

NOTICE OF PUBLIC HEARING(S)

copy. mailed 1/28/21

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, February 18, 2021 Planning Commission beginning at 1:00 p.m. and the Tuesday, March 9, 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.

P-18-009

RUIZ

MAP AMENDMENT (REZONE) RIVERBEND

A request by Avatar Riverbend, LP., for approval of a map amendment (rezoning) from PUD (Planned Unit Development) to RS-5000 (Residential Suburban). The two parcels total 51.99 acres and are located southwest of the Highway 85/87 and Main Street intersection and within Section 14, Township 15 South, Range 66 West of the 6th P.M. (Parcel Nos. 65141-00-033 and 65141-00-034) (Commissioner District No. 4)

SP-18-007

RUIZ

PRELIMINARY PLAN RIVERBEND

A request by Avatar Riverbend, LP., for approval of a preliminary plan to create 203 single-family residential lots, public rights-of-way, and tracts for open space, drainage, and utilities. A concurrent application is under review for approval of a map amendment (rezone) from the PUD (Planned Unit Development) to the RS-5000 (Residential Suburban) zoning district. The two parcels total 51.99 acres and are located southwest of the Highway 85/87 and Main Street intersection and within Section 14, Township 15 South, Range 66 West of the 6th P.M. (Parcel Nos. 65141-00-033 and 65141-00-034) (Commissioner District No. 4)

Type of Hearing: Quasi-Judicial

Planner: Nina Ruiz (ninaruiz@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 Tracey Garcia at TraceyGarcia@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. Garcia no later than one day prior to each of the above listed hearings.

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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.

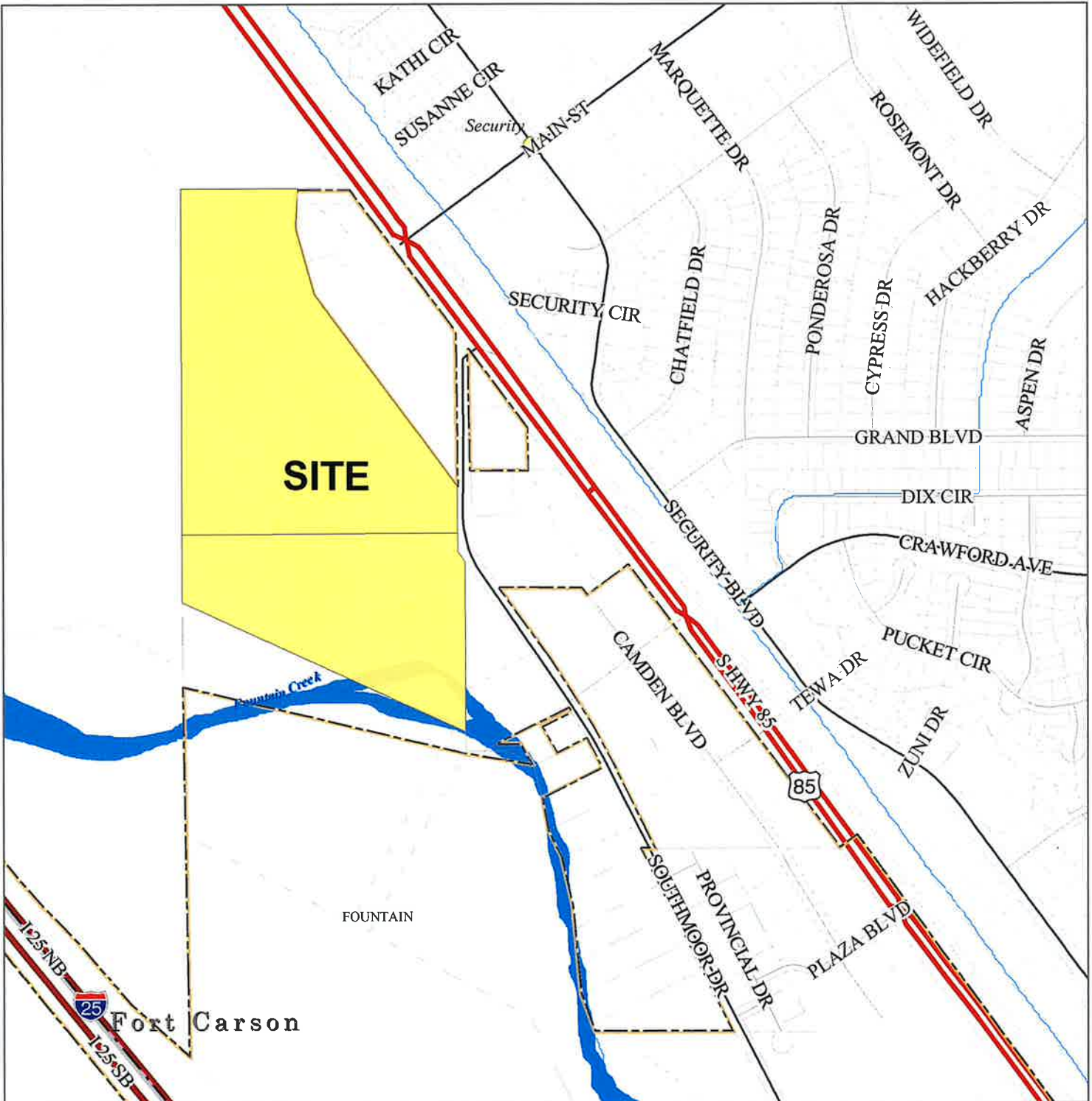
# El Paso County Parcel Information

File Name: P-18-009 and SP-18-007

PARCEL	NAME
6514100033	AVATAR RIVERBEND LP
6514100034	AVATAR RIVERBEND LP

Zone Map No. --

Date: January 27, 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



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6514100036  
AVATAR FOUNTAIN LP  
6800 JERICHO TPKE #120W  
SYOSSET, NY 11791

6514100021  
BLUE SKY COMMUNITIES LLC  
2770 BLACK CANYON RD  
COLORADO SPRINGS, CO 80904

6511417001  
DIOCESE OF COLORADO SPRINGS  
228 N CASCADE AVE  
COLORADO SPRINGS, CO 80903

6514104006  
EL PASO FOUNTAIN VALLEY  
5725 SOUTHMOOR DR  
FOUNTAIN, CO 80817

6511300008  
PIKES PEAK COMMUNITY FOUNDATION  
730 N NEVADA AVE  
COLORADO SPRINGS, CO 80903

6514100010  
PODHOLA LORELLA K TRUST  
PO BOX 16215  
COLORADO SPRINGS, CO 80935

6514100013  
SOUTHMOOR GYA LLC  
536 ROSE DR  
COLORADO SPRINGS, CO 80911