

NOTICE OF PUBLIC HEARING(S) *Copy MAILED 6/29 EK*

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 items are scheduled for the Thursday, July 15, 2021 Planning Commission beginning at 1:00 p.m. and the Tuesday, July 27, 2021 Board of County Commissioners' hearing beginning at 9:00 a.m. located in the Centennial Hall Hearing Room located at 200 S. Cascade Avenue, Colorado Springs.**

PUDSP-20-005

PARSONS

**PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN
FALCON MEADOWS AT BENT GRASS**

A request by Better Land, LLC, and Challenger Communities, LLC, for approval of a map amendment (rezoning) from a site-specific PUD (Planned Unit Development) to a site specific PUD (Planned Unit Development) and approval of a preliminary plan for 267 single-family residential lots. The seven (7) parcels, totaling 67.01 acres, are located along the northwest side of Bent Grass Meadows Drive, approximately 0.7 miles east of the intersection of Meridian Road and Bent Grass Meadows Drive and are within Section 1, Township 13 South, Range 65, West of the 6th P.M. (Parcel Nos. 53010-00-019, 53012-01-061, 53012-01-062, 53012-01-063, 53012-04-005, 53010-00-023, and 53012-04-006) (Commissioner District No. 2)

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. Here are the ways you can participate in quasi-judicial land-use items coming up before the Board of County Commissioners:

Watch the Live Hearings Remotely

If you are interested in watching the Planning Commission or Board of County Commissioner hearing live, please go to <https://www.elpasoco.com/news-information-channel/> or visit El Paso County's Facebook page at <https://www.facebook.com/EIPasoCountyCO/> at the scheduled time of the hearing. Staff will be monitoring the County's Facebook 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

Due to COVID-19, we are recommending that you participate in the hearing remotely. If you would like to provide testimony on an item being heard by the Planning Commission or Board of County Commissioners, please email Elena Krebs at ElenaKrebs@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. **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.**

A list of individuals wishing to testify will be provided to the Chair in advance of the meeting. When it's time for public testimony on the item you'd like to testify on 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.

Arrive in person (the address is 200 S. Cascade Ave, Colorado Springs, CO 80903)

- In-person attendance at Planning Commission and Board of County Commissioner hearings is permitted, but it is highly discouraged.
- Strict social/physical distancing must be maintained if you arrive to present or testify in person.
- Please pay special attention to any communication you receive regarding the time your item will be heard

