

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 May 20, 2021 Planning Commission beginning at 1:00 p.m. and the June 15, 2021 Board of County Commissioners' hearing, which is to set the special district hearing date to be heard before the Board of County Commissioner' on July 6, 2021 beginning at 9:00 a.m. located in the Centennial Hall Hearing Room located at 200 S. Cascade Avenue, Colorado Springs.**

ID-20-004

PARSONS

**SPECIAL DISTRICT SERVICE PLAN
CLOVERLEAF METROPOLITAN DISTRICT**

A request by PT Cloverleaf, LLC, for approval of a Colorado Revised Statutes Title 32 Special District service plan for the Cloverleaf Metropolitan District. The four (4) parcels, totaling 37.27 acres, proposed for inclusion into the district are zoned RS-20000 (Residential Suburban) and RS-5000 (Residential Suburban), and are located immediately north of Higby Road and east of Jackson Creek Parkway, and are within Sections 23 and 24, Township 11 South, Range 67 West of the 6th P.M. The proposed service plan includes the following: a maximum debt authorization of \$8 million, a debt service mill levy of 50 mills for residential, a debt service mill levy of 5 mills for special purpose, and an operations and maintenance mill levy of 10 mills, for a total maximum combined mill levy of 65 mills. The statutory purposes of the districts include the provision of the following: 1) street improvements and safety protection; 2) design, construction, and maintenance of drainage facilities; 3) design, land acquisition, construction, and maintenance of recreation facilities; 4) mosquito control; 5) design, acquisition, construction, installation, and operation and maintenance of television relay and translation facilities; 6) covenant enforcement; and 7) design, construction, and maintenance of public water and sanitation systems. The property is not included within the boundaries of a small area plan. (Parcel Nos. 71242-02-239, 71242-02-240, 71242-02-236, and 71231-03-007) (Commissioner District No. 1)

