EL PASO COUNTY
COLORADO

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 8, 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.

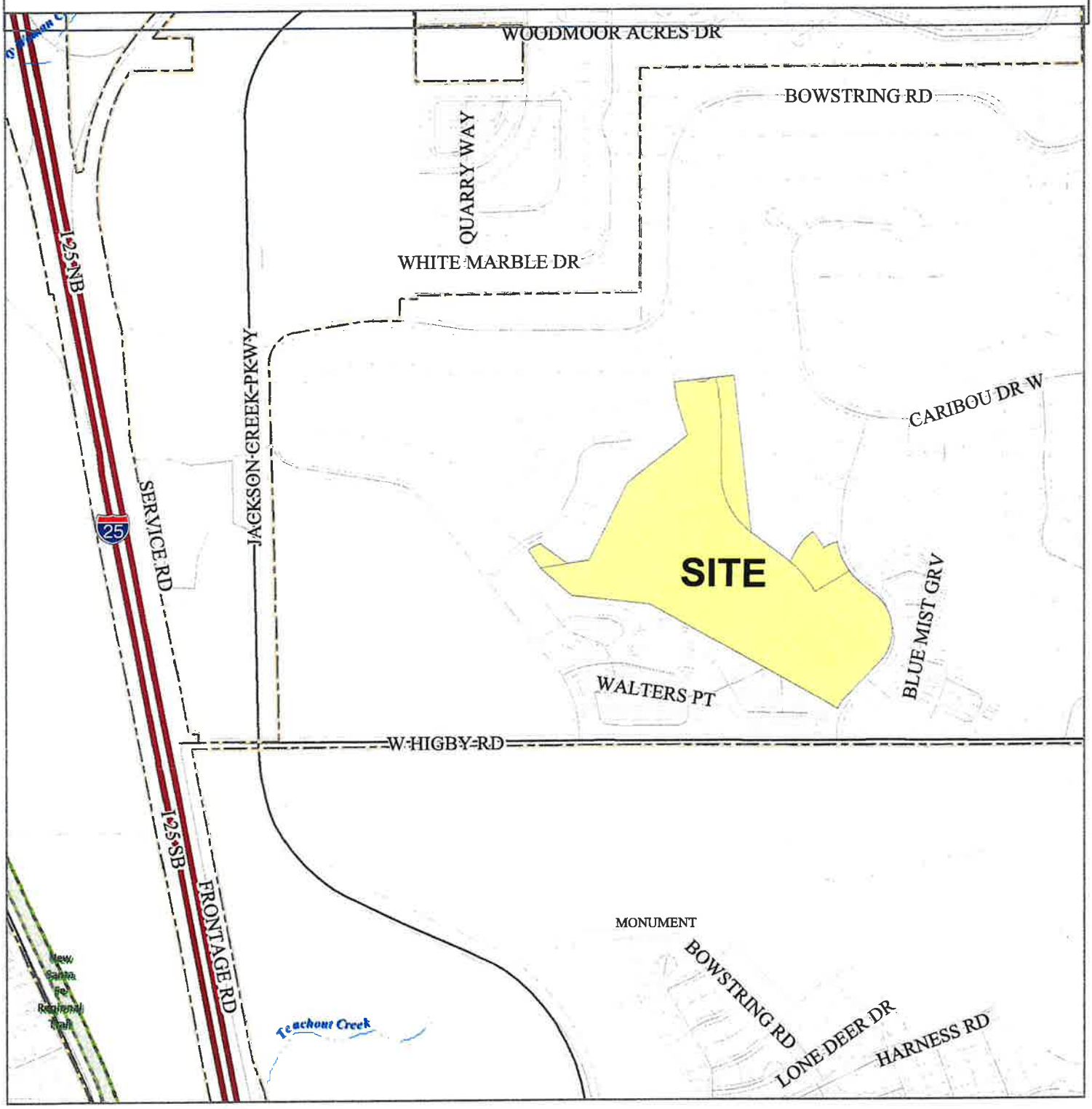
El Paso County Parcel Information

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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G AND COMMUNITY DEVELOPMENT DEPARTMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910

DENVER CO 80
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FIRST-CLASS

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US POST
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1975 RESEARCH PKWY STE 320
COLORADO SPRINGS, CO 80920

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UNABLE TO FORWARD

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