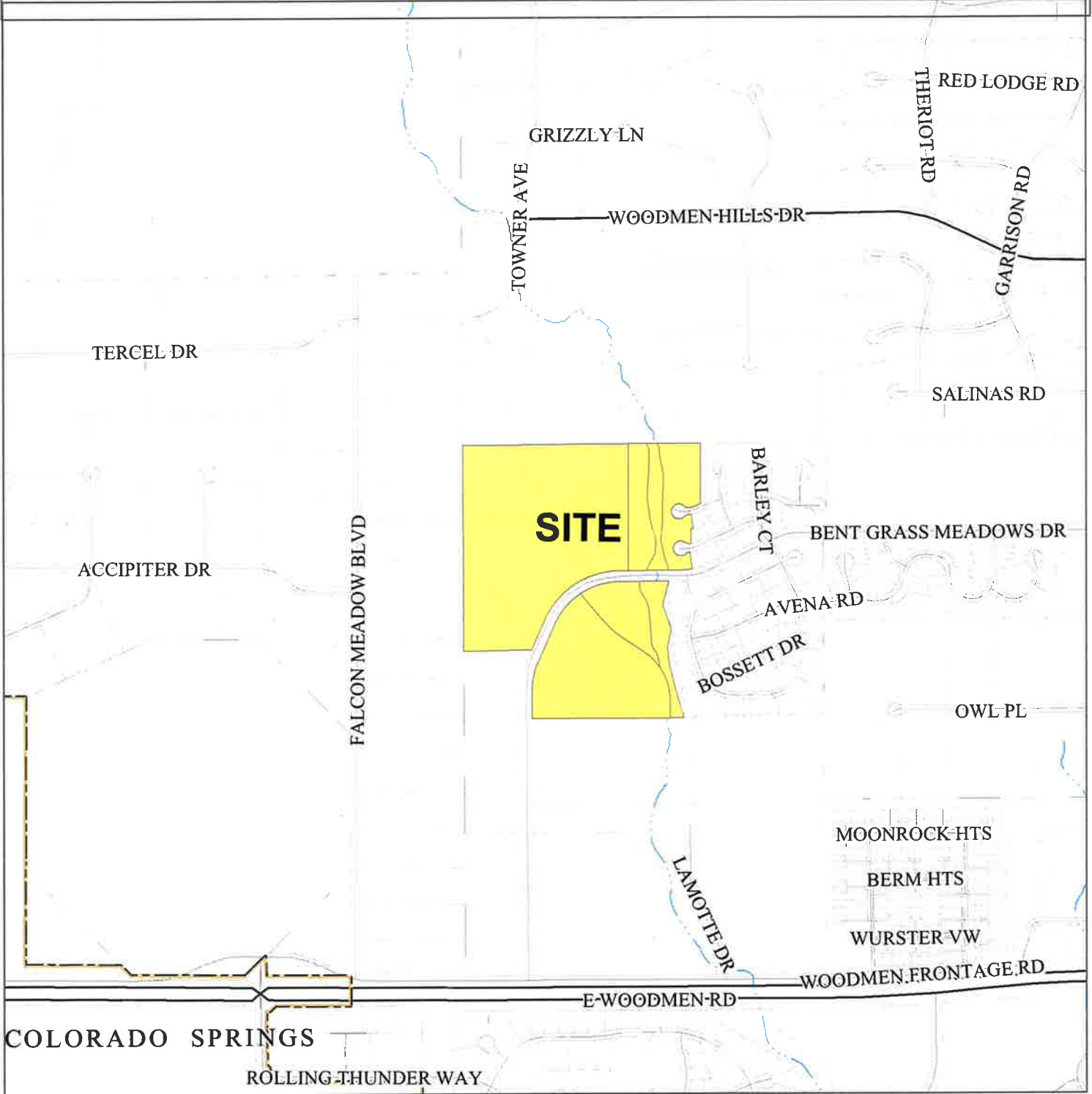
El Paso County Parcel Information

PARCEL	NAME
5301204006	CHALLENGER COMMUNITIES LLC
5301204005	CHALLENGER COMMUNITIES LLC
5301201063	CHALLENGER COMMUNITIES LLC
5301201062	CHALLENGER COMMUNITIES LLC
5301201061	CHALLENGER COMMUNITIES LLC
5301000019	CHALLENGER COMMUNITIES LLC
5301000023	BETTER LAND LLC

File Name: PUDSP-20-005

Zone Map No. --

Date: June 28, 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



COPYRIGHT 2018 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained hereon may be reproduced; used to prepare derivative products; or distributed without the specific written approval of the Board of County Commissioners, El Paso County, Colorado. This document was prepared from the best data available at the time of printing. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained hereon.

5301204002
MARJANIEMI CURTIS L
2556 INFINITY PL
COLORADO SPRINGS, CO 80918

5301204003
BERWYN LOOP LLC
4565 HILTON PKWY
COLORADO SPRINGS, CO 80907

5301002005
FALCON STORAGE PARTNERS LLLP
4615 NORTH PARK DR #101
COLORADO SPRINGS, CO 80918

5301005035
SOUTHARD GLENDA
4950 BUCKAROO DR
COLORADO SPRINGS, CO 80918

5301204004
BUSH KIRSTEN M
7821 BERWYN LOOP
PEYTON, CO 80831

5301301001
PEDERSEN BRAD K
7831 BERWYN LOOP
PEYTON, CO 80831

5301301002
SHEWARD SHANNON C
7841 BERWYN LOOP
PEYTON, CO 80831

5301301003
ARDON MANUEL JR
7851 BERWYN LOOP
PEYTON, CO 80831

5301301004
GARCIA MARK A
7861 BERWYN LOOP
PEYTON, CO 80831

5302001010
BRAMWELL ELLEN E
7875 FALCON MEADOW BLVD
PEYTON, CO 80831

5302001009
STERLING TRUST
7880 FALCON MEADOW BLVD
PEYTON, CO 80831

5302001008
JUHL JEREMY J
7975 FALCON MEADOW BLVD
PEYTON, CO 80831

5302001007
HACKLE THOMAS C JR
8025 FALCON MEADOW BLVD
PEYTON, CO 80831

5302001006
WATSON WILLIAM J
8115 FALCON MEADOW BLVD
PEYTON, CO 80831

5302001005
MILLER THOMAS A
8155 FALCON MEADOW BLVD
PEYTON, CO 80831

5301005033
FRIEND MICHAEL R
8225 TOWNER AVE
PEYTON, CO 80831

5302001004
NORDSTROM GAIL
8225 FALCON MEADOW BLVD
PEYTON, CO 80831

5302001003
SEETCH JOHN H
8265 FALCON MEADOW BLVD
PEYTON, CO 80831

5301005034
HULSEY RANDALL J
8285 TOWNER AVE
PEYTON, CO 80831

5301005043
PARRISH WILLIAM E
8510 VELVET ANTLER WAY
PEYTON, CO 80831

5301005042
DEBISE CAMI L
8530 VELVET ANTLER WAY
PEYTON, CO 80831

5301000023
BETTER LAND LLC
8605 EXPLORER DR #250
COLORADO SPRINGS, CO 80920

5301000019
CHALLENGER COMMUNITIES LLC
8605 EXPLORER DR SUITE 250
COLORADO SPRINGS, CO 80920

5301000016
DEYOUNG RANDALL L
10925 E. HWY 24
PEYTON, CO 80831