

NOTICE OF PUBLIC HEARING(S)

*mailed/copied
10/18/21*

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 item is scheduled for the Tuesday, November 2, 2021 Planning Commission beginning at 9:00 a.m. located in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs and the Tuesday, November 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.**

SP-20-003

PARSONS

**PRELIMINARY PLAN
STERLING RANCH PHASE II PRELIMINARY PLAN**

A request by SR Land, LLC, 8335 Vollmer Road, LLC, and Challenger Communities, LLC, for approval of a preliminary plan to create 212 residential lots. The four (4) parcels totaling 74.62 acres, are zoned RS-5000 (Residential Suburban) and I-3 (Heavy Industrial) and are located north of Woodmen Road, south of Vollmer Road and Dines Road, and are bisected by Sterling Ranch Road. The parcels are within Sections 4 and 33, Township 12 South, and Section 5, Township 13 South, Range 65 West of the 6th P.M. (Parcel Nos. 52330-00-012, 52330-00-013, 53000-00-173, and 53000-00-222) (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. You are welcome to appear in person at the hearing or attend the hearing remotely.

Watch the Live Hearings Remotely

If you are interested in watching the Planning Commission or Board of County Commissioners' hearing live, please go to <https://cloud.castus.tv/vod/elpasoco/video> at the scheduled time of the hearing. Staff will be monitoring the County's 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

If you would like to provide testimony on an item being heard by the Planning Commission or the Board of County Commissioners, please email Elena Krebs at PCDhearings@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. When it's time for public testimony on the item you'd like to testify on, you 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. **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. Whether you are attending remotely or in person, kindly note there is a three (3) minute time limit on public comments and/or presentations.**

Please visit <https://epcdevplanreview.com/Public/ProjectDetails/162868> to view the Staff Report and all other documents related to this hearing item.