Type of Hearing: Quasi-Judicial

Planner: Kari Parsons (kariparsons@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 ElenaKrebs@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 Ms. Krebs 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 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.
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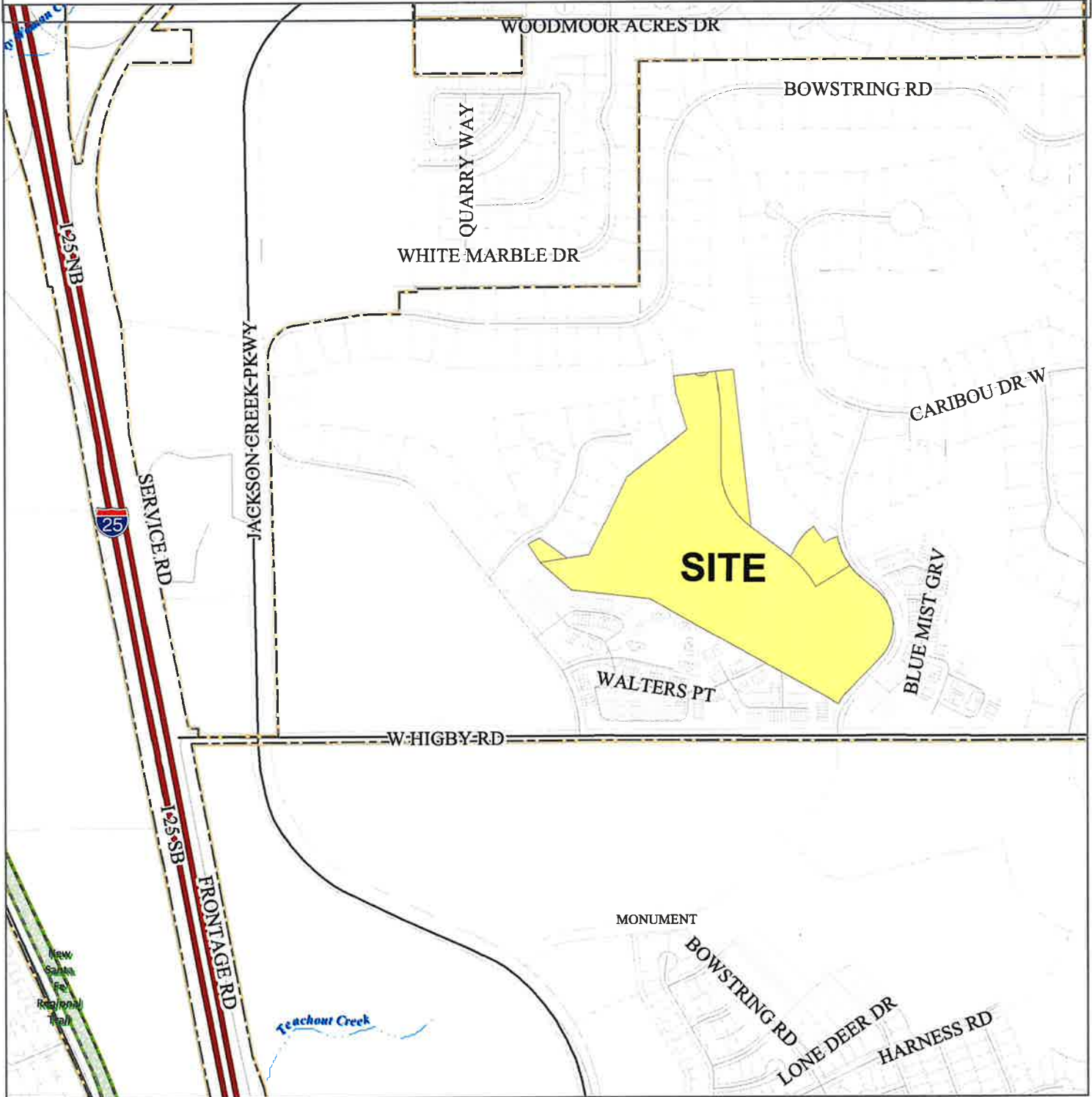
El Paso County Parcel Information

PARCEL	NAME
7123103007	PT CLOVERLEAF LLC
7124202236	PT CLOVERLEAF LLC
7124202239	PT CLOVERLEAF LLC
7124202240	PT CLOVERLEAF LLC

File Name: ID-20-004

Zone Map No. --

Date: April 29, 2021



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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7124202074
ALLEN WILLIAM R
1242 TIMBER RUN HTS
MONUMENT, CO 80132

