

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

DENVER, CO 802

6 SEP 2023

FIRST CLASS



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**NOTICE OF**

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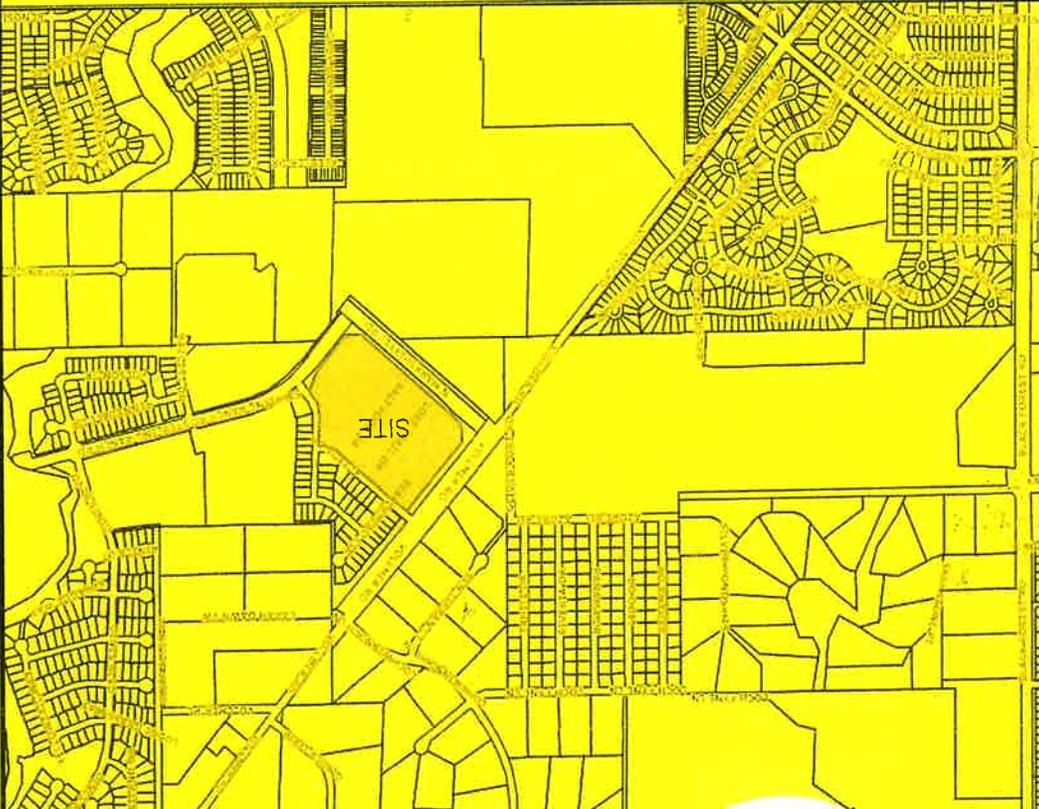
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Please report any parcel discrepancies to:  
 El Paso County Assessor  
 1675 W. Garden of the Gods Rd.  
 Colorado Springs, CO 80907  
 (719) 520-6600





**EL PASO COUNTY**  
**PARCEL INFORMATION**  
**FILE NAME:** PUDSP222  
**PARCEL:** 5232410003  
**NAME (OWNER):** CHALLENGER COMMUNITIES LLC  
**ADDRESS:** ALZADA DR COLO SPGS CO, 80908

Meggan Herington, AICP, Executive Director  
El Paso County Planning & Community Development  
O: 719-520-6300  
MegganHerington@elpasoco.com  
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 21, 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, October 12, 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: PUDSP222**

**PARSONS**

### **PLANNED UNIT DEVELOPMENT / PRELIMINARY PLAN COPPER CHASE AT STERLING RANCH PUD PRELIMINARY PLAN**

A request by Challenger Communities, LLC for approval of a combined Planned Unit Development and Preliminary Plan to create one hundred and thirty-eight (138) single-family residential lots in a single phase of development. The 19.65-acre property is zoned RS-5000 (Residential Suburban) and is located east of Vollmer Road and north of the recent Marksheffel Road extension. The PUD/Preliminary Plan is within the approved Sterling Ranch Sketch Plan area. If the request for a PUD/Preliminary Plan is approved, the applicant will be required to obtain Final Plat approval prior to the issuance of any building permits on the property. (Parcel No. 5232410003) (Commissioner District Nos. 1 and 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](mailto: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](mailto: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/168236> to view the Staff Report and all other documents related to this hearing item. This notice was mailed on: 9/5/2023.