

EL PASO COUNTY NOTICE

4-Way Ranch Joint Venture, LLC

HAS REQUESTED THAT MATTERS CONCERNING THE ZONING OR INTENDED USE OF THIS PROPERTY BE CONSIDERED BY THE **EL PASO COUNTY PLANNING COMMISSION** AT A PUBLIC HEARING LOCATED IN THE SECOND FLOOR HEARING ROOM OF THE PIKES PEAK REGIONAL DEVELOPMENT CENTER, 2880 INTERNATIONAL CIRCLE, COLORADO SPRINGS. THE ITEM WILL ALSO BE CONSIDERED BY THE **EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS** AT A PUBLIC HEARING IN THE CENTENNIAL HALL AUDITORIUM, 200 SOUTH CASCADE AVENUE, COLORADO SPRINGS, COLORADO. INTERESTED PERSONS MAY APPEAR AND BE HEARD.

PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN WATERBURY FILING NOS. 1 AND 2

REQUEST: For approval of a map amendment (rezoning) from PUD (Planned Unit Development) to PUD (Planned Unit Development) and approval of a preliminary plan for 198 single-family residential lots and eleven (11) tracts. The Waterbury PUD and Preliminary Plan was approved by the Board of County Commissioners on January 15, 2013 (BoCC Resolution No. 13-44). The previously approved plan included an alley-loaded residential product, which the current request proposes to remove in favor of a traditional lot layout. The current proposal also includes modifications to the previously approved road layout. If the proposed PUD and Preliminary Plan are approved, the applicant will be required to receive approval for final plat(s) prior to commencement of construction.

TYPE OF HEARING: Quasi-Judicial

HEARING DATES:

PC – January 19, 2023; TIME: 9:00 AM

BOCC – February 7, 2023; TIME: 1:00 PM

WARNING: THIS NOTICE IS PROPERTY OF EL PASO COUNTY, COLORADO. ANYONE DEFACING OR REMOVING THIS SIGN WITHOUT AUTHORITY WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

NOTICE: CALL THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT THE DAY PRIOR TO THE HEARING DATE TO CONFIRM THAT THE ITEM WILL BE HEARD. FOR MORE INFORMATION, CALL THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT AT 719-520-6300.

PROPERTY: The 61.86-acre property is located at the northwest corner of the intersection of Stapleton Road and US Highway 24 and within Sections 28, 29, and 33, Township 12 South, Range 64 West of the 6th P.M. (Parcel Nos. 42000-00-366; 42000-00-368; 42000-00-417) (Commissioner District No. 2).