7124204130
AMIDEI IVALENE
17072 BLUE MIST GRV
MONUMENT, CO 80132

7124202079
AUDETTE JANELL F
1297 TIMBER RUN HTS
MONUMENT, CO 80132

7124202072
AUNG LU MIN
1254 TIMBER RUN HTS
MONUMENT, CO 80132

7124204137
BATES DENNIS A
888 TIMBER LAKES GRV
MONUMENT, CO 80132

7124204100
BAUGH LIZABETH ANNE
540 HARNESS RD
MONUMENT, CO 80132

7124202020
BAUTH VICKIE
1120 MAGIC LAMP WAY UNIT 2
MONUMENT, CO 80132

7124202181
BECK RACHEL
1046 WALTERS PT
MONUMENT, CO 80132

7123103004
BEDOYA ANDREI
17265 LEGGINS WAY
MONUMENT, CO 80132

7124204135
BEER ALICIA L
887 TIMBER LAKES GRV
MONUMENT, CO 80132

7124204106
BENTSON LEON R
17027 BLUE MIST GRV
MONUMENT, CO 80132

7124202231
BLOOM JAMES C
1813 EDWARD WAY
PITTSBURGH, PA 15203

7124203007
BOEHM TIMOTHY A
17330 CLOVERLEAF RD
MONUMENT, CO 80132

7124204148
BOPP RICHARD N JR
1140 GENERALS HWY
CROWNSVILLE, MD 21032

7124202105
BOSWELL VALLERY J
1257 WALTERS PT
MONUMENT, CO 80132

7124204121
BOWEN TIA J LIVING TRUST
17036 BLUE MIST GRV
MONUMENT, CO 80132

7124202091
BULL IAN E
1353 WALTERS PT
MONUMENT, CO 80132

7124202089
BURGGRAFF PATRICIA A
1341 WALTERS PT
MONUMENT, CO 80132

7124202214
BURNING BUSH POINT LLC
10501 MCMEEKIN LANE 102
LOUISVILLE, KY 40223

7124202229
CALLAN JAMES
905 BURNING BUSH PT
MONUMENT, CO 80132

7123103003
CAMPBELL STACY
17285 LEGGINS WAY
MONUMENT, CO 80132

7124202193
CARLSEN JAMES RICHARD
1047 WALTERS PT
MONUMENT, CO 80132

7124204115
CARLSON NANCY
17012 BLUE MIST GRV
MONUMENT, CO 80132

7124204110
CASSADY MARK ALLAN
17043 BLUE MIST GRV
MONUMENT, CO 80132

7124203005
CASTLE STEVE G
929 W CARIBOU DR
MONUMENT, CO 80132

7124202210
CASTLEBERRY LACEY
940 BURNING BUSH PT
MONUMENT, CO 80132

7124202176
CHALANDE PIERRE A
1009 BURNING BUSH PH
MONUMENT, CO 80132

7124204114
CHAU WAIFU
17008 BLUE MIST GRV
MONUMENT, CO 80132

7124202189
CHEN ZHU
996 BURNING BUSH PT
MONUMENT, CO 80132

7124202090
CHOI MISOOK
1347 WALTERS PT
MONUMENT, CO 80132

7124204040
CLARK KATHRYN M
17151 BLUE MIST GRV
MONUMENT, CO 80132

7123103006
COLEMAN BRAD A
17235 LEGGINS WAY
MONUMENT, CO 80132

7124203015
COSH DOUGLAS G
17310 CLOVERLEAF RD
MONUMENT, CO 80132

7124202021
COUNTRY RIDGE ESTATES RENTALS
LLC
100 FILLMORE ST 5TH FLOOR
DENVER, CO 80206

7124204118
COWLISHAW RONNETTE L
17024 BLUE MIST GRV
MONUMENT, CO 80132

