

NOTICE OF PUBLIC HEARING(S)

*Noted / Copied
11/16/21 KMT*

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, December 2, 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 21, 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.**

PUDSP-21-006

PARSONS

**PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN
RIDGE AT LORSON RANCH**

A request by Lorson, LLC, Love In Action, Lorson, and LLC Nominee for Lorson Conservation Invest 2 LLP, 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 994 single-family residential lots. The applicant is also requesting vesting with the PUD rezoning pursuant to Section 4.2.6.G.3 of the Land Development Code (2021). The seven (7) parcels, totaling 206.47 acres, are located immediately north of Lorson Boulevard, along the north and south side of Fontaine Boulevard, approximately 3,000 feet east of the East Tributary of Jimmy Camp Creek and are within Sections 13 and 24, Township 15 South, Range 65, West of the 6th P.M. (Parcel Nos. 55000-00-371, 55000-00-367, 55000-00-368, 55000-00-369, 55000-00-370, 55000-00-274 and 55000-00-275) (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 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/171612> to view the Staff Report and all other documents related to these hearing items.

El Paso County Parcel Information

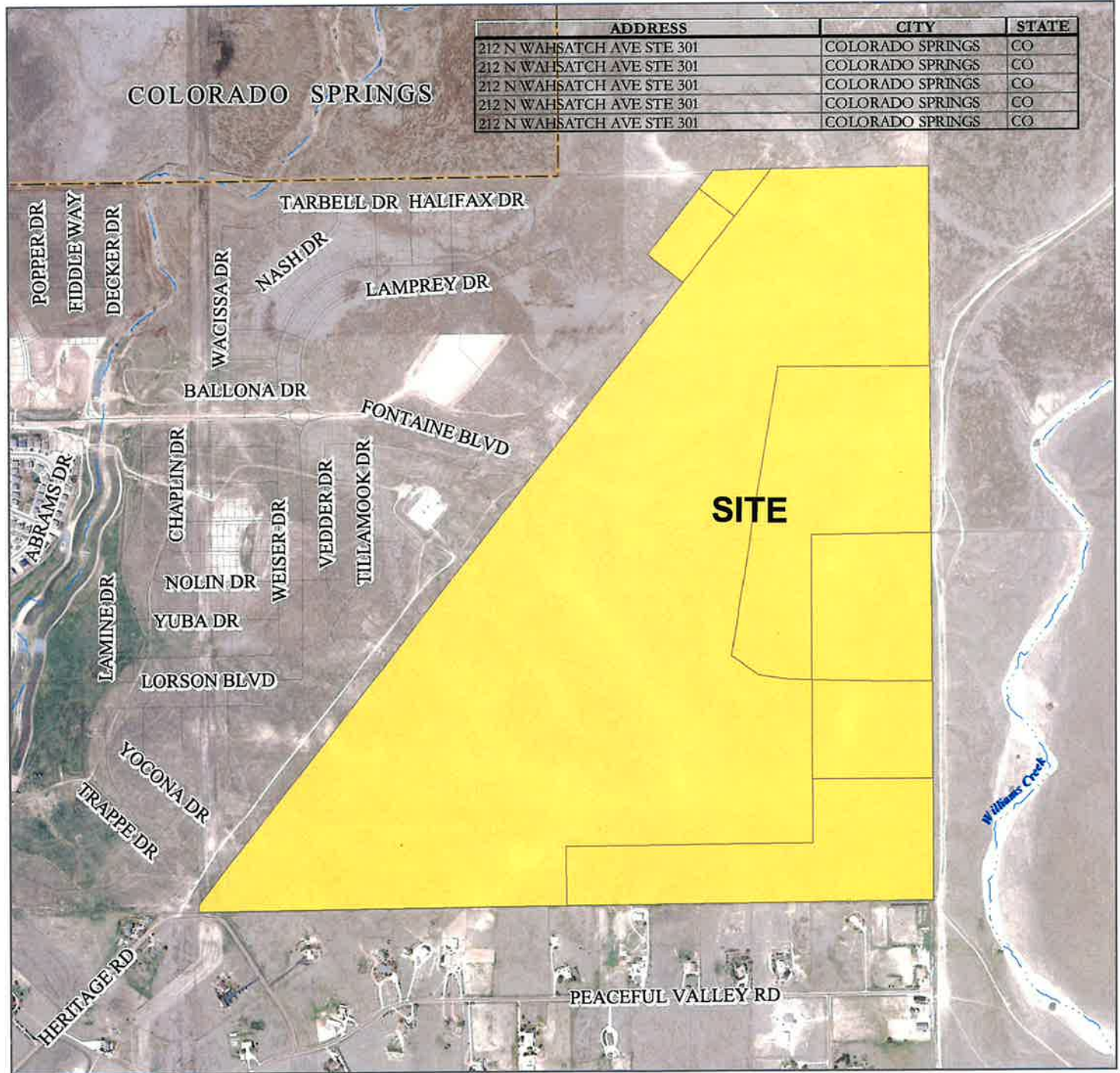
File Name: PUDSP-21-006

Zone Map No.: --

Date: November 10, 2021

PARCEL	NAME
5500000368	LOVE IN ACTION
5500000369	LOVE IN ACTION
5500000370	LOVE IN ACTION
5500000371	LOVE IN ACTION
5500000274	LORSON LLC NOMINEE FOR

ZIP	ZIPLUS
80903	3476
