

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, October 20, 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, November 1, 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-21-003

Bagley

**MAP AMENDMENT (REZONING)
CIRCLE K AT NEW MERIDIAN AND HIGHWAY 24 REZONING**

A request by Circle K Stores Inc. for approval of a map amendment (rezoning) from C-2 (Commercial) and RR-5 (Residential Rural) to CS (Commercial Service). The 8.99 acre property is located northeast of the intersection of New Meridian and Highway 24 and southeast of the intersection of Old Meridian and Highway 24 and within Section 12, Township 13 South, and Range 65 West of the 6th P.M. (Parcel Nos. 53124-02-015, 53124-02-016, 53124-03-003, 53124-03-004, 53124-04-003, 53124-05-003 and 53124-05-005) (Commissioner District No. 2)

Type of Hearing: Quasi-Judicial

Planner: Kylie Bagley (KylieBagley@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 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/110626> to view the Staff Report and all other documents related to this hearing item.

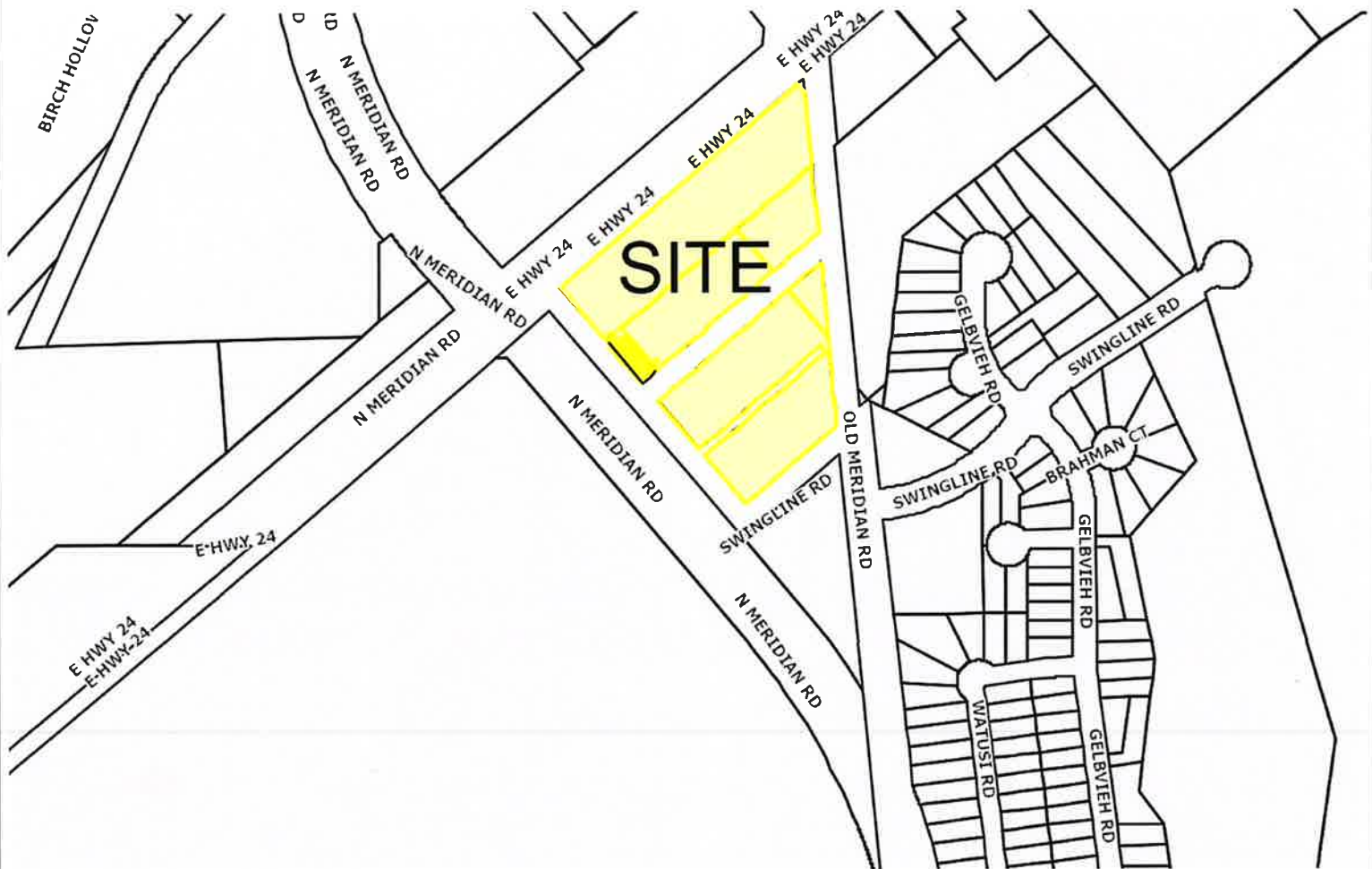
El Paso County Parcel Information

File Name: CS-21-003

Date:

PARCEL	NAME	ADDRESS
5312402015	RANDY GIBBS	6930 MERIDIAN SOL DRIVE PEYTON CO, 80831
5312402016	DIAMOND SHAMROCK REFINING	P.O. BOX 52085 DC-17 PHOENIX AZ, 85072
5312403003	MALONE WILLIAM G TRUST	3612 PENNINGTON CIRCLE MODESTO CA, 95356
5312403004	RANDY GIBBS	6810 NORTH MERIDIAN ROAD PEYTON CO, 80831
5312404003	RANDY GIBBS	6810 NORTH MERIDIAN ROAD PEYTON CO, 80831

53124-05-003 - RANDY GIBBS - 6810 NORTH MERIDIAN ROAD - PEYTON CO, 80831
53124-05-005 - RANDY GIBBS - 6810 MERIDIAN SOL DRIVE - PEYTON CO, 80831



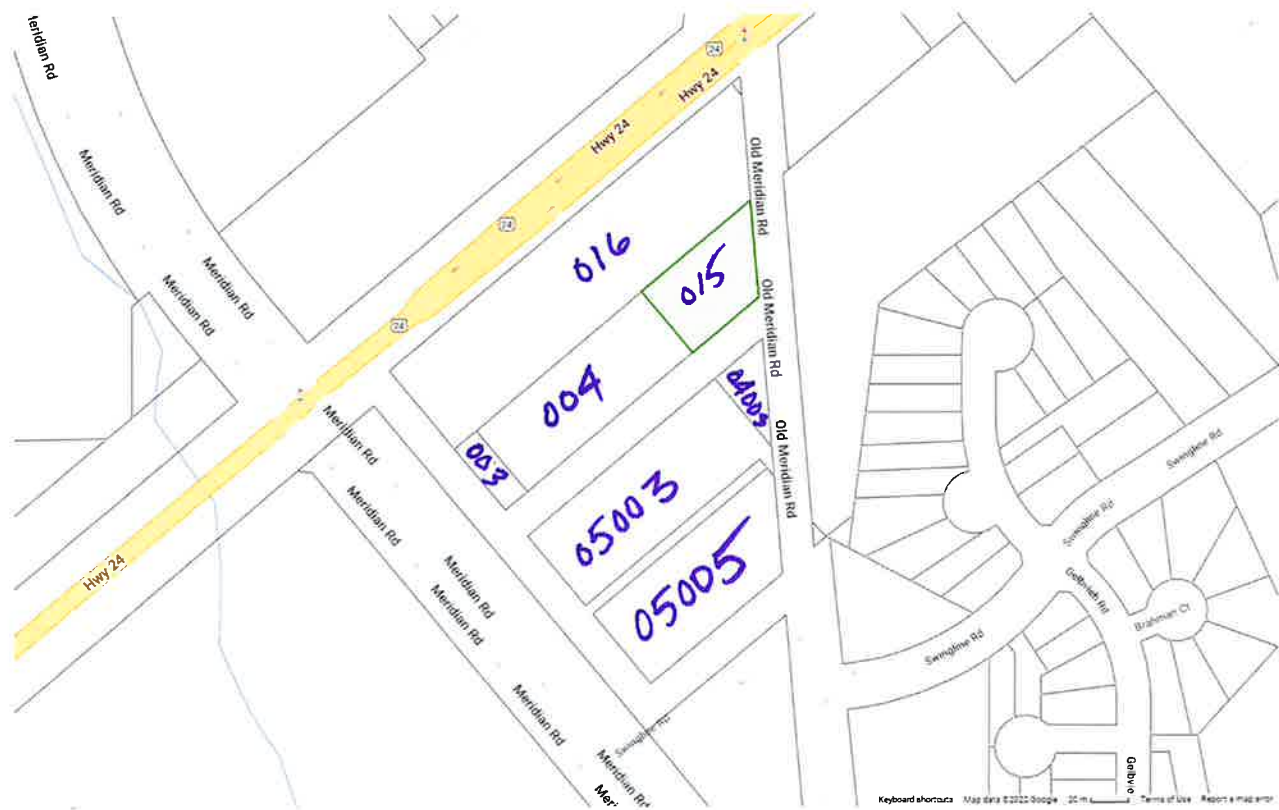
Please report any parcel discrepancies to:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
(719) 520-6600



