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Board of County Commissioners

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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, November 16, 2023, 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, December 14, 2023, 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: SF2241

PARSONS

FINAL PLAT RETREAT AT TIMBERRIDGE FILING NO. 2

A request by TimberRidge Development Group, LLC for approval of a 44.35-acre Final Plat to create 33 single-family lots. The property is zoned PUD (Planned Unit Development) and is located immediately adjacent and south of Arroya Lane and to the east of Vollmer Road. The applicant is requesting water sufficiency (Parcel Nos. 5221400001, 5228000039, 5227200006, 5227200007, 5227200008, 5222000026, and a portion of 5222000023) (Commissioner District No. 2).

Planner: KariParsons@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/184383> to view the Staff Report and all other documents related to this hearing item. This notice was mailed on: 10/31/2023.

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		<p> <u>EL PASO COUNTY</u> <u>PARCEL INFORMATION</u> </p> <p> <u>FILE NO.:</u> SF2241 </p> <p> <u>PARCEL NOS.:</u> 5228000039, 5227200006, 5227200007, 5227200008, 5222000026, & a small portion of 5222000023. </p> <p> <u>OWNER NAME:</u> TIMBERRIDGE DEVELOPMENT GROUP, LLC </p> <p> <u>ADDRESS:</u> MULTIPLE </p>