

NOTICE OF PUBLIC HEARING(S)

copy mailed 6/19/2020

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 of Woodmen Road, south of Stapleton Drive, and East of Raygor Road and are within Section 35, Township 12 South, Range 65 West of the 6th P.M. The proposed service plan includes the following: a maximum debt authorization of \$43 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. --

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

Date: June 18, 2020

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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5300000605
BLH NO 1 LLC
111 S TEJON ST STE 222
COLORADO SPRINGS, CO 80903

5200000228
NARDIS J H
2914 AUSTIN BLUFFS PKWY
COLORADO SPRINGS, CO 80918

5302006001
MCAFEE JOHN L
8435 FALCON MEADOW BLVD
PEYTON, CO 80831

5236008012
GUTIERREZ JOHN
8764 TOWNER AVE
PEYTON, CO 80831

5236008009
DANLEY CHARLES A
9004 TOWNER AVE
PEYTON, CO 80831

5234001004
BRANBERG JACQUELINE K
9315 BROKEN BOW CT
COLORADO SPRINGS, CO 80908

5226402013
BENCOMO CARLOS M
9372 ROCKINGHAM DR
PEYTON, CO 80831

5236008002
KELLER JASON L
9424 TOWNER AVE
PEYTON, CO 80831

5226402017
HARWIG MICHAEL J
9442 ROCKINGHAM DR
PEYTON, CO 80831

5226402019
JOHNSON WILLIAM EDWARD
9470 ROCKINGHAM DR
PEYTON, CO 80831

5236008014
CULLUM ARNOLD
251 E FOUNTAIN BLVD UNIT 200
COLORADO SPRINGS, CO 80903

5200000251
KENDALL THOMAS A
7661 MCLAUGHLIN RD
PEYTON, CO 80831

5236008015
RAYBURN MICHAEL D
8524 TOWNER AVE
PEYTON, CO 80831

5236008011
WARNER ERIN VARNEDOE
8884 TOWNER AVE
PEYTON, CO 80831

5236008007
RETALICK GASTON
9124 TOWNER AVE
PEYTON, CO 80831

5234001003
FAST AMY M
9355 BROKEN BOW CT
COLORADO SPRINGS, CO 80908

5226402014
HEBNER KATHERINE
9386 ROCKINGHAM DR
PEYTON, CO 80831

5234001002
ALCORN KRISTIN R
9425 BROKEN BOW CT
COLORADO SPRINGS, CO 80908

5226402018
BORM LEGACY TRUST
9456 ROCKINGHAM DR
PEYTON, CO 80831

5200000325
GRACE COMMUNITY CHURCH OF
FALCON
9475 GRACE CHURCH VW
PEYTON, CO 80831

5200000321
PRI #4 LLC
2138 FLYING HORSE CLUB DR
COLORADO SPRINGS, CO 80921

5301007001
CASTLEMAN CHARLENE L
8344 TOWNER AVE
PEYTON, CO 80831

5236008013
FIX RONALD T
8704 TOWNER AVE
PEYTON, CO 80831

5236008010
NAVE DOUGLAS L
8944 TOWNER AVE
PEYTON, CO 80831

5236008006
CURRY KEVIN
9184 TOWNER AVE
PEYTON, CO 80831

5236008003
DIPPEL FAMILY TRUST
9364 TOWNER AVE
PEYTON, CO 80831

5226402015
GARCIA FAMILY REVOC LIVING TRUST
9414 ROCKINGHAM DR
PEYTON, CO 80831

5226402016
WILSON GARY L
9428 ROCKINGHAM DR
PEYTON, CO 80831

5234001001
GILLESPIE GERRIT
9465 BROKEN BOW CT
COLORADO SPRINGS, CO 80908

5226004005
MARCOTTE NANCY L
9555 ARROYA LN
COLORADO SPRINGS, CO 80908

5227004010
BJORK MANFRED
9690 STAPLETON RD
COLORADO SPRINGS, CO 80908

5226002017
ALLEN MICHAEL J
9750 STAPLETON RD
COLORADO SPRINGS, CO 80908

5226002016
BOND CAROLYN T
9860 STAPLETON RD
COLORADO SPRINGS, CO 80908

5302002010
WIDDOWS GARY W
9870 TERCEL DR
PEYTON, CO 80831

5302002009
VANLANDINGHAM JERRY L
9960 TERCEL DR
PEYTON, CO 80831

5226402021
PAINT BRUSH HILLS
9985 TOWER AVE
PEYTON, CO 80831

5226004006
GEORGE C BRAD
10050 STAPLETON RD
COLORADO SPRINGS, CO 80908

5302002008
GRAMPRIE NICHOLAS K
10050 TERCEL DR
PEYTON, CO 80831

5226004007
VILLA RONALD R
10090 STAPLETON RD
COLORADO SPRINGS, CO 80908

5226004002
BARRETT ROBERT L
10120 STAPLETON RD
COLORADO SPRINGS, CO 80908

5226004001
GEPHART ZANE B
10140 STAPLETON DR
COLORADO SPRINGS, CO 80908

5302002007
STANKO DONALD L
10150 TERCEL DR
PEYTON, CO 80831

5226004008
VILLARREAL JOEL MORENO
10160 STAPLETON RD
COLORADO SPRINGS, CO 80908

5302002006
MERRITT MARK C
10280 TERCEL DR
PEYTON, CO 80831

5302002005
THOMPSON FAMILY LIVING TRUST
10330 TERCEL DR
PEYTON, CO 80831

5302002004
BARDUNOTIS JAMES A
10350 TERCEL DR
PEYTON, CO 80831

5302002003
AYARS SAMUEL A II
10430 TERCEL DR
PEYTON, CO 80831

5302002002
WHITE BENJAMIN BRUCE
10490 TERCEL DR
PEYTON, CO 80831

5302002001
RANNEY ANDREW B
10550 TERCEL DR
PEYTON, CO 80831

5225302015
BERG THEODORE A SR &
10903 CAVERHILL DR
PEYTON, CO 80831

5225302014
HOLT JOHN L
10913 CAVERHILL DR
PEYTON, CO 80831

5225302013
FORBES LIVING TRUST
10923 CAVERHILL DR
PEYTON, CO 80831

5225302012
RIEHL BRUCE A
10933 CAVERHILL DR
PEYTON, CO 80831

5200002050
BENNETT BUFORD L
20160 SADDLE BLANKET LN
PEYTON, CO 80831

1D