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El Paso County Planning & Community Development
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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, September 19th, 2024, 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, October 10th, 2024, 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: SKP237

HOWSER

SKETCH PLAN
ESTEBAN RODRIGUEZ

A request by Brent Houser Enterprises, LLC for approval of a 493.21-acre Sketch Plan consisting of approximately 119.73 acres allocated toward single-family residential uses with a minimum lot size of 5 acres, 312.84 acres allocated toward single-family residential uses with a minimum lot size of 2.5 acres, 15.07 acres allocated toward commercial uses, 8.52 acres allocated toward parks and open space, 5.90 acres allocated toward stormwater detention facilities, and 30.21 acres allocated toward proposed rights-of-way. At full build-out, the maximum development potential contemplated within the Sketch Plan area consists of 142 single-family residential lots and 15.07 acres of commercial development. The property is currently zoned A-35 (Agricultural) and is located on the south side of Judge Orr Road, approximately 1 mile east of the intersection of Judge Orr Road and Curtis Road/Stapleton Road. (Parcel Nos. 4300000534, 4300000537, and 4300000538) (Commissioner District No. 2)

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/185095> to view the Staff Report and all other documents related to this hearing item. This notice was mailed on: September 6th, 2024.

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

NOTICE OF PUBLIC HEARING

EL PASO COUNTY
PARCEL INFORMATION

FILE NO.: SKP237
PARCEL: 430000534
 430000537
 430000538

OWNER NAME: Esteban Rodriguez

ADDRESS: 11890 Garrett Road
 Peyton, CO 80831

El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 (719) 520-6600

Please report any parcel discrepancies to:

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