7124204136
COX DARREN
898 TIMBER LAKES GRV
MONUMENT, CO 80132

7124204003
CROSS JACQUELYN K
17285 CLOVERLEAF RD
MONUMENT, CO 80132

7124202032
CROWDER TRACY
1160 MAGIC LAMP WAY #3
MONUMENT, CO 80132

7124204038
CROWLEY LESLIE L
17159 BLUE MIST GRV
MONUMENT, CO 80132

7124202036
CRUM MARILYN K
PO BOX 1113
MONUMENT, CO 80132

7124204107
CUMMINGS HEIDI M
1329 SACRAMENTO ST APT 6
SAN FRANCISCO, CA 94109

7124204132
DE BORD TIMOTHY L
5420 MOUNT DR
SCHERERVILLE, IN 46375

7124204117
DEMARCO ANTHONY ALLAN
17020 BLUE MIST GRV
MONUMENT, CO 80132

7124204123
DENGLER KARL A
17044 BLUE MIST GRV
MONUMENT, CO 80132

7124202070
DENNERT DRAKE W
629 FOREST VIEW WAY
MONUMENT, CO 80132

7124202097
DEWITTE PATRICK B
1305 WALTERS PT
MONUMENT, CO 80132

7124202170
DITTMER STEVAN W
1017 BURNING BUSH PT
MONUMENT, CO 80132

7124202068
DUFFY PAMELA S
1278 TIMBER RUN HTS
MONUMENT, CO 80132

7124202085
DURINGER VALERIE
1255 TIMBER RUN HTS
MONUMENT, CO 80132

7124202004
ECKLUND ERIC
1165 BOWSTRING RD
MONUMENT, CO 80132

7124202045
ELDAR MORAN
820 S MONACO PKWY #183
DENVER, CO 80224

7124202056
ELLIS MERRILEE
1352 WALTERS PT
MONUMENT, CO 80132

7124202048
ENOCHS BRETT EDWARD
13737 W AMHERST WAY
DENVER, CO 80228

7124202082
ESTES ANDREA L
1279 TIMBER RUN HTS
MONUMENT, CO 80132

7124202208
FAMIGLIETTI DAVID G
17010 CROSS TIMBERS GRV
MONUMENT, CO 80132

7124202080
FERGUSON THOMAS C
3940 SADDLE ROCK RD
COLORADO SPRINGS, CO 80918

7124203006
FERRANTI JEREMY
921 CARIBOU DR W
MONUMENT, CO 80132

7124202075
FLINK ARI J
6558 JEREMIE CT
SAN JOSE, CA 95120

7124202034
FLINT DON W
PO BOX 898
MONUMENT, CO 80132

7124202042
FOLEY JOHN WILLIAM
2060 SILKWOOD DR
COLORADO SPRINGS, CO 80920

7124202023
FREETON HOLDING LLC
834-F S PERRY ST #336
CASTLE ROCK, CO 80104

7124204037
GIBSON TODD J
3780 HIGHVIEW DR
COLORADO SPRINGS, CO 80908

7124202063
GIDEON LANCE
1310 WALTERS PT
MONUMENT, CO 80132

7124202094
GIERE CURTIS C
1323 WALTERS PT
MONUMENT, CO 80132

7124202204
GITHARA JOHN G
964 BURNING BUSH PT
MONUMENT, CO 80132

7124204004
GOODBAR HEIDI L
879 CARIBOU CIR
MONUMENT, CO 80132

7124204146
GRANT GARY H
2527 CALLEJON DR NE
ALBUQUERQUE, NM 87112

7124202173
GUERRERO ROSALIE M
1029 BURNING BUSH PT
MONUMENT, CO 80132

7124204104
HALIK EDWIN J JR LIVING TRUST
14730 PRISTINE DR
