

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 item is scheduled for the Thursday, September 15, 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, October 4, 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.**

PUDSP-22-003

PARSONS

**PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN
CREEKSIDE AT LORSON RANCH FILING NO.2**

A request by Lorson, LLC, and LLC Nominee for Lorson Murray Fountain LLC, for approval of a map amendment (rezoning) from PUD (Planned Unit Development) to a site specific PUD (Planned Unit Development) and approval of a preliminary plan for 38 single-family residential lots. The parcel, totaling 6.01 acres, is located immediately south of Lorson Boulevard, immediately east of the East Tributary of Jimmy Camp Creek and is within Section 23, Township 15 South, Range 65 West of the 6th P.M. (Parcel No. 55231-14-075)(Commissioner District No. 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 PCDHearings 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 PCDHearings 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/Projects/FullDetails/176674> to view the Staff Report and all other documents related to this hearing item.

El Paso County Parcel Information

File Name: PUDSP-22-003

Date: August 26, 2022

PARCEL	NAME	ADDRESS
55231-14-075	LORSON LLC NOMINEE FOR MURRAY FOUNTAIN	200 S CASCADE AVE STE 150, COLORADO SPRINGS CO 80903



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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5523117011
ARMSTRONG ELIZABETH ANN
6757 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523111022
BAILEY BRIAN
10702 SACO DR
COLORADO SPRINGS, CO, 80925

5523116013
BAILEY JOHN
10710 WITCHER DR
COLORADO SPRINGS, CO, 80925

5523114012
BARRETO MARCOS
6887 TOMOKA DR
COLORADO SPRINGS, CO, 80925

5523119001
BEDOW RAYMOND ELIGIO
6736 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523117022
CARDENAS HEBER CESAREO BUSTILLOS
6778 YOCONA DR
COLORADO SPRINGS, CO, 80925

5523120012
CARTER FELICIA FAY
10669 LUNETH DR
COLORADO SPRINGS, CO, 80925

5523116016
COREA ELVIN EDGARDO JR
6716 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523117021
COULTER SHANNON RICHARD
6764 YOCONA DR
COLORADO SPRINGS, CO, 80925

5523117014
DANG PETER
6727 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523117018
DILLS BRANDON A
6722 YOCONA DR
COLORADO SPRINGS, CO, 80925

5523114055
FKH SFR PROPCO J I P
212 N WAHSATCH AVE STE 201
COLORADO SPRINGS, CO, 80903

5523114013
FONSECA AIDA Z
10681 CASTOR DR
COLORADO SPRINGS, CO, 80925

5523114060
GOUTY GREGORY ALAN II
10670 LUNETH DR
COLORADO SPRINGS, CO, 80925

5523116011
GREGORY ANDREW
10722 WITCHER DR
COLORADO SPRINGS, CO, 80925

5523117010
GROOMES JULIAN
6767 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523116017
HAIRSTON BRITTANY
6726 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523114007
HARRIS ISABEL
6817 TOMOKA DR
COLORADO SPRINGS, CO, 80925

5523117020
HOLCOMB BRIAN M
6750 YOCONA DR
COLORADO SPRINGS, CO, 80925

5523114010
HUMPHREY ROBERT
6859 TOMOKA DR
COLORADO SPRINGS, CO, 80925

5523106017
JAMES JOHN P
10495 HOKE RUN DR
COLORADO SPRINGS, CO, 80925

5523117015
JIMENEZ JERAMY NATHANIEL
6717 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523119006
KLOPP JUSTIN MICHAEL
212 N WAHSATCH AVE STE 201
COLORADO SPRINGS, CO, 80903

5523107012
LEFITI MARIO
6776 LAMINE DR
COLORADO SPRINGS, CO, 80925

5523119010
LENZ SASCHA
6826 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523119007
LINDGREN ADAM C
6796 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523114058
LORD NATHAN MICHAEL
10694 LUNETH DR
COLORADO SPRINGS, CO, 80925

5523116014
MACI KRISTINA ANN
10704 WITCHER DR
COLORADO SPRINGS, CO, 80925

5523116015
MARK ROSS PHILLIP
6706 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523117016
MARTIN JOHN MICHAEL
6707 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523114009
MATTEI ALEXANDER
6845 TOMOKA DR
COLORADO SPRINGS, CO, 80925

