

NOTICE OF PUBLIC HEARING(S)

*Copied/Mailed  
5/05/22*

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 Thursday, May 19, 2022, Planning Commission beginning at 1:00 p.m. and the Tuesday, June 7, 2022, 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.**

PUDSP-20-007

RUIZ

**PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN  
MIDTOWN COLLECTION AT HANNAH RANCH FILING NO. 3**

A request by Elite Properties of America Inc, for approval of a map amendment (rezoning) of 7.44 acres from CS (Commercial Service) to PUD (Planned Unit Development) and approval of a preliminary plan for 42 single-family residential lots. The property is located at the northwest corner of the Constitution Avenue and Akers Drive intersection. (Parcel Nos. 53324-03-009) (Commissioner District No. 2)

**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 Planning Commission and the Board of County Commissioners:

**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://www.elpasoco.com/news-information-channel/> or visit El Paso County's Facebook page at <https://www.facebook.com/ElPasoCountyCO/> 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 the Board of County Commissioners, please email Elena Krebs at [PCDHearings@elpasoco.com](mailto: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. **NOTE: New exhibits are not permitted via email the day of hearing. All exhibits must be emailed to PCDHearings no later than one day prior to each of the above listed hearings.**

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, 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.

**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.
- You must be separated by at least two chairs and one row of seating in the auditorium.
- Please pay special attention to any communication you receive regarding the time your item will be heard.

