

NOTICE OF PUBLIC HEARING(S)

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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 September 2, 2021 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 14, 2021 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 28, 2021 beginning at 9:00 a.m., both Board of County Commissioners' hearings are located in the Centennial Hall Hearing Room located at 200 S. Cascade Avenue, Colorado Springs.**

ID-21-001

PARSONS

**SPECIAL DISTRICT SERVICE PLAN
CLOVERLEAF METROPOLITAN DISTRICT**

A request by 4 Site Investments, LLC, Linda Johnson-Conne, Tracy Lee, Debbie Elliot, and Peter Martz for approval of a Colorado Revised Statutes Title 32 Special District service plan for the Grandview Reserve Metropolitan District Nos. 1-4. The two (2) parcels, totaling 767 acres, proposed for inclusion into the district are zoned RR-2.5 (Residential Rural), and are located immediately east of Eastonville Road and west of Highway 24, and are within Sections 21 and 28, Township 12 South, Range 64 West of the 6th P.M. The proposed service plan includes the following: a maximum debt authorization of \$295 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 residential mill levy of 65 mills, and 35 mills for commercial, and an operations and maintenance mill levy of 10 mills, for a total maximum combined commercial mill levy of 45 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 included within the boundaries of the Falcon Peyton Small Area Plan (2008). (Parcel Nos. 42000-00-396 and 42000-00-328) (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. 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/EIPasoCountyCO/> 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.