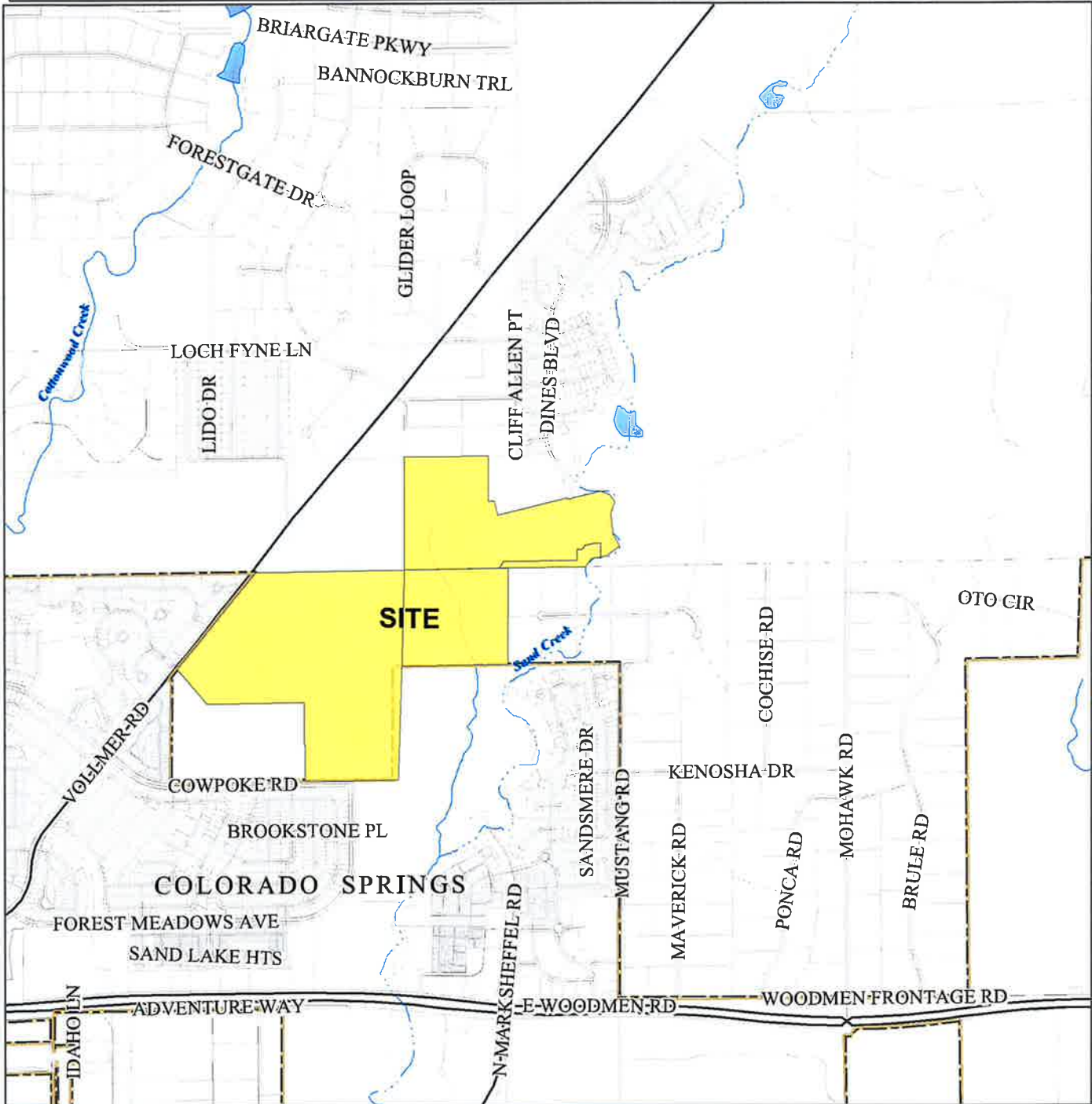
El Paso County Parcel Information

PA	NAME
523	SR LAND LLC
523	CHALLENGER
530	CHALLENGER
530	8335 VOLLME

File Name: SP-20-003

Zone Map No. --

Date: October 14, 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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5304002021
BAKER ELSIE I TRUST
2524 MEADOWLARK LN
COLORADO SPRINGS, CO 80909

5300000173
CHALLENGER COMMUNITIES LLC
8605 EXPLORER DR STE 250
COLORADO SPRINGS, CO 80920

5305401046
ENGINEERING & SURVEYING INC
20 BOULDER CRESCENT STE 102
COLORADO SPRINGS, CO 80903

5305101016
HUGHES JAMON D
7287 CEDAR BRUSH CT
COLORADO SPRINGS, CO 80908

5305101024
KECSKES TREVOR A
7223 CEDAR BRUSH CT
COLORADO SPRINGS, CO 80908

5305412009
MCLAUGHLIN RUSSELL E JR
8054 HARDWOOD CIR
COLORADO SPRINGS, CO 80908

5305101021
OLSON DAVIS ALAN
7247 CEDAR BRUSH CT
COLORADO SPRINGS, CO 80908

5305101018
SERRANO JAIME F
7271 CEDAR BRUSH CT
COLORADO SPRINGS, CO 80908

5305101020
STEWART JILLIAN K
7255 CEDAR BRUSH CT
COLORADO SPRINGS, CO 80908

5305218085
TRAILS EAST HOMEOWNERS ASSOC
13530 NORTHGATE ESTATES DR #100
COLORADO SPRINGS, CO 80921

5305101017
BOTH DANIEL
7279 CEDAR BRUSH CT
COLORADO SPRINGS, CO 80908

5305412011
DAVIS DANIEL E
8042 HARDWOOD CIR
COLORADO SPRINGS, CO 80908

5304002018
HOEPNER MARY J
8250 MUSTANG PL
COLORADO SPRINGS, CO 80908

5233002011
HW DIESEL ENTERPRISES LLC
125 S CHESTNUT ST
COLORADO SPRINGS, CO 80905

5305412010
KNAPSTEIN JAMIE M
8048 HARDWOOD CIR
COLORADO SPRINGS, CO 80908

5232400004
MORLEY-BENTLEY INVESTMENTS LLC
PO BOX 217
GALENA, KS 66739

5305412013
PEPPERS MELVIN III
8030 HARDWOOD CIR
COLORADO SPRINGS, CO 80908

5233301001
SR LAND LLC
20 BOULDER CRESCENT ST STE 102
COLORADO SPRINGS, CO 80903

5305101023
TERRY JAMES
7231 CEDAR BRUSH CT
COLORADO SPRINGS, CO 80908

5304002019
TRUJILLO PETE A
8170 MUSTANG PL
COLORADO SPRINGS, CO 80908

5233002013
BR INVESTMENTS LLC
PO BOX 88120
COLORADO SPRINGS, CO 80908

5305101022
DUXBURY DALE
7239 CEDAR BRUSH CT
COLORADO SPRINGS, CO 80908

5305101015
HP COLORADO I LLC
120 S RIVERSIDE PLAZA STE 2000
CHICAGO, IL 60606

5305101019
JOHNSON JERRY D
7263 CEDAR BRUSH CT
COLORADO SPRINGS, CO 80908

5304002017
MASON LLC
7702 BARNES RD #140-58
COLORADO SPRINGS, CO 80922

5233000017
MORLEY-BENTLEY INVESTMENTS LLC
20 BOULDER CRESCENT ST STE 100
COLORADO SPRINGS, CO 80903

5300000709
RAO INVESTMENTS LLC
7910 GATEWAY E STE 102
EL PASO, TX 79915

5305412007
STALNAKER KENNETH R
8066 HARDWOOD CIR
COLORADO SPRINGS, CO 80908

5305412008
THRESHER DAVID W
8060 HARDWOOD CIR
COLORADO SPRINGS, CO 80908

5200000264
TURKEY CANON QUARRY INC
20 BOULDER CRESCENT ST 2ND FLOOR
COLORADO SPRINGS, CO 80903

5300000223
VOLLMER PROPERTIES LLC
PO BOX 25579
COLORADO SPRINGS, CO 80936

5300000222
8335 VOLLMER ROAD LLC
5000 NORTHPARK DR
COLORADO SPRINGS, CO 80918

5305412012
ZOKAITIS VICTORIA L
8036 HARDWOOD CIR
COLORADO SPRINGS, CO 80908

5305101037
WOODMEN HTS METRO DIST NO 1
614 N TEJON ST
COLORADO SPRINGS, CO 80903