

**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](http://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 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.

## 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.**

CS-22-001

HOWSER

### MAP AMENDMENT (REZONE) MEADOW LAKE COMMERCIAL PARK

A request by Meadowlake Development, LLC for approval of a map amendment (rezoning) of 31 acres from PUD (Planned Unit Development) to CS (Commercial Service). 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 No. 43000-00-551) (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](mailto: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/174158> to view the Staff Report and all other documents related to this hearing item.

# El Paso County Parcel Information

PARCEL	NAME
4300000551	MEADOWLAKE DEVELOPMENTS LLC

File Name: CS-22-001

Zone Map No.: --

ADDRESS	CITY	STATE
PO BOX 1385	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80901	

Date: July 28, 2022



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

4316001012  
HANEY GARY L  
14580 FALCON HWY  
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

4316000004  
WARNER JEANNE L  
6480 CURTIS RD  
PEYTON, CO 80831

4315001001  
YOUNG THOMAS S  
6444 SOUTHFORK DR  
PEYTON, CO 80831