

NOTICE OF PUBLIC HEARING(S)

*Mailed/Copied
11/16/21 KKH*

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 December 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 December 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 January 4, 2022 beginning at 1:00 p.m., both Board of County Commissioners' hearings are located in the Centennial Hall Hearing Room located at 200 S. Cascade Avenue, Colorado Springs.**

ID-21-002

PARSONS

**SPECIAL DISTRICT SERVICE PLAN MODIFICATION
WATERVIEW II METROPOLITAN DISTRICT**

A request by COLA, LLC, and Waterview II Metropolitan District for approval of a Colorado Revised Statutes Title 32 Special District service plan modification for the Waterview II Metropolitan District. The 298.2-acre area included within the request is zoned PUD (Planned Unit Development), RS - 5000 (Residential Suburban) and A-5 (Agricultural) and is located at the southeast corner of the Powers Boulevard and Bradley Road intersection and along the west side of Powers Boulevard at the Bradley Road intersection, and is within Sections 8 and 9, Township 15 South, Range 65 West of the 6th P.M. The proposed service plan modification includes the following: a maximum debt authorization of \$50 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. 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. (Multiple parcel numbers – see PCD File No. ID-21-002) (Commissioner District No. 4)

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. 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 Elena Krebs at 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/Public/ProjectDetails/171270> to view the Staff Report and all other documents related to these hearing items.

El Paso County Parcel Information

File Name: ID-21-002

PARCEL	NAME
See attached list	

Zone Map No.: --

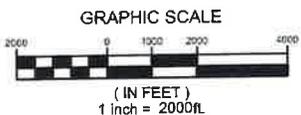
ADDRESS	CITY	STATE
See attached list		

ZIP	ZIPLUS

Date: November 10, 2021



WATERVIEW II METROPOLITAN DISTRICT VICINITY MAP



SCALE	
HORIZ.	1" = 2000'
VERT.	N/A

Fountain Mutual Irrigation
PO Box 75292
Colorado Springs, CO 80970

State of Colorado
633 17th Street
STE 1520
Denver, CO 80202

Colorado Springs City of
PO Box 1575
Colorado Springs, CO 80901

Blume Eugenia M & Trust
630 SOUTHPOINTE CT
STE 200
COLORADO SPRINGS, CO 80906

MARKSHEFFEL-WOODMEN INVEST LLC
2432 PARKVIEW LN
COLORADO SPRINGS, CO 80906

KIEMELE FAMILY PARTNERSHIP LLLP
2065 MULLIGAN DR
COLORADO SPRINGS, CO 80920

CASE LINDSAY J
119 N WAHSATCH AVE
COLORADO SPRINGS, CO 80903

CHALLENGER COMMUNITIES LLC
8605 EXPLORER DRIVE
#250
COLORADO SPRINGS, CO 80920

CPR ENTITLEMENTS LLC
31 N TEJON ST
STE 518
COLORADO SPRINGS, CO 80903

BLH NO 4 LLC
111 S TEJON ST
STE 222
COLORADO SPRINGS, CO 80903

PHI REAL ESTATE SERVICES LLC
200 W CITY CENTER DR
STE 200
PUEBLO, CO 81003

COLORADO CENTRE METRO DISTRICT
4770 HORIZON VIEW DR
COLORADO SPRINGS, CO 80925

WATERVIEW COMMERCIAL
31 N TEJON ST
#502
COLORADO SPRINGS, CO 80903

HOWARD FRANK W
118 N TEJON ST
STE 305
COLORADO SPRINGS, CO 80903

WATERVIEW II METRO DISTRICT
2154 E COMMONS AVE
STE 2000
LITTLETON, CO 80122

RICHMOND AMERICAN HOMES OF
4390 S MONACO PKWY
DENVER, CO 80237

COLA LLC
7910 GATEWAY BLVD EAST
#102
EL PASO, TX 79915

ASPEN VIEW HOMES LLC
555 MIDDLE CREEK PKWY
#500
COLORADO SPRINGS, CO 80921