COLORADO SPRINGS, CO 80921

7124204145
HANSEN DARCY M
18015 SADDLEWOOD RD
MONUMENT, CO 80132

7124202022
HARNESS WENDY S
1120 MAGIC LAMP WAY UNIT 6
MONUMENT, CO 80132

7123103002
HARVEY ROBERT C
17325 LEGGINS WAY
MONUMENT, CO 80132

7124202025
HAU LIHN NGOC
790 WINDING HILLS RD
MONUMENT, CO 80132

7124202106
HAZLIP BRIAN
1251 WALTERS PT
MONUMENT, CO 80132

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HENDERSON RONALD EUGENE
1329 WALTERS PT
MONUMENT, CO 80132

7124202192
HERNANDEZ HERNANDO &
1053 WALTERS PT
MONUMENT, CO 80132

7124202180
HESS AMANDA K
1052 WALTERS PT
MONUMENT, CO 80132

7124202029
HIRANO MASAKI
1140 MAGIC LAMP WAY UNIT 3
MONUMENT, CO 80132

7123103005
HOLLINGSWORTH BRIAN K
17245 LEGGINS WAY
MONUMENT, CO 80132

7124202081
HOWARD DONNA L
1285 TIMBER RUN HTS
MONUMENT, CO 80132

7124202002
HUGHES HILARY HEATHER
1145 BOWSTRING RD
MONUMENT, CO 80132

7124202071
HUNDLEY DESARAE A
1260 TIMBER RUN HTS
MONUMENT, CO 80132

7124204101
HUTCHINSON BONNIE M
8720 WINDSOR LAKE BLVD APT 215
COLUMBIA, SC 29223

7124203004
HWANG KUM JA
937 CARIBOU DR W
MONUMENT, CO 80132

7124203003
HYATT NATHAN A
1099 W CARIBOU DR UNIT W
MONUMENT, CO 80132

7124202046
IOZZI DOLORES E
1030 MAGIC LAMP WAY UNIT 5C
MONUMENT, CO 80132

7124204131
JAYNAN LLC
3980 FOXCHASE WAY
COLORADO SPRINGS, CO 80908

7124204147
JENSEN NICHOLAS FRASER
17164 BLUE MIST GRV
MONUMENT, CO 80132

7124202177
JEPSON BRYAN
1005 BURNING BUSH PT
MONUMENT, CO 80132

7124203017
JOHNSON MILTON S
19725 SOARING WING DR
COLORADO SPRINGS, CO 80908

7124204129
JONES DAVID
17068 BLUE MIST GRV
MONUMENT, CO 80132

7124202211
JONES KATHRYN ANN TRUST
8653 W MELINDA LN
PEORIA, AZ 85382

7124202171
JONES TIMOTHY D
1021 BURNING BUSH PT
MONUMENT, CO 80132

7124202077
KENEFICK JOHN J
1224 TIMBER RUN HTS
MONUMENT, CO 80132

7124203011
KING CORY DEAN
17320 CLOVERLEAF RD
MONUMENT, CO 80132

7124202019
KIRBY STEVEN C
1120 MAGIC LAMP WAY APT A
MONUMENT, CO 80132

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KLEIST ROBERT C JR
17028 BLUE MIST GRV
MONUMENT, CO 80132

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KUPFER MARGARET J
1273 TIMBER RUN HTS
MONUMENT, CO 80132

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LAANSMA JAN E
17167 BLUE MIST GRV
MONUMENT, CO 80132

