

NOTICE OF PUBLIC HEARING
MAP AMENDMENT (REZONE)
FALCON FIELD RESIDENTIAL

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

SS.

COUNTY OF EL PASO

NOTICE IS HEREBY GIVEN that on March 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://epodevplanreview.com>

A request by Falcon Field, LLC, for approval of a map amendment (rezoning) of 18.55 acres from CR (Commercial Regional) to RM-12 (Residential, Multi-Dwelling) and of 19.265 acres from CR (Commercial Regional) to RS-5000 (Residential Suburban). The two parcels, totaling 57.667-acres, are located on the south side of Highway 24, at the easternmost terminus of Woodmen Road, and are within Section 7, Township 13 South, Range 64 West of the 6th P.M. (Parcel Nos. 43070-00-001 and 43072-00-015) (Commissioner District No. 2) (P-21-007) (Ryan Howser)

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

THE BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO

BY _____ Chair

EXHIBIT A

A PARCEL OF LAND SITUATED IN SECTION 7, TOWNSHIP 13 SOUTH, AND RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 202131510 OF THE RECORDS OF SAID COUNTY, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS REFERRED TO HEREIN ARE BASED ON THE NORTH LINE OF THE WEST END BY A 3" ALUMINUM CAP STAMPED WITH COLORADO REGISTERED LAND SURVEYOR NO. 17664, AND MONUMENTED AT THE EAST END BY A 2" ALUMINUM CAP STAMPED WITH COLORADO REGISTERED LAND SURVEYOR NO. 17665, SAID LINE IS ASSUMED TO BEAR N89°08'49"W)

BEGINNING AT THE NORTHWEST CORNER OF "ARROWHEAD ESTATES FILING NO. 1" AS DESCRIBED IN PLAT BOOK Y-3, PAGE 39 OF THE RECORDS OF SAID COUNTY; SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 13, OF SAID "ARROWHEAD ESTATES FILING NO. 1";

THE FOLLOWING (3) THREE COURSES ARE ON THE WESTERLY AND NORTHERLY LINES OF SAID "ARROWHEAD ESTATES FILING NO. 1";

- 1) THENCE S00°46'01"W A DISTANCE OF 1,185.50 FEET;
- 2) THENCE S86°02'56"W A DISTANCE OF 327.55 FEET;
- 3) THENCE S00°19'57"W A DISTANCE OF 68.25 FEET TO THE NORTHERLY

LINE OF THAT TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 202090702 OF SAID RECORDS:

THENCE N89°59'12"W A DISTANCE OF 430.50 FEET ON SAID NORTHERLY LINE TO THE SOUTHWESTERLY CORNER OF "VERBURG SUBDIVISION WAIVER", A TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 201000639 OF SAID RECORDS;

THENCE N00°14'16"E A DISTANCE OF 784.95 FEET ON THE EASTERLY LINE OF SAID "VERBURG SUBDIVISION WAIVER";

THENCE N50°03'23"E, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 517.17 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,181.70 FEET, A DELTA ANGLE OF 07°26'01", AN ARC LENGTH OF 283.06 FEET, WHOSE LONG CHORD BEARS N46°20'23"E A DISTANCE OF 282.86 FEET;

THENCE S78°00'01"E A DISTANCE OF 172.92 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 808,035 SQUARE FEET OR 18.550 ACRES, MORE OR LESS.

I, Karin B. Hill, do solemnly swear that I am Managing Editor 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 carrier 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 the first publication of said notice was in the issue of said newspaper dated February 9 A.D. 2022 and that the last publication of said notice was in the issue of said newspaper dated February 9, A.D. 2022.

Karin B Hill

Karin B. Hill
Managing Editor

Subscribed and sworn to before me, a notary public and for the County of El Paso, State of Colorado, the 9th day of February A.D. 2022.

Karen M Johnson

Karen M. Johnson
Notary Public
My Commission Expires January 11, 2026

KAREN M JOHNSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014039459
MY COMMISSION EXPIRES JANUARY 11, 2026

