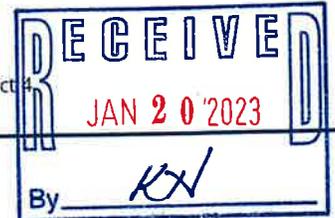


Meggan Herington, Executive Director  
El Paso County Planning & Community Development  
O: 719-520-6300  
MegganHerington@elpasoco.com  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

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 access the Planning Commission and Board of County Commissioners' hearings on the following Quasi-Judicial land-use matter. **The following item is scheduled for the Planning Commission (PC) Hearing on Thursday, January 19th, 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 Tuesday, February 7th, 2023, beginning at 1:00 p.m.** The BOCC hearing will be held in the Centennial Hall Hearing Room located at 200 S. Cascade Avenue, Colorado Springs.

PUDSP-21-005

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

HOWSER

A request by 4-Way Ranch Joint Venture, LLC, 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.

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).

Type Of Hearing: Quasi-Judicial

Planner: [RyanHowser@elpasoco.com](mailto:RyanHowser@elpasoco.com)

#### Watch The Live Hearings Remotely

If you are interested in watching the 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. 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 PCDhearings at [PCDhearings@elpasoco.com](mailto:PCDhearings@elpasoco.com) with your name, your phone number, and the project's file number/name. Include any documents you would like provided to the Board as part of the official record. When it's time for public testimony on the item for which you'd like to testify, you will receive a phone call at the number you provided and will be brought into the meeting remotely to address the Board. **NOTE: New exhibits are not permitted via email the day of the hearing. All exhibits must be emailed to PCDHearings 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.**

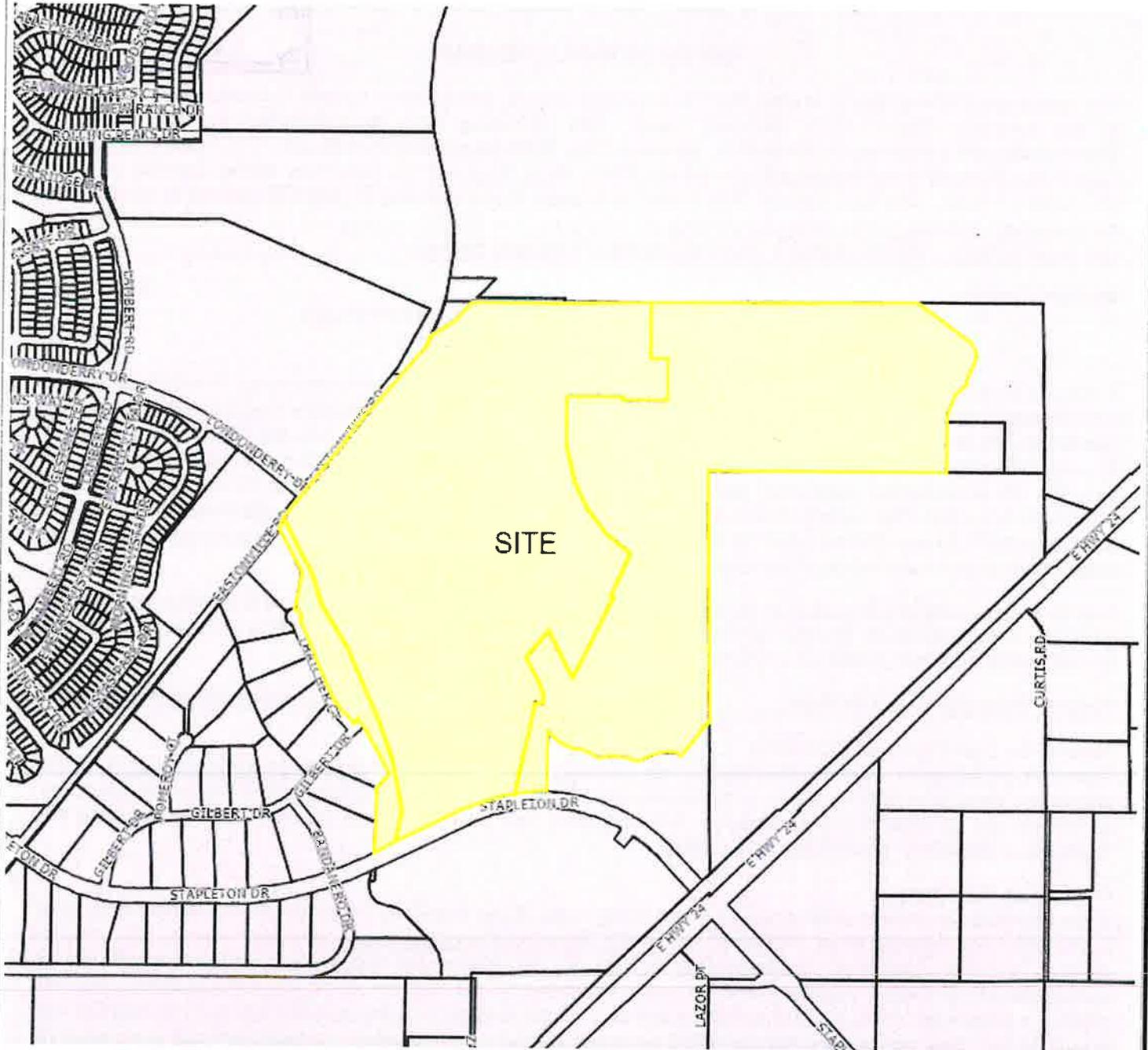
Please visit <https://epcdevplanreview.com/Projects/FullDetails/165359> to view the Staff Report and all other documents related to this hearing item. This notice was mailed on: 1-3-2023.

# El Paso County Parcel Information

File Name: PUDSP-21-005

Date: 1-3-2023

PARCEL	NAME	ADDRESS
4200000368	4 WAY RANCH JOINT VENTURE LLC, c/o Peter Martz	STAPLETON DR
4200000417	4 WAY RANCH JOINT VENTURE LLC, c/o Peter Martz	EASTONVILLE RD
4200000366	4 WAY RANCH JOINT VENTURE LLC, c/o Peter Martz	STAPLETON DR



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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EL PASO COUNTY



Planning and Community Development Department  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

*AKK*

4200000462  
4 SITE INVESTMENTS LLC  
1271 KELLY JOHNSON BLVD STE 100  
COLORADO SPRINGS, CO, 80902

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US POSTAGE PAID PITNEY BOWES  
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