7124202061
LANG ARIANNA L
1322 WALTERS PT
MONUMENT, CO 80132

7124204105
LEE SCOTT G
17023 BLUE MIST GRV
MONUMENT, CO 80132

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LEGACY INVESTMENTS LLC
405 SAINT MORITZ WAY
MONUMENT, CO 80132

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LEWERKE STACEY LYNN
992 BURNING BUSH PT
MONUMENT, CO 80132

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LINDSTROM IMA R
17018 CROSS TIMBERS GRV
MONUMENT, CO 80132

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LITTRELL GLENN L SR
17004 BLUE MIST GRV
MONUMENT, CO 80132

7124202043
MAESTAS LINDA B
1050 MAGIC LAMP WAY UNIT D
MONUMENT, CO 80132

7124202230
MAHDER MITCHELL
909 BURNING BUSH PT
MONUMENT, CO 80132

7124202096
MARSHALL JARED LEE
1311 WALTERS PT
MONUMENT, CO 80132

7124202027
MAY MICHAEL
9585 MOHAWK TRAIL
CASCADE, CO 80809

7124204108
MCCLAIN AMANDA
17035 BLUE MIST GRV
MONUMENT, CO 80132

7124204122
MCDANIEL JAMES E
17040 BLUE MIST GRV
MONUMENT, CO 80132

7123102039
MEDELIUS MARIANELLA
17360 LEGGINS WAY
MONUMENT, CO 80132

7124204128
MEIFERT FAMILY TRUST
13524 E CEDARPINE LN
MOORPARK, CA 93021

7124204138
MERCHANT DANIEL EDWARD
878 TIMBER LAKES GRV
MONUMENT, CO 80132

7124202035
MEYERS BRIAN A
1160 MAGIC LAMP WAY APT D
MONUMENT, CO 80132

7124204102
MIKEC KRISTIN
17011 BLUE MIST GRV
MONUMENT, CO 80132

7124202191
MITCHELL MARLENE D
988 BURNING BUSH PT
MONUMENT, CO 80132

7124204103
MONDRAGON JAMES
17015 BLUE MIST GRV
MONUMENT, CO 80132

7124202028
MOONSTONE ENTERPRISES LLC
13849 RIVERCREST CIR
COLORADO SPRINGS, CO 80921

7124202179
MORENO DOLORES KYLE
1058 WALTERS PT
MONUMENT, CO 80132

7124202040
MORRELL MARY
1050 MAGIC LAMP WAY UNIT E
MONUMENT, CO 80132

7124204144
MOZER ELIZABETH J
182 S LAFAYETTE ST
DENVER, CO 80209

7124202086
MURRAY ALAN
9323 PRAIRIE DUNES RD
PEYTON, CO 80831

7124202066
NAJDZION MATTHEW D
1290 TIMBER RUN HTS
MONUMENT, CO 80132

7124202006
NASH PETER B
17380 LEGGINS WAY
MONUMENT, CO 80132

7124202064
NEDBALSKI ASHLEY E
1304 WALTERS PT
MONUMENT, CO 80132

7124202047
NELSON SPENCER T
1030 MAGIC LAMP WAY UNIT 5D
MONUMENT, CO 80132

7124202057
NOLT ALAINE K
1346 WALTERS PT
MONUMENT, CO 80132

7124204120
NOULEKOUN SENA B
17032 BLUE MIST GRV
MONUMENT, CO 80132

7124202026
OLSON ANNETTE T
430 HARNESS WAY
MONUMENT, CO 80132

7124204134
PALMER ONE LLC
23 COMMERCE ST
COLORADO SPRINGS, CO 80907

7124202213
PAPE MELINDA K
5878 CANYON RESERVE HTS
COLORADO SPRINGS, CO 80919

7124202073
PATTI CHARLES A
1248 TIMBER RUN HTS
MONUMENT, CO 80132

7124202194
PERKIN VALERIE L
1041 WALTERS PT
MONUMENT, CO 80132

7124202174
PLEASANT PROPERTIES LLC
3303 SW 77TH ST
LINCOLN, NE 68532

7124202236
PT CLOVERLEAF LLC
1846 WOODMOOR DR STE 100
MONUMENT, CO 80132

7124202240
PT CLOVERLEAF LLC
1836 WOODMOOR DR STE 100
MONUMENT, CO 80132

7124202095
RANDALL MELANEE A
1317 WALTERS PT
MONUMENT, CO 80132

7124202076
RAYNER JAMES R
5930 THURBER DR
COLORADO SPRINGS, CO 80924

7124202175
RCKDJ VENTURES LLC
16680 CURLED OAK DR
MONUMENT, CO 80132

