

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

DENVER CO 802

31 JUL 2024 PM 5:12

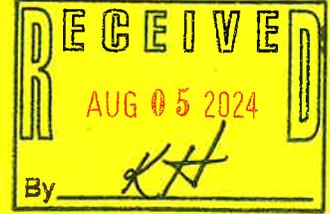
FIRST-CLASS



US POSTAGE<sup>TM</sup> PITNEY BOWES

ZIP 80910 \$ 000-69<sup>00</sup>  
 02 7H  
 0001332609 JUL 30 2024

5515413010  
 LAZARE DARIUS  
 9703 BORDERPINE WAY  
 COLORADO SPRINGS, CO 80925



**NOTICE OF**

INT  
 00007-1141509

FORWARD 1LMB FAX KIN TO SEND  
 LAZARE DARIUS  
 12066 SGT QUINN CT  
 EL PASO TX 79968-3250

RETURN TO SENDER

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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 NO.:** CS242

**PARCEL NO.:** 5515413054

**OWNER NAME:** CRADLAN LLC

**ADDRESS:** Unaddressed, see map.



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, Aug. 15, 2024, 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, Sept. 12, 2024, 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: CS242**

**BAGLEY**

### MAP AMENDMENT (REZONING) VILLAGE AT LORSON RANCH REZONE

A request by Matrix Design Group for approval of a Map Amendment (Rezoning) of 9.73 acres from PUD (Planned Unit Development) to CS (Commercial Service). The property is located directly northeast of the intersection of Fontaine Boulevard and Marksheffel Road. (Parcel No. 5515413054) (Commissioner District No. 4)

**Planner: [KylieBagley@elpasoco.com](mailto:KylieBagley@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/196779> to view the Staff Report and all other documents related to this hearing item. This notice was mailed on: 7/30/2024.