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El Paso County - Community: Property Search

Schedule Number: 5312402015



CS-21-003

BAGLEY

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4307207013
EL PASO COUNTY
200 S CASCADE AVE STE 150
COLORADO SPRINGS, CO, 80903

4307303007
I B S ENTERPRISES L L C
6550 DUN CLUB TRL
COLORADO SPRINGS, CO, 80908

4307303022
DULL OSCAR JR
207 N SHERIDAN AVE
COLORADO SPRINGS, CO, 80909

4307303021
EDNA HOLDINGS LLC
4810 OLD FARM DR STE 110
COLORADO SPRINGS, CO, 80917

5312407001
FARMERS STATE BANK OF CALHAN
1500 8TH ST
CALHAN, CO, 80808

5312401010
D & D MANAGEMENT LLC
6485 ALIBI CIR
COLORADO SPRINGS, CO, 80923

5312400013
FALCON HIGHLANDS METRO DISTRICT
111 S TEJON ST STE 705
COLORADO SPRINGS, CO, 80903

5312400018
CITY OF COLORADO SPRINGS
30 S NEVADA AVE STE 502
COLORADO SPRINGS, CO, 80903

5312400017
MOODY BRIAN M
8605 EXPLORER DR SUITE 250
COLORADO SPRINGS, CO, 80920

5312400008
EL PASO COUNTY
200 S CASCADE AVE STE 150
COLORADO SPRINGS, CO, 80903

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

September 20, 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 520-6323.

Sincerely,

Kylie Bagley

Kylie Bagley, Planner II

Enclosure

NOTE: THIS ITEM MUST BE PUBLISHED ON OR BEFORE October 17, 2022

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

www.ELPASOCO.com

**MAP AMENDMENT (REZONE)
CIRCLE K AT NEW MERIDIAN AND HIGHWAY 24 REZONING**

NOTICE IS HEREBY GIVEN that on November 1, 2022 at 1:00 P.M. 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 Circle K Stores Inc. for approval of a map amendment (rezoning) from C-2 (Commercial) and RR-5 (Residential Rural) to CS (Commercial Service). The 8.99 acre property is located northeast of the intersection of New Meridian and Highway 24 and southeast of the intersection of Old Meridian and Highway 24 and within Section 12, Township 13 South, and Range 65 West of the 6th P.M. (Parcel Nos.53124-02-015, 53124-02-016, 53124-03-003, 53124-03-004, 53124-04-003, 53124-05-003 and 53124-05-005) (Commissioner District No. 2)

Dated at Colorado Springs, Colorado, this 1st day of November 2022.

OF

THE BOARD OF COUNTY COMMISSIONERS

EL PASO COUNTY, COLORADO

BY /s/ Chair

EXHIBIT A

Parcel A:

Lots 17 to 32, inclusive, EXCEPT the Northwesterly 20 feet thereof, lying West of the County Road in Block 24, Town of Falcon, El Paso County, Colorado, according to the Plat thereof recorded in Plat Book B at Page 37.

NOTE: FOR INFORMATIONAL PURPOSES ONLY ASSESSOR PARCEL NO. 5312402015

Parcel B:

Lots 19 to 32, inclusive, EXCEPT the Northwesterly 20 feet thereof, in Block 25, Town of Falcon, El Paso County, Colorado, according to the Plat thereof recorded in Plat Book B at Page 37.

NOTE: FOR INFORMATIONAL PURPOSES ONLY ASSESSOR PARCEL NO. 5312403004

Parcel C:

All that portion of Block 28 lying West of the County Line Road, including the Northeasterly 30.0 feet of vacated 7th Street, Town of Falcon, El Paso County, Colorado, according to the Plat thereof recorded in Plat Book B at Page 37.

NOTE: FOR INFORMATIONAL PURPOSES ONLY ASSESSOR PARCEL NO. 5312404003

Parcel D:

All of Block 29, including the Southwesterly 30.0 feet of vacated 7th Street, EXCEPTING therefrom that portion of Meridian Road lying across Block 29 and said vacated portion of 7th Street, Town of Falcon, El Paso County, Colorado, according to the Plat thereof recorded in Plat Book B at Page 37.

NOTE: FOR INFORMATIONAL PURPOSES ONLY ASSESSOR PARCEL NO. 5312405003

NOTE: The above description is subject to change pursuant to a replat.