

NOTICE OF PUBLIC HEARING(S)

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, August 18, 2022 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, September 6, 2022 Board of County Commissioners' hearing beginning at 1:00 p.m. located in the Centennial Hall Hearing Room located at 200 S. Cascade Avenue, Colorado Springs.**

I-22-002

HOWSER

**MAP AMENDMENT (REZONE)
MEADOW LAKE INDUSTRIAL PARK (I-3)**

A request by Meadowlake Development, LLC for approval of a map amendment (rezoning) of 172.4 acres from PUD (Planned Unit Development) to I-3 (Heavy Industrial). The 254-acre property is located at the northwest corner of the intersection of Falcon Highway and Curtis Road and within Section 9, Township 13 South, Range 64 West of the 6th P.M. (Parcel Nos. 43000-00-548; 43000-00-551; 43000-00-552) (Commissioner District No. 2)

Type of Hearing: Quasi-Judicial

Planner: Ryan Howser (Ryanhowser@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 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. Whether you are attending remotely or in person, kindly note there is a three (3) minute time limit on public comments and/or presentations.**

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.

Please <https://epcdevplanreview.com/Projects/FullDetails/174160> to view the Staff Report and all other documents related to this hearing item.

El Paso County Parcel Information

File Name: I-22-002

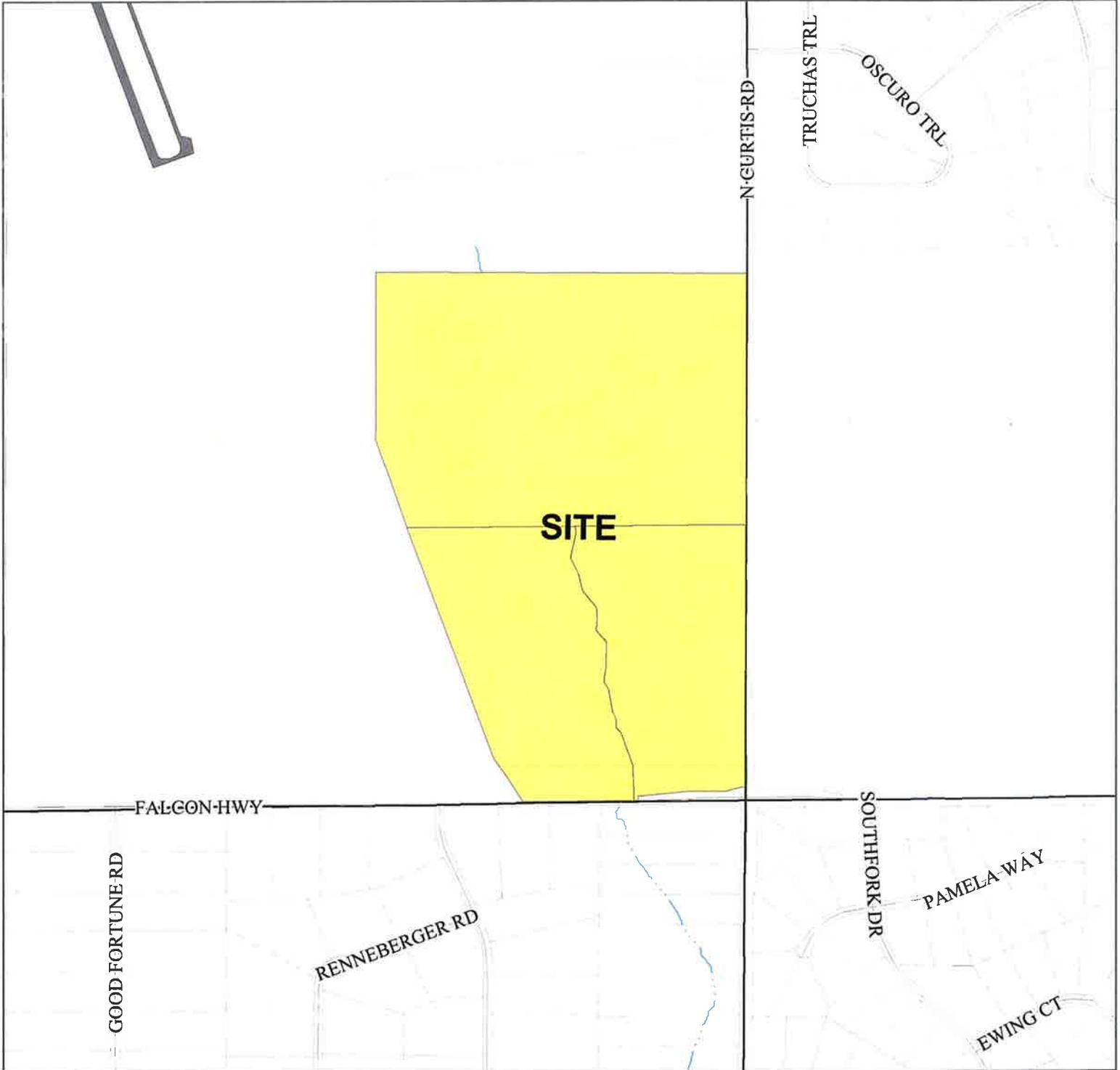
Zone Map No.: --

Date: July 28, 2022

PARCEL	NAME
4300000552	ONEIL, KEVIN
4300000551	MEADOWLAKE DEVELOPMENTS LLC
4300000548	MEADOWLAKE DEVELOPMENTS, LLC

ADDRESS	CITY	STATE
PO BOX 1385	COLORADO SPRINGS	CO
PO BOX 1385	COLORADO SPRINGS	CO
PO BOX 1385	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80901	1385
80901	
80901	



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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4315001030
BLANKENSHIP JOHN C JR
6424 SOUTHFORK DR
PEYTON, CO 80831

4315001031
BOBCAT MEADOWS
1445 ROSS AVE FL 2
DALLAS, TX 75202

4316004001
FIGG JEFFREY DALE
14350 FALCON HWY
PEYTON, CO 80831

4310001019
GORILLA CAPITAL CO
1342 HIGH STREET
EUGENE, OR 97401

4316001034
GUERRA MIGUEL E
8006 DYESS FT
SAN ANTONIO, TX 78227

4316001012
HANEY GARY L
14580 FALCON HWY
PEYTON, CO 80831

4300000563