80903	3476
80903	3476
80903	3476
80903	3476



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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5524001020
BIBER DAVID
11110 PEACEFUL VALLEY RD
COLORADO SPRINGS, CO 80925

450000082
BJ RANCHES LLC
970 SUMMER GAMES DR
COLORADO SPRINGS, CO 80905

5524001012
CRAWFORD THOMAS J
7035 HERITAGE RD
COLORADO SPRINGS, CO 80925

5524001004
DERBY JANET E
11510 PEACEFUL VALLEY RD
COLORADO SPRINGS, CO 80925

5500000324
EAGLE DEVELOPMENT COMPANY
212 W WAHSATCH AVE STE 301
COLORADO SPRINGS, CO 80903

5524001006
GRAY DONNA K
11380 PEACEFUL VALLEY RD
COLORADO SPRINGS, CO 80925

5524002001
KEY JOHN B
7030 HERITAGE RD
COLORADO SPRINGS, CO 80925

5524001007
KINNICK FREDERICK J
11300 PEACEFUL VALLEY RD
COLORADO SPRINGS, CO 80925

5524001016
KIRBY RYAN
11450 PEACEFUL VALLEY RD
COLORADO SPRINGS, CO 80925

5524001019
LASHCHUK YURIY
11170 PEACEFUL VALLEY RD
COLORADO SPRINGS, CO 80925

5523003001
LEMERE PHILLIP E
7075 HERITAGE RD
COLORADO SPRINGS, CO 80925

5524001008
LEVINE JOSEPH
30 TUPELO RD
SPRING LAKE, NC 28390

5500000280
LORSON LLC NOMINEE FOR
212 N WAHSATCH AVE STE 301
COLORADO SPRINGS, CO 80903

5500000368
LOVE IN ACTION
212 N WAHSATCH AVE STE 301
COLORADO SPRINGS, CO 80903

5524001001
SMITH CORRIE
11740 PEACEFUL VALLEY RD
COLORADO SPRINGS, CO 80925

4500000127
STATE OF COLORADO
633 17TH ST STE 1520
DENVER, CO 80202

5524001003
TAYLOR TIMOTHY R
11590 PEACEFUL VALLEY RD
COLORADO SPRINGS, CO 80925

5524001002
TREVINO HILARIO
11700 PEACEFUL VALLEY RD
COLORADO SPRINGS, CO 80925

5524001011
VEGA HECTOR M
11050 PEACEFUL VALLEY RD
COLORADO SPRINGS, CO 80925