

**THE EL PASO COUNTY ADVERTISER AND NEWS,  
FOUNTAIN, COLORADO 80817  
STATE OF COLORADO**

**ss.**

**COUNTY OF EL PASO**

I, Karen M. Johnson, do solemnly swear that I am General Manager of the El Paso County Advertiser and News, that the same is a weekly newspaper printed, in whole or in part, and published in the County of El Paso, state of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said county of El Paso for a period of more than 52 weeks next prior to the first publication of the annexed notice and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

That copies of each number of said paper in which said notice and list were published were delivered by carriers or transmitted by mail to each of the subscribers of said paper for a period of 1 consecutive insertions, once each week, and on the same day of each week; and that first publication of said notice was in the issue of said newspaper dated Sept. 20, A.D. 2017 and that the last publication of said notice was in the issue of said newspaper dated Sept. 20, A.D. 2017.

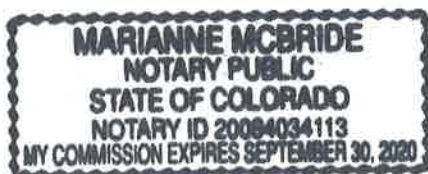


Karen M. Johnson  
General Manager

Subscribed and sworn to before me, a notary public in and for the County of El Paso, State of Colorado, this 20th day of Sept. A.D. 2017



Marianne McBride  
Notary Public



**NOTICE OF PUBLIC HEARING  
MAP AMENDMENT (REZONE)  
ALBRECHT REZONE**

NOTICE IS HEREBY GIVEN that on October 10, 2017, at 9:00 A.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, #0910; 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 [http://adm.elpasoco.com/Development\\_Services](http://adm.elpasoco.com/Development_Services)

BE IT RESOLVED A request by the representative, Cynthia Jensen, for approval of a map amendment (rezoning) of seven (7) parcels totaling 308.78 acres from PUD (Planned Unit Development) to A-35 (Agricultural). The parcels are located north of Judge Orr Road and west of North Ellicott Highway. (Parcel Nos. 32000-00-705, 32000-00-715, 32000-00-717, 32000-00-718, 32000-00-719, 32000-00-720, and 32000-00-721)

**Parcel No. 32000-00-705                      Legal Description: Tract 1**

A tract of land being a portion of the West Half of Section 36, Township 12 South, Range 63 West, 6th P.M., El Paso County, State of Colorado, more particularly described as follows: Beginning at the W1/4 corner of said Section 36, said point being the POINT OF BEGINNING of a tract of land described herein; thence N.00°54'17"E. coincident with the West line of the NW1/4 of said Section 36, a distance of 663.88 feet; thence S.89°09'25"E., a distance of 2,611.94 feet; thence S.00°46'58"W. coincident with the North-South centerline of said Section 36, a distance of 552.24 feet; thence N.89°17'07"W., a distance of 488.73 feet; thence N.89°17'10"W., a distance of 835.16 feet; thence N.89°17'03"W., a distance of 528.65 feet; thence N.20°44'01"W., a distance of 32.68 feet to the point of curve of a non tangent curve to the left, of which the radius point lies S.20°44'01"E., a radial distance of 270.00 feet; thence southwesterly along the arc, through a central angle of 06°10'35", a distance of 29.11 feet; thence S.63°05'24"W., a distance of 286.99 feet to the point of curve of a non tangent curve to the right, of which the radius point lies N.26°54'39"W., a radial distance of 330.00 feet; thence westerly along the arc, through a central angle of 27°49'08", a distance of 160.23 feet; thence N.89°05'31"W., a distance of 254.27 feet; thence N.89°05'28"W., a distance of 60.00 feet; thence N.00°54'39"E. coincident with the West line of the SW1/4 to said Section 36, a distance of 45.51 feet to the POINT OF BEGINNING. Containing 1,531,106.01 square feet or 35.1494 acres, more or less.

**Parcel No. 32000-00-721                      Legal Description: Tract 2**

A parcel of land being a portion of the West Half of Section 36, Township 12 South, Range 63 West of the 6th P.M., County of El Paso, State of Colorado, more particularly described as follows: Commencing at the West Quarter Corner of said Section 36; thence S.00°54'39"W. coincident with the West line of the SW1/4 of Section 36, a distance of 45.51 feet to the POINT OF BEGINNING of a parcel of land described herein; thence S.89°05'31"E., a distance of 314.27 feet to a point of curve to the left having a radius of 330.00 feet and a central angle of 27°49'08"; thence Easterly along the arc, a distance of 160.23 feet; thence N.63°05'24"E., a distance of 286.99 feet to a point of curve to the right having a radius of 270.00 feet and a central angle of 06°10'35"; thence Northeasterly along the arc a distance of 29.11 feet; thence S.20°44'01"E., a distance of 32.68 feet; thence S.89°17'03"E., a distance of 528.65 feet; thence S.00°50'31"W., a distance of 1,569.44 feet; thence N.89°09'29"W., a distance of 1,291.10 feet; thence N.00°54'39"E. coincident with the West line of the SW1/4, a distance of 1,415.29 feet to the POINT OF BEGINNING, County of El Paso, State of Colorado.

**Parcel No. 32000-00-718                      Legal Description: Tract 3**

A tract of land being a portion of the Southwest Quarter of Section 36, Township 12 South, Range 63 West, 6th P.M., El Paso County, State of Colorado, more particularly described as follows:

Beginning at the SW corner of said Section 36, said point being the POINT OF BEGINNING of a tract of land described herein; thence N.00°54'39"E. coincident with the West line of the SW1/4 of said Section 36, a distance of 1,194.83 feet; thence S.89°09'29"E., a distance of 1,291.10 feet; thence S.00°50'31"W., a distance of 1,181.45 feet; thence N.89°45'04"W. coincident with the South line of said SW1/4, a distance of 1,292.61 feet to the POINT OF BEGINNING. Containing 1,534,855.69 square feet or 35.2354 acres, more or less.

**Parcel No. 32000-00-717                      Legal Description: Tract 4**

A tract of land being a portion of the West Half of Section 36, Township 12 South, Range 63 West, 6th P.M., El Paso County, State of Colorado, more particularly described as follows:

Commencing at the SW corner of said Section 36; thence N.00°54'39"E. coincident with the West line of said SW1/4, a distance of 1,194.83 feet; thence S.89°09'29"E., a distance of 1,291.10 feet to the POINT OF BEGINNING of a tract of land described herein; thence

S.89°10'29"E., a distance of 2,615.96 feet; thence S.00°49'31"W. along the West line of the said SE1/4, a distance of 860.57 feet to the POINT OF BEGINNING. Containing 2,285,667.83 square feet or 52.4717 acres, more or less. Subject to a 30 ft. Ingress Egress Access Easement along the

Dated at Colorado Springs, Colorado, this 10<sup>th</sup> day of October, 2017.

THE BOARD OF COUNTY COMMISSIONERS  
EL PASO COUNTY

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