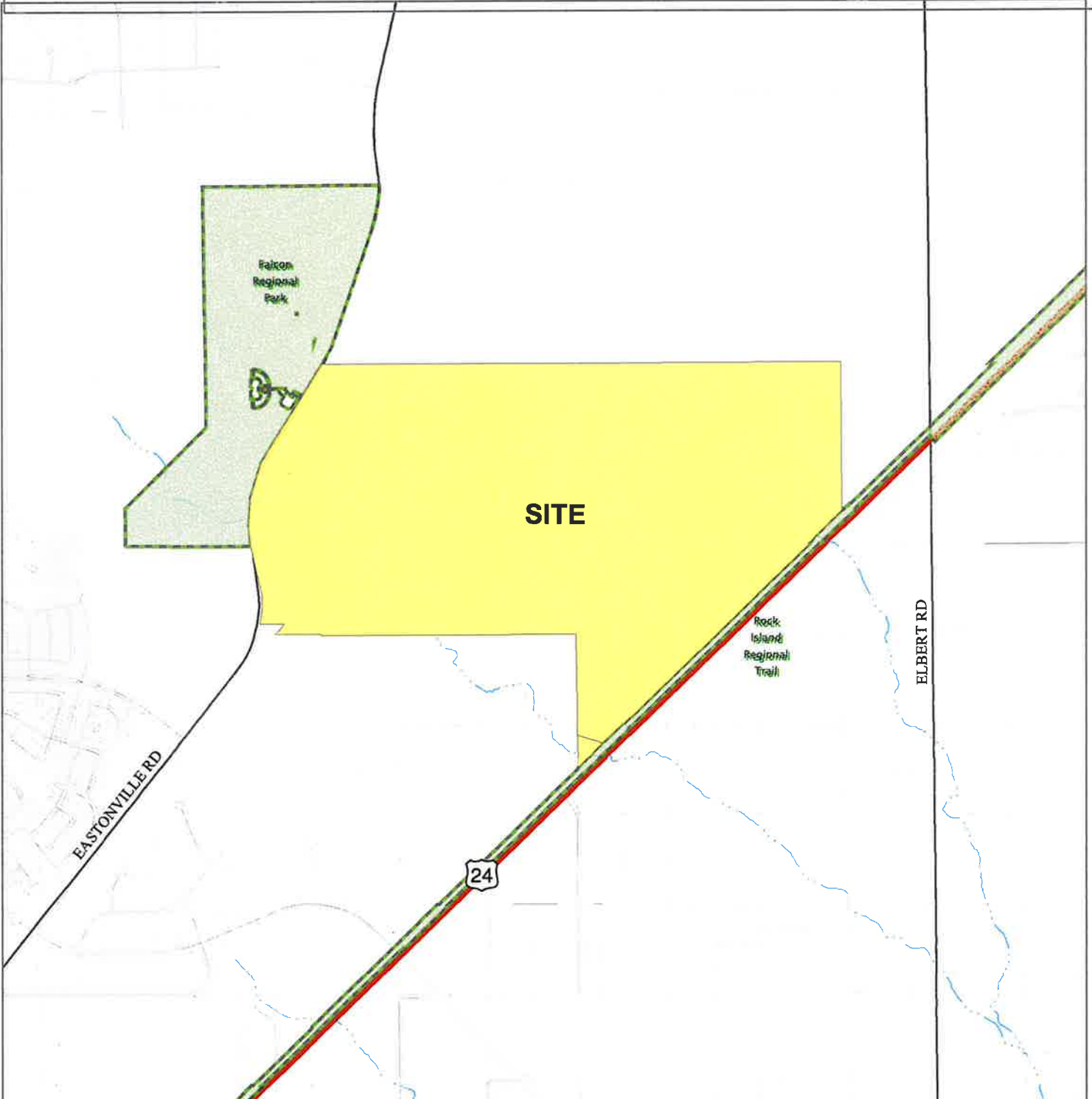
El Paso County Parcel Information

PARCE	NAME
4200000	4 SITE INVESTMENTS LLC
4200000	JOHNSON-CONNE LINDA D

File Name: ID-21-001

Zone Map No. --

Date: August 16, 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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4200000396
4 SITE INVESTMENTS LLC
1271 KELLY JOHNSON BLVD #100
COLORADO SPRINGS, CO 80920

4200000380
JMJK HOLDINGS LLC
3450 BIG BEAR DR
SEDALIA, CO 80135

4200000451
MERIDIAN RANCH INVESTMENTS INC
PO BOX 80036
SAN DIEGO, CA 92138

4200000397
PLAINVIEW PROPERTIES LLC
2409 STRICKLER RD
COLORADO SPRINGS, CO 80906

4200000349
4 WAY RANCH JOINT VENTURE LLC
PO BOX 50223
COLORADO SPRINGS, CO 80949

4200000417
4 WAY RANCH JOINT VENTURE LLC
PO BOX 50223
COLORADO SPRINGS, CO 80949

4200000416
LEE W TRACY
24089 STRICKLER RD
COLORADO SPRINGS, CO 80906

4200000148
VORHES GARY
14550 E US HWY 24
PEYTON, CO 80831

4200000328
JOHNSON-CONNOR LINDA D
2409 STRICKLAND RD
COLORADO SPRINGS, CO 80906

4200000321
JMJK HOLDINGS LLC
3450 BIG BEAR DR
SEDALIA, CO 80135

4200000263
WOOLSEY JOHN M
14755 E US HIGHWAY 24
PEYTON, CO 80831

4222001002
MARTIN EDWARD D
15615 E US HIGHWAY 24
PEYTON, CO 80831

4227000016
REID SCOTT D
1412 PIKES PEAK AVE
FORT COLLINS, CO 80524

4227000020
VANDE BRAKE TODD
15075 E US HIGHWAY 24
PEYTON, CO 80831

4227000004
LARSEN RUTH J FAMILY TRUST
2575 FAIRWAY DR
COLORADO SPRINGS, CO 80909

4227000001
VANDE BRAKE TODD E
15005 E US HIGHWAY 24
PEYTON, CO 80831

4227000009
NEVELN KRISTEN N
15015 E US HIGHWAY 24
PEYTON, CO 80831

4227000008
WILLIAMS DELORES A
15035 E US HIGHWAY 24
PEYTON, CO 80831

4227000010
NOURIE-TENINTY H ROBIN
9591 CURTIS RD
PEYTON, CO 80831

4227000011
THORNTON JAMES E II
9611 CURTIS RD
PEYTON, CO 80831