MEADOW LAKE AIRPORT ASSOC
13625 JUDGE ORR RD
PEYTON, CO 80831

4300000548
MEADOWLAKE DEVELOPMENTS LLC
PO BOX 1385
COLORADO SPRINGS, CO 80901

4300000552
ONEIL KEVIN
PO BOX 1385
COLORADO SPRINGS, CO 80901

4300000550
REYNOLDS FAYE
6634 MASTERS RD
MANVEL, TX 77578

4300000553
VENTIMIGLIA DOROTHY B TRUST
PO BOX 618
LARKSPUR, CO 80118

4316000004
WARNER JEANNE L
6480 CURTIS RD
PEYTON, CO 80831

4315001001
YOUNG THOMAS S
6444 SOUTHFORK DR
PEYTON, CO 80831

EL PASO COUNTY
COLORADO

Kevin Mastin, Interim Executive Director
El Paso County Planning & Community Development
O: 719-520-6300
KevinMastin@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

August 1, 2022

Shoppers Press, Inc.
120 East Ohio
Fountain, Colorado 80817

Attention: Legal Notices Department

I am enclosing a Notice of Public Hearing and request that the following procedure be used:

Following the single publication, please bill the same to the El Paso County Planning and Community Development Department, 2880 International Circle, Suite 110, Colorado Springs, Colorado 80910. Please furnish one (1) original affidavit of this publication item to the Planning and Community Development Department.

If you have questions or need to check something in the notice, please call 520-6049.

Sincerely,

Ryan Howser

Ryan Howser – Planner III

Enclosure

NOTE: THIS ITEM MUST BE PUBLISHED ON OR BEFORE August 24, 2022

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

WWW.ELPASOCO.COM

EXHIBIT A

A tract of land in the East Half of Section 9, Township 13 South, Range 64 West of the Sixth Principal Meridian, El Paso County, Colorado described as follows:

Beginning at a point that is S 89°32'02" W 1435.15 feet from the Southeast Corner of the Southeast Quarter of said Section 9; thence
S 89°32'02" W 156.63 feet along the South Line of the Southeast Quarter of said Section 9;
thence
N 32°39'44" W 373.95 feet; thence
N 20°07'48" W 2441.45 feet to the West Line of the East Half of said Section 9; thence
N 00°10'35" E 1856.84 feet along the West Line of the East Half of said Section 9; thence
N 82°12'06" E 2055.81 feet; thence
S 00°29'28" W 4082.29 feet; thence
S 89°04'41" W 811.16 feet; thence
S 00°11'42" E 646.45 feet to the point of beginning, containing 172.4 acres.

Subject to easements and restrictions of record.