

CERTIFICATION:

I Jon Romero researched the records of the El Paso County Clerk and Recorder and established that there was was not a mineral estate owner(s) on the real property known as PARCEL 4200000401. An initial public hearing on Rolling Hills Ranch PUD 1-3, which is the subject of the hearing, is scheduled for July 7th, 2020.

Pursuant to §24-65.5-103(4), C.R.S., I certify that a Notice of an initial public hearing was mailed to the mineral estate owner(s) (if established above) and a copy was mailed to the El Paso County Planning Department on June 19, 2020.

Dated this 10th day of October, 2019.

STATE OF COLORADO)
) s.s.
COUNTY OF EL PASO)

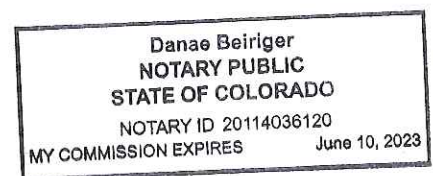
The foregoing certification was acknowledged before me this 10th day of October, 2019, by Jon Romero.

Witness my hand and official seal.

My Commission Expires: 6-10-2023

Danae Beiriger

Notary Public



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.**

PUDSP-19-009

RUIZ

**PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN AMENDMENT
ROLLING HILLS RANCH FILINGS 1-3 AT MERIDIAN RANCH**

A request by Meridian Ranch Investments, Inc., for approval of a map amendment (rezoning) of 251 acres from a conceptual PUD (Planned Unit Development) to a site specific PUD (Planned Unit Development) and approval of a preliminary plan for 725 single-family residential lots. The property is located west of Eastonville Road at the easternmost terminus of Rex Road and is adjacent to the southwest of the Falcon Regional Park. (Parcel Nos. 42000-00-407 and 42000-00-401) (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/ElPasoCountyCO/> 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 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

