

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 July 7, 2020 Planning Commission beginning at 1:00 p.m. and the July 28, 2020 Board of County Commissioners' hearing beginning at 9:00 a.m. located in the Centennial Hall Hearing Room located at 200 S. Cascade Avenue, Colorado Springs.**

ID-19-006

PARSONS

**SPECIAL DISTRICT SERVICE PLAN
THE RANCH METROPOLITAN DISTRICT NOS. 1-4**

A request by PRI #4, LLC, for approval of a Colorado Revised Statutes Title 32 Special District service plan for the Ranch Metropolitan District. The parcels proposed for inclusion into the District total 610 acres and are located north Woodmen Road, south of Stapleton Drive, and East of Raygor Road and are within Section 35, Township 12 So., Range 65 West of the 6th P.M. The proposed service plan includes the following: a maximum debt authorization of \$4 million, a debt service mill levy of 50 mills for residential, 35 mills for commercial, an operations and maintenance mill levy of 10 mills, and 5 mills for covenant enforcement, for total maximum combined 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. The properties within the boundaries of the proposed District are included within the Falcon/Peyton Small Area Master Plan (2006) and the Black Forest Preservation Plan (1998). (Parcel Nos. 52000-00-321, 52000-00-323, and 52000-00-324) (Commissioner District No. 2)

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 Facebook, 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 and/or the Board of County Commissioners, please email Tracey Garcia at TraceyGarcia@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. Garcia 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.
- Please pay special attention to any communication you receive regarding the time your item will be heard.

El Paso County Parcel Information

File Name: ID-19-006

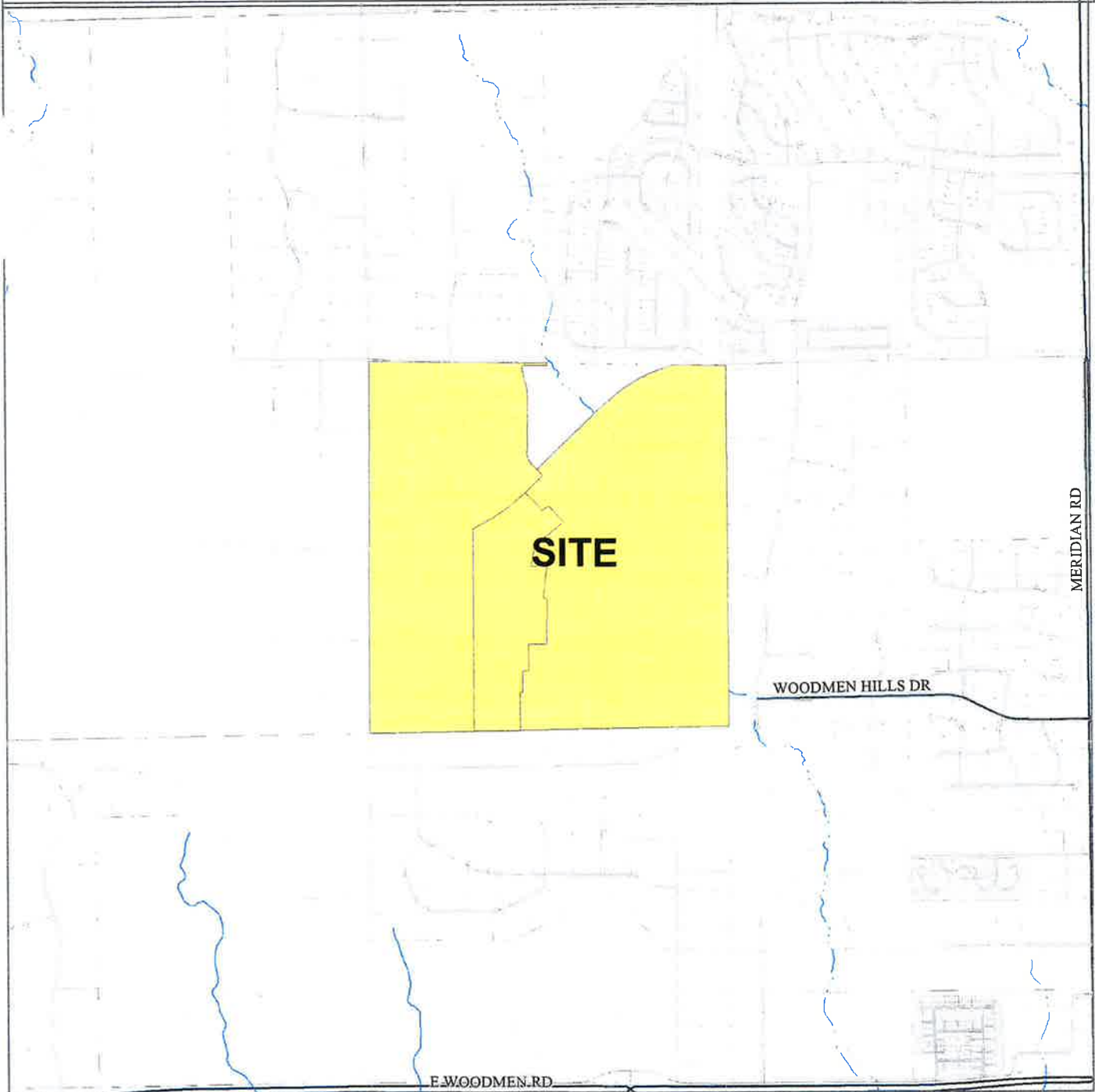
Zone Map No. --

Date: June 18, 2020

PARCEL	NAME
5200000321	PRI #4 LLC
5200000323	PRI #4 LLC
5200000324	PRI #4 LLC

ADDRESS	CITY	STATE
2138 FLYING HORSE CLUB DR	COLORADO SPRINGS	CO
2138 FLYING HORSE CLUB DR	COLORADO SPRINGS	CO
2138 FLYING HORSE CLUB DR	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80921	
80921	
80921	



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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