7124202024
REED DAVID B
1120 MAGIC LAMP WAY UNIT 4
MONUMENT, CO 80132

7124202033
RINCON NIKOLE MARIE
1160 MAGIC LAMP WAY UNIT 6
MONUMENT, CO 80132

7124202059
ROUNTREE THOMAS
1334 WALTERS PT
MONUMENT, CO 80132

7124202005
SALE MICHAEL P
1185 BOWSTRING RD
MONUMENT, CO 80132

7123103008
SANDY CHRISTOPHER KEY
17205 LEGGINS WAY
MONUMENT, CO 80132

7124204039
SHARON GRADY SURVIVORS TRUST
19570 BROKEN FENCE WAY
MONUMENT, CO 80132

7124204125
SHERRY CHARLES L
17052 BLUE MIST GRV
MONUMENT, CO 80132

7124202183
SIDNEY MANAGEMENT LLC
1286 KENASHA DR
LARKSPUR, CO 80118

7124202007
SINK KEVIN H JR
17375 LEGGINS WAY
MONUMENT, CO 80132

7124204124
SITTNER JAMES A
PO BOX 1008
MONUMENT, CO 80132

7124204126
SMARSH TERESA
17056 BLUE MIST GRV
MONUMENT, CO 80132

7124204109
SMITH CHARLES
PO BOX 2512
MONUMENT, CO 80132

7124202205
SMITH MARIETTA S
17022 CROSS TIMBERS GRV
MONUMENT, CO 80132

7124202069
SOWLES REVOCABLE LIVING TRUST
42335 WASHINGTON ST STE F
PALM DESERT, CA 92211

7124202212
SPH PROPERTY TWO LLC
PO BOX 21907
SEATTLE, WA 98101

7124202172
STEFFEL AMY MICHELLE
1025 BURNING BUSH PT
MONUMENT, CO 80132

7124202182
STUMPF JEFFREY M
1040 WALTERS PT
MONUMENT, CO 80132

7123102040
SUSTAITA BRENT E
17370 LEGGINS WAY
MONUMENT, CO 80132

7124202078
TALBOTT MARTHA A
1218 TIMBER RUN HTS
MONUMENT, CO 80132

7124204116
TATE GREGORY TRUST
1497 WISHING WELL VW
MONUMENT, CO 80132

7124202062
THEKEN NANCY
9439 BANDLEY DR
FOUNTAIN, CO 80817

7124203016
TMH LIVING TRUST
17290 CLOVERLEAF RD
MONUMENT, CO 80132

7123102031
VIDANO STEPHEN R
1685 BOWSTRING RD
MONUMENT, CO 80132

7124202084
VOGA ROGER
1261 TIMBER RUN HTS
MONUMENT, CO 80132

7124202041
VON SEGGERN YOMBA A
834-F S PERRY ST PMB 336
CASTLE ROCK, CO 80104

7124202065
WAY DANIEL C
1296 TIMBER RUN HEIGHTS
MONUMENT, CO 80132

7124202207
WHELAN RICHARD W
4954 MUSHROOM ROCK CT
COLORADO SPRINGS, CO 80924

7124202058
WHITSON KATHRYN L
1340 WALTERS PT
MONUMENT, CO 80132

7124204127
WIEROK PROPERTIES LLC
16930 OLD BOROUGH
MONUMENT, CO 80132

7124202234
WOODMOOR PARK HOMEOWNERS
1975 RESEARCH PKWY STE 320
COLORADO SPRINGS, CO 80920

7124202235
WOODMOOR PARK HOMEOWNERS
4325 N NEVADA AVE #100
COLORADO SPRINGS, CO 80907

7124204149
WOODMOOR PARK HOMEOWNERS
ASSN INC
10 N MEADE AVE
COLORADO SPRINGS, CO 80909

7123102046
WOODMOOR WATER & SANITATION
PO BOX 1407
MONUMENT, CO 80132

7124202178
WOOLBRIGHT MATTHEW M
12 RIVIERA
TRABUCO CANYON, CA 92679

7124202003
WOSC LLC
902 CARIBOU DR W
MONUMENT, CO 80132

7124202038
ZAHN BRENDAN
17310 COLONIAL PARK
MONUMENT, CO 80132

7124202088
CARI RE PROPERTY 2 LLC
4865 HIDDEN ROCK RD
COLORADO SPRINGS, CO 80908

7124202044
1030 MAGIC LAMP WAY UNIT 5A LLC
1030 MAGIC LAMP WAY UNIT 5A
COLORADO SPRINGS, CO 80903

7124202087
1243 TIMBER RUN LAND TRUST
545 3RD ST #2302
MONUMENT, CO 80132

7124202067
1284 TIMBER RUN HEIGHTS
545 3RD ST # 2302
MONUMENT, CO 80132

7124202195
2002 MUNCEY FAMILY TRUST
1918 DIAMOND CREEK
COLORADO SPRINGS, CO 80921

7123103001
BRG 2013 LLC
9741 ABINGTON CT
FAIRFAX, VA 22032