5523117009
MITCHELL EDDIE J
6787 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523114008
MITCHELL WILLIAM
6831 TOMOKA DR
COLORADO SPRINGS, CO, 80925

5523106015
MORNEAU SHAWN L
10688 ABRAMS DR
COLORADO SPRINGS, CO, 80925

5523119005
NGWAYAH ARCHIE
6776 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523117023
OXENFORD JAMES
6792 YOCONA DR
COLORADO SPRINGS, CO, 80925

5523117013
PADGETT BENJAMIN
6737 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523119003
PEREZ VINCENT NANGAUTA
6756 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523106016
PHILLIPS JENNIFER
10694 ABRAMS DR
COLORADO SPRINGS, CO, 80925

5523117012
POIRIER LEO
6747 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523121007
RM1 SFR PROPCO B LP
212 N WAHSATCH AVE STE 201
COLORADO SPRINGS, CO, 80903

5523117017
ROWLEY BRANDON
6708 YOCONA DR
COLORADO SPRINGS, CO, 80925

5523114054
SAINT AUBYN HOMES LLC
212 N WAHSATCH AVE STE 301
COLORADO SPRINGS, CO, 80903

5523114061
SCHMITZ VALERIE C
10658 LUNETH DR
COLORADO SPRINGS, CO, 80925

5523119004
SCHUSTER JESSE K
6766 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523107010
SFR ACQUISITIONS 2 LLC
120 S RIVERSIDE PLAZA
CHICAGO, IL, 60606

5523107013
SFR II BORROWER 2021-3 LLC
120 S RIVERSIDE PLAZA STE 2000
CHICAGO, IL, 60606

5523114011
SMALLS RONALD
6873 TOMOKA DR
COLORADO SPRINGS, CO, 80925

5523117008
SMITH KEVIN NEIL
6807 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523119008
SOTELO JOSEPH
6806 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523114053
TANUI SUSAN
10754 LUNETH DR
COLORADO SPRINGS, CO, 80925

5523107014
VALLE CARLA SAMANTHA
10717 SACO DR
COLORADO SPRINGS, CO, 80925

5523119009
VELASQUEZ ANGEL
6816 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523117007
VENETUCCI DWIGHT J
6827 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523116012
VERNIER CHARLES JOSEPH
10716 WHITCHER DR
COLORADO SPRINGS, CO, 80925

5523119002
WALKER SHANE
6746 VOLGA DR
COLORADO SPRINGS, CO, 80925

5523117019
WASE YALEWLET
6736 YOCONA DR
COLORADO SPRINGS, CO, 80925

5523107011
WORLEY JERRY GRANT JR
12828 E 106TH WAY
COMMERCE CITY, CO, 80022

CREEKSIDE AT LORSON RANCH FILING 2
VICINITY MAP



EL PASO  **COUNTY**

COMMISSIONERS:
STAN VANDERWERF (CHAIR)
CAMI BREMER (VICE-CHAIR)

COLORADO

LONGINOS GONZALEZ, JR.
HOLLY WILLIAMS
CARRIE GEITNER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
KEVIN MASTIN, INTERIM EXECUTIVE DIRECTOR

August 26, 2022

Shoppers Press, Inc.
120 East Ohio
Fountain, Colorado 80817

Attention: Legal Notices Department

I am enclosing a Notice of Public Hearing and request that the following procedure be used:

Following the single publication, please bill the same to the El Paso County Planning and Community Development Department, 2880 International Circle, Suite 110, Colorado Springs, Colorado 80910. Please furnish one (1) original affidavit of this publication item to the Planning and Community Development Department.

If you have questions or need to check something in the notice, please call 719-520-6306.

Sincerely,

Kari Parsons

Kari Parsons / Senior Planner

Enclosure

NOTE: THIS ITEM MUST BE PUBLISHED ON OR BEFORE September 19, 2022

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

www.ELPASOCO.COM

EXHIBIT A

**CREEKSIDE AT LORSON RANCH FILING NO. 2
LEGAL DESCRIPTION (6.009 ACRES)**

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 23, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

TRACT A "CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1" (CORRECTED) RECEPTION NO. 221714762

SAID PARCEL CONTAINS 261,761 SQUARE FEET (6.009 ACRES, MORE OR LESS).