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**El Paso County Planning & Community Development**  
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**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

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## 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, October 17th, 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, November 14th, 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.

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**FILE NUMBER: SF249**

**PARSONS**

**FINAL PLAT**  
**SETTLERS RANCH FIL NO. 3**

A request by Hodgen Settlers Ranch, LLC for approval of a 78.71-acre Final Plat creating 24 residential lots, and one tract. The property is zoned PUD (Planned Unit Development) and is located north of the Hodgen Road, West of Stepler Road, and immediately adjacent to Settlers Ranch Road. A concurrent Map Amendment (Rezoning) is also requested (Parcel Nos. 6123007024, 6124004003, 6124005001 and 6123004048) (Commissioner District No. 1).

**Planner: KariParsons@elpasoco.com**

**Type of Hearing: Quasi-Judicial**

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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/184879> to view the Staff Report and all other documents related to this hearing item. This notice was mailed on: October 2, 2024.

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

**NOTICE OF PUBLIC HEARING**

	<p><b>EL PASO COUNTY</b>  <b>PARCEL INFORMATION</b></p> <p><b>FILE NO.:</b> SF249</p> <p><b>PARCEL:</b> 6123007024, 6124004003, 6124005001, 6123004048</p> <p><b>OWNER NAME:</b> Hodgden Settlers Ranch LLC</p> <p><b>ADDRESS:</b> P.O. Box 1488          Monument, CO 80132</p> <p>Please report any parcel discrepancies to:          El Paso County Assessor          1675 W. Garden of the Gods Rd.          Colorado Springs, CO 80907          (719) 520-6600</p>
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