# El Paso County Parcel Information

NAME: ELITE PROPERTIES OF AMERICA INC

ADDRESS: 4715 CHESTNUT ST

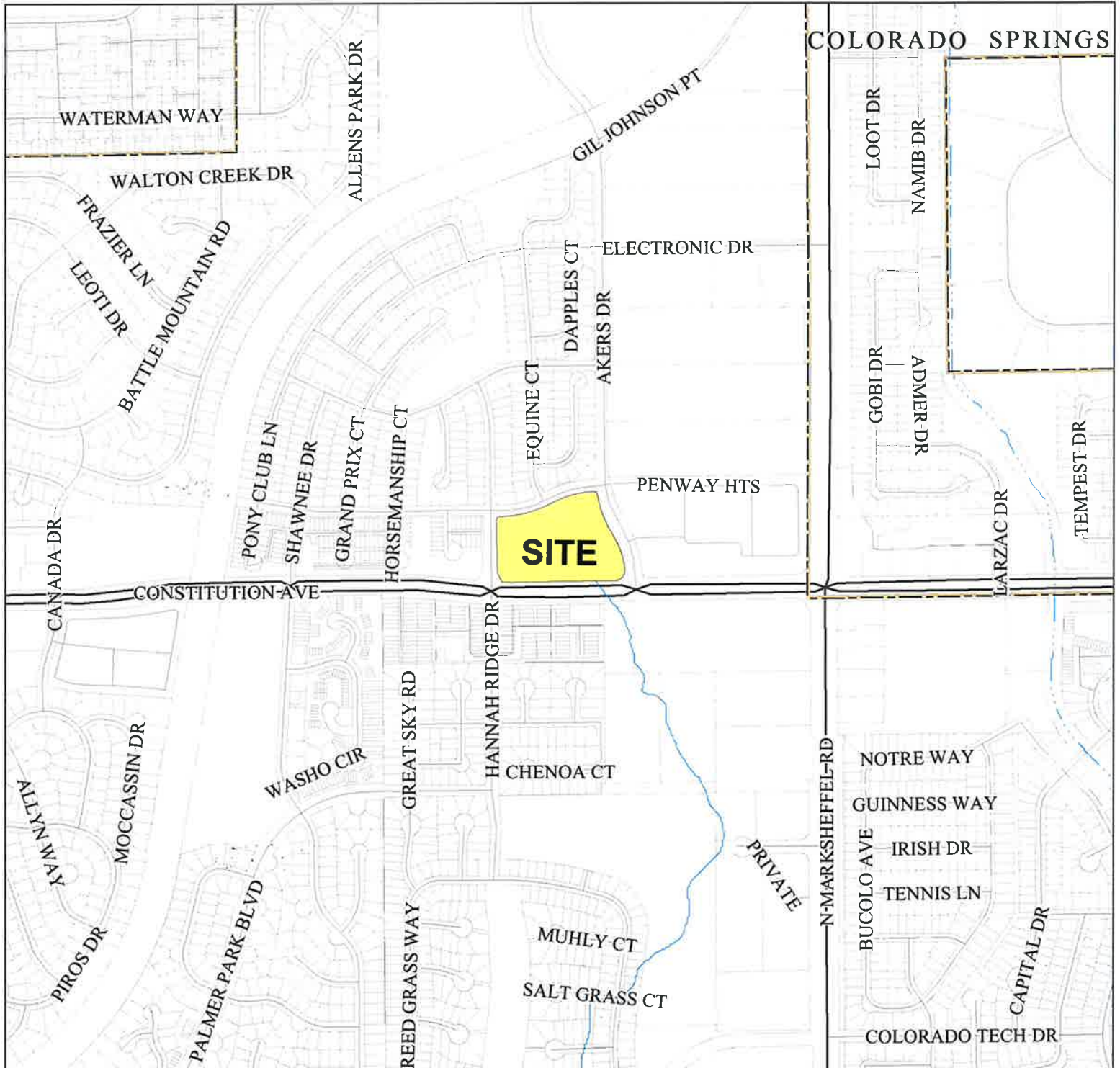
CITY: COLORADO SPRINGS

STATE: CO ZIP: 80907 ZIP PLUS: 3531

File Name: PUDSP-20-007

Zone Map No: --

Date: May 2, 2022



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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5332402031  
BOYER CODY J  
2535 FARRIER CT  
COLORADO SPRINGS, CO 80922

5332402029  
BROWN JEFFREY  
2559 FARRIER CT  
COLORADO SPRINGS, CO 80922

5332403009  
ELITE PROPERTIES OF AMERICA INC  
4715 N CHESTNUT ST  
COLORADO SPRINGS, CO 80907

5405000035  
FEATHERGRASS INVESTMENTS LLC  
4715 N CHESTNUT ST  
COLORADO SPRINGS, CO 80907

5332401016  
FRY VANESSA M  
2515 HANNAH RIDGE DR  
COLORADO SPRINGS, CO 80922

5332402032  
HANNAH RIDGE HOA  
6015 LEHMAN DR STE 205  
COLORADO SPRINGS, CO 80918

5332002014  
KINGSTROM GROUP LLC  
7476 S EAGLE ST STE A  
ENGLEWOOD, CO 80112

5332405025  
KNEA JOSHUA  
2514 HANNAH RIDGE DR  
COLORADO SPRINGS, CO 80922

5332402028  
LAJAUNIE TIMOTHY J  
2571 FARRIER CT  
COLORADO SPRINGS, CO 80922

5332401001  
LEWANDOWSKI CHRIS H  
2502 EQUINE CT  
COLORADO SPRINGS, CO 80922

5332402030  
LIPSKY PEGGY  
2547 FARRIER CT  
COLORADO SPRINGS, CO 80922

5332410058  
OFFUTT DAVID  
7481 SUN CHASER HTS  
COLORADO SPRINGS, CO 80922

5332402026  
ROBBINS BOBBY D  
2595 FARRIER CT  
COLORADO SPRINGS, CO 80922

5332410057  
TUCKER TIMOTHY  
1836 BOGUS PL  
COLORADO SPRINGS, CO 80921

5332402027  
VELEZ-TRUJILLO ALBERTO JOSUE  
2583 FARRIER CT  
COLORADO SPRINGS, CO 80922

5332404002  
WATERMARK AT CO SPRINGS  
111 MONUMENT CIR STE 1600  
INDIANAPOLIS, IN 46204