date: November 1, 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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5500000333
BLUME EUGENIA M &
630 SOUTHPOINTE CT STE 200
COLORADO SPRINGS, CO 80906

5509306026
COLA LLC
7910 GATEWAY BLVD EAST #102
EL PASO, TX 79915

5509101001
COLORADO CENTRE METRO DISTRICT
4770 HORIZONVIEW DR
COLORADO SPRINGS, CO 80925

5500000430
COLORADO SPRINGS CITY OF
PO BOX 1575 MC 240
COLORADO SPRINGS, CO 80901

5500000439
CPR ENTITLEMENTS LLC
31 N TEJON STE 514
COLORADO SPRINGS, CO 80903

5509200003
FRANK W HOWARD #2 LIMITED
118 N TEJON ST STE #305
COLORADO SPRINGS, CO 80903

5500000392
MARKSHEFFEL-WOODMEN INVEST LLC
2432 PARKVIEW LN
COLORADO SPRINGS, CO 80906

5500000438
PHI REAL ESTATE SERVICES LLC
200 W CITY CENTER DR STE 200
PUEBLO, CO 81003

5504401002
UNITED STATES OLYMPIC &
PO BOX 681
COLORADO SPRINGS, CO 80901

5509200002
WATERVIEW COMMERCIAL
31 N TEJON ST #502
COLORADO SPRINGS, CO 80903

5509201002
WATERVIEW II METRO DISTRICT
2154 E COMMONS AVE STE 2000
LITTLETON, CO 80122