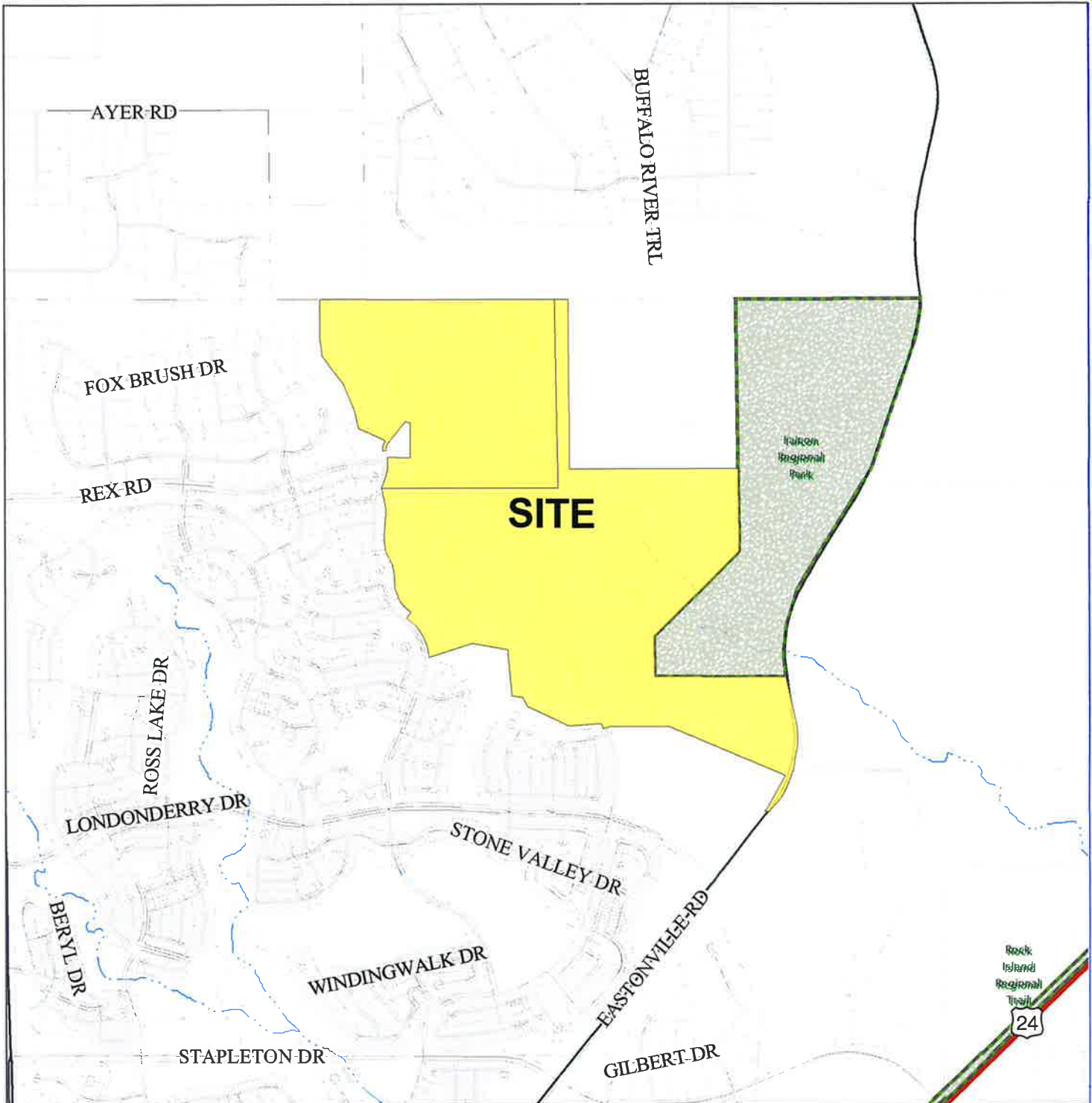
File Name: PUDSP-19-009

Zone Map No. --

Date: June 15, 2020

PARCEL	NAME
4200000407	MERIDIAN RANCH INVESTMENTS INC
4200000401	MERIDIAN RANCH INVESTMENTS INC

ADDRESS	CITY	STATE	ZIP	ZIPLUS
PO BOX 80036	SAN DIEGO	CA	92138	0036
PO BOX 80036	SAN DIEGO	CA	92138	0036



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



COPYRIGHT 2018 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained hereon may be reproduced; used to prepare derivative products; or distributed without the specific written approval of the Board of County Commissioners, El Paso County, Colorado. This document was prepared from the best data available at the time of printing. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained hereon.

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

4229208001
THOMAS BRIAN G
10531 MT SHERMAN WAY
PEYTON, CO 80831

4220301013
REORDA WAYNE
10549 MT SHERMAN WAY
PEYTON, CO 80831

4220301011
KOCAB MICHAEL
10561 MT SHERMAN WAY
PEYTON, CO 80831

4220303006
BROWN SCOTT A
10629 RAINBOW BRIDGE DR
PEYTON, CO 80831

4220303003
DIXON ALTON D
10671 RAINBOW BRIDGE DR
PEYTON, CO 80831

4220303025
PRUITT ADRIAN
10703 SHAVANO PEAK CT
PEYTON, CO 80831

4220303022
CLARK JEFFREY
10739 SHAVANO PEAK CT
PEYTON, CO 80831

4220303016
JONES TAMORRIS D
10823 SHAVANO PEAK CT
PEYTON, CO 80831

4200000335
FALCON SCHOOL DISTRICT NO 49
10850 E WOODMEN RD
PEYTON, CO 80831

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

4220301015
HINDMAN JAMES W
10537 MT SHERMAN WAY
PEYTON, CO 80831

4220301012
SMITH ROBERT J
10555 MT SHERMAN WAY
PEYTON, CO 80831

4220303008
MCCAW WILLIAM M
10601 RAINBOW BRIDGE DR
PEYTON, CO 80831

4220303005
BRETTON BRYAN J
10643 RAINBOW BRIDGE DR
PEYTON, CO 80831

4220303002
SCOTT PAMELA R
10685 RAINBOW BRIDGE DR
PEYTON, CO 80831

4220303024
VILLANUEVA-GUTIERREZ JAIME
10715 SHAVANO PEAK CT
PEYTON, CO 80831

4220303021
BEAVER BRANDON
10751 SHAVANO PEAK CT
PEYTON, CO 80831

4220303015
LATIMER THOMAS ROLAND JR
10835 SHAVANO PEAK CT
PEYTON, CO 80831

4220303013
REESER JOSEPH
10859 SHAVANO PEAK CT
PEYTON, CO 80831

4200000345
FALCON LATIGO LLC
5350 S ROSLYN ST STE 400
ENGLEWOOD, CO 80111

4220301014
ROACH CHRISTOPHER W
10543 MT SHERMAN WAY
PEYTON, CO 80831

4220301010
SANCHEZ ADRIAN R
10556 MT SHERMAN WAY
PEYTON, CO 80831

4220303007
HAM KENNETH CHARLES III
10615 RAINBOW BRIDGE DR
PEYTON, CO 80831

4220303004
ORTIZ ANTHONY C
10657 RAINBOW BRIDGE DR
PEYTON, CO 80831

4220303001
BORCHARDT RYAN D
10699 RAINBOW BRIDGE DR
PEYTON, CO 80831

4220303023
MARTINEZ JODY E
10727 SHAVANO PEAK CT
PEYTON, CO 80831

4220303020
MOORE FAMILY LIVING TRUST
10763 SHAVANO PEAK CT
PEYTON, CO 80831

4220303014
AXT NORA R
10847 SHAVANO PEAK CT
PEYTON, CO 80831

4220303012
DITSON JESSICA L
10871 SHAVANO PEAK CT
PEYTON, CO 80831

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

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

4200000407
MERIDIAN RANCH INVESTMENTS INC
PO BOX 80036
SAN DIEGO, CA 92138

4218000011
BOLAND FAMILY REVOC LIVING TRUST
12065 N MERIDIAN RD
PEYTON, CO 80831

4219106011
DE QUIROZ EDWIN
12846 CLARK PEAK CT
PEYTON, CO 80831

4219106012
MARTIN DAVID WAYNE
12860 CLARK PEAK CT
PEYTON, CO 80831

4220303011
BLAMEY KEVIN PATRICK
10883 SHAVANO PEAK CT
PEYTON, CO 80831

4220303010
MARIANO MARK R
10895 SHAVANO PEAK CT
PEYTON, CO 80831

4219404085
MERIDIAN SERVICE METRO DIST
11886 STAPLETON DR
PEYTON, CO 80831