

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 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 September 6th, 2022 Board of County Commissioners' hearing, which is to set the special district hearing date to be heard before the Board of County Commissioners on September 27, 2022 beginning at 1:00 p.m., both Board of County Commissioners' hearings are located in the Centennial Hall Hearing Room located at 200 S. Cascade Avenue, Colorado Springs.

ID-22-001 PARSONS

SPECIAL DISTRICT SERVICE PLAN MODIFICATION WATERVIEW II METROPOLITAN DISTRICT

A request by Meadow Lake Developments LLC, and Kevin O'Neil for approval of a Colorado Revised Statutes Title 32 Special District service plan for the Meadow Lake Metropolitan District Nos. 1-3. The 254.7-acre area included within the request is zoned PUD (Planned Unit Development), and is located at the northwest corner of the Curtis Road and Falcon Highway intersection, south of Judge Orr Road, and is within Section 9, Township 13 South, Range 64 West of the 6th P.M. The proposed service plan includes the following: a maximum debt authorization of \$95 million, a debt service mill levy of 50 mills for commercial, 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 residential mill levy of 65 mills. The statutory purposes of the district 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. (Parcel Nos. 43000-00-548, 43000-00-551, 43000-00-552, & 43000-00-553) (Commissioner District No. 2)

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. 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 Elena Krebs at 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. 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. 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. 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/184235 to view the Staff Report and all other documents related to these hearing items.



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) <u>original</u> 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 520-6306.

Sincerely,

Kari Parsons

Kari Parsons - Senior Planner

Enclosure

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





SPECIAL DISTRICT SERVICE PLAN MEADOW LAKE METROPOLITAN DISTRICT NOS. 1-3

NOTICE IS HEREBY GIVEN that on September 6, 2022 Board of County Commissioners' hearing, which is to set the special district hearing date to hear the requested Special District before the Board of County Commissioners; on September 27, 2022 beginning at 1:00 P.M. both Board of County Commissioners; hearings are located in the Centennial Hall Auditorium 200 S. Cascade Avenue, Colorado Springs, Colorado, or at such other time and place as this hearing may be adjourned to, a public hearing will be held by the Board of County Commissioners of the County of El Paso, State of Colorado, Such text may be examined at the public office of the Planning and Community Development Department, 2880 International Circle, Colorado Springs, Colorado, 80910; and/or the Board of County Commissioners Office, Centennial Hall 200 S. Cascade, Colorado Springs, Colorado, 80903 and on line at the following web address: https://epcdevplanreview.com

A request by Meadow Lake Developments LLC, and Kevin O'Neil for approval of a Colorado Revised Statutes Title 32 Special District service plan for the Meadow Lake Metropolitan District Nos. 1-3. The 254.7-acre area included within the request is zoned PUD (Planned Unit Development), and is located at the northwest corner of the Curtis Road and Falcon Highway intersection, south of Judge Orr Road, and is within Section 9, Township 13 South, Range 64 West of the 6th P.M. The proposed service plan includes the following: a maximum debt authorization of \$95 million, a debt service mill levy of 50 mills for commercial, 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 residential mill levy of 65 mills. The statutory purposes of the district 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. (Parcel Nos. 43000-00-548, 43000-00-551, 43000-00-552, & 43000-00-553) (Commissioner District No. 2) (Kari Parsons, Senior Planner)

Dated at Colorado Springs, Colorado, this 6th day of September 2022. Actual Hearing Date 27th day of September 2022.

OF	THE BOARD OF COU	NTY COMMISSIONERS
	EL PASO COUNTY, COLORADO	
	BY /s/	Chair

LEGAL DESCRIPTIONS

OVERALL INITIAL INCLUSION AREA:

Description:

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 the Southeast Corner of the Southeast Quarter of said Section 9; thence S 89°32'02" W 1591.78 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 2369.67 feet; thence

N 07°45'48" W 400.00 feet; thence

N 88°06'51" E 343.54 feet to the East Line of said Section 9; thence

S 00°06'00" W 5180.19 feet to the point of beginning, containing 254.7 acres.

Subject to easements and restrictions of record.

DISTRICT NO. 1

Description:

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 00°06'00" W 93.65 feet from the Northeast Corner of the Northeast Quarter of said Section 9; thence

S 00°06'00" W 368.10 feet along the East Line of said Section 9; thence

S 82°12'06" W 291.37 feet; thence

N 07°45'48" W 400.00 feet; thence

N 88°06'51" E 343.54 feet to the point of beginning, containing 2.8 acres.

Subject to easements and restrictions of record.

DISTRICT NO. 2

Description:

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 2661.05 feet to the East Line of said Section 9; thence

S 00°06'00" W 3496.40 feet along the East Line of said Section 9; thence

S 89°17'36" W 622.94 feet; thence

S 00°29'26" W 660.20 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 221.0 acres.

Subject to easements and restrictions of record.

DISTRICT NO. 3

Description:

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 the Southeast Corner of the Southeast Quarter of said Section 9; thence S 89°32'02" W 1435.15 feet along the South Line of the Southeast Quarter of said Section 9; thence

N 00°11'42" W 646.45 feet; thence

N 89°04'41" E 811.16 feet; thence

N 00°29'26" E 660.20 feet; thence

N 89°17'36" E 622.94 feet to the East Line of said Section 9; thence

S 00°06'00" W 1315.68 feet to the point of beginning, containing 31.0 acres.

Subject to easements and restrictions of record.

El Paso County Parcel Informa	uuon ———————————————————————————————————	File Name: ID-22-001	
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4300000548 MEADOWLAKE DEVELOPMENTS	LLC	ZIP ZIPLUS 80118 0618	
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4315001030 BLANKENSHIP JOHN C JR 6424 SOUTHFORK DR PEYTON, CO 80831

4310001019 GORILLA CAPITAL CO 1342 HIGH STREET EUGENE, OR 97401

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

4310001001 SADDLEHORN RANCH HOMES LLC 3505 EL CAMINO REAL PALO ALTO, CA 94306

4315001001 YOUNG THOMAS S 6444 SOUTHFORK DR PEYTON, CO 80831 4315001031 BOBCAT MEADOWS 1445 ROSS AVE FL 2 DALLAS, TX 75202

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

4300000552 ONEIL KEVIN PO BOX 1385 COLORADO SPRINGS, CO 80901

4300000553 VENTIMIGLIA DOROTHY B TRUST PO BOX 618 LARKSPUR, CO 80118 4316004001 FIGG JEFFREY DALE 14350 FALCON HWY PEYTON, CO 80831

4316001012 HANEY GARY L 14580 FALCON HWY PEYTON, CO 80831

4300000550 REYNOLDS FAYE 6634 MASTERS RD MANVEL, TX 77578

4316000004 WARNER JEANNE L 6480 CURTIS RD PEYTON, CO 80831