

**NOTICE OF PUBLIC HEARING
MAP AMENDMENT (REZONE)
COUNTY INITIATED REZONE FROM PUD TO RR-5**

NOTICE IS HEREBY GIVEN that on October 4, 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, Ste 110, 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 El Paso County Planning and Community Development for approval of a map amendment (re zoning) from PUD (Planned Unit Development) to RR-5 (Residential Rural). The nine parcel site totals 24.31-acres and is located at the northwest corner of the intersection of Highway 24 and Old Meridian Road, approximately one-quarter of a mile south of East Woodman Road and within Section 12, Township 13 South, Range 65 West of the 6th P.M. (Parcel Nos. 53121-00-011, 53121-00-013, 53121-10-404, 53121-10-007, 53121-12-006, 53124-00-013, 53124-00-016, 53121-10-010, and 53124-07-001) (Commissioner District No. 2) (P-22-017) (Matthew Fitzsimmons)

Dated at Colorado Springs, Colorado, this 4th day of October 2022.

THE BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO

BY Isi Chair

EXHIBIT A

1. 5312100011 – 1.41 acres

TRACT IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 13S, RANGE 65 WEST DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF MERIDIAN ROAD AND THE WESTERLY RIGHT OF WAY LINE OF OLD MERIDIAN ROAD, THENCE RUN SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF OLD MERIDIAN ROAD 300.00 FEET MORE OR LESS FOR POINT OF BEGINNING, THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY 197.00 FEET MORE OR LESS TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF MCLAUGHLIN ROAD, TH SOUTHWEST 42 DEGREES 12 MINUTES 00 SECONDS 155.00 FEET MORE OR LESS, THENCE RUN SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT 190.00 FEET MORE OR LESS, THENCE SOUTHWEST 42 DEGREES 12 MINUTES 00 SECONDS 235.00 FEET MORE OR LESS, THENCE NORTHWEST 00 DEGREES 01 MINUTES 49 SECONDS 147.00 FEET MORE OR LESS, THENCE NORTHEAST 42 DEGREES 05 MINUTES 33 SECONDS 446.00 FEET MORE OR LESS TO POINT OF BEGINNING EXCEPT THAT PART CONVEYED TO RIGHT OF WAY BY DOCUMENT RECORDED AT RECEPTION NUMBER 219135121.

2. 5312100013 – 8.68 acres

TRACT IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST LYING WESTERLY OF DENVER, TOPEKA, AND FORT WORTH RAILROAD AND FALCON PLAT 563, NORTHERLY OF CHICAGO ROCK ISLAND AND

PACIFIC RAILROAD, EASTERLY OF MERIDIAN ROAD, SOUTHERLY OF ROLLING THUNDER WAY AND MERIDIAN ROAD, EXCEPT THAT PART CONVEYED TO THE COUNTY FOR RIGHT OF WAY PURPOSES BY DOCUMENT RECORDED AT RECEPTION NUMBER 220215112, AND EXCEPT THAT PART CONVEYED TO THE COUNTY FOR RIGHT OF WAY PURPOSES BY DOCUMENT RECORDED AT RECEPTION NUMBER 219192714.

3. 5312110004 – 43,500 sf

LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, AND 22 IN BLOCK 15 IN FALCON

4. 5312110007 – 15,075 sf

LOTS 6, 7, 8, 9, AND 10 IN BLOCK 15 IN FALCON

5. 5312112006 – 1.47 acres

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, AND 16 IN BLOCK 21 IN FALCON EXCEPT THAT PART CONVEYED TO RIGHT OF WAY BY DOCUMENT RECORDED AT RECEPTION NUMBER 219163835.

6. 5312400013 – 2.2 acres

TRACT IN SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12, THENCE SOUTHWEST 08 DEGREES, 31 MINUTES, 04 SECONDS 2642.69 FEET TO THE NORTHWESTERLY CORNER OF A PARCEL DESCRIBED BY A DOCUMENT RECORDED AT RECEPTION NUMBER 201178610 AND THE POINT OF BEGINNING, TH SOUTH 39 DEGREES 58 MINUTES 11 SECONDS ALONG THE WESTERLY LINE OF SAID PARCEL 70.82 FEET, THENCE SOUTHWEST 04 DEGREES 25 MINUTES 05 SECONDS 40.80 FEET, THENCE SOUTHWEST 50 DEGREES, 04 MINUTES, 41 SECONDS 1933.60 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, TH NORTHWEST 89 DEGREES 26 MINUTES 17 SECONDS 154.11 FEET, THENCE NORTHEAST 50 DEGREES, 04 MINUTES, 46 SECONDS 2079.27 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART CONVEYED TO THE RIGHT OF WAY BY DOCUMENT RECORDED AT RECEPTION NUMBER 219123556, AND EXPECT THAT PART LYING NORTHEASTERLY OF MERIDIAN ROAD.

7. 5312400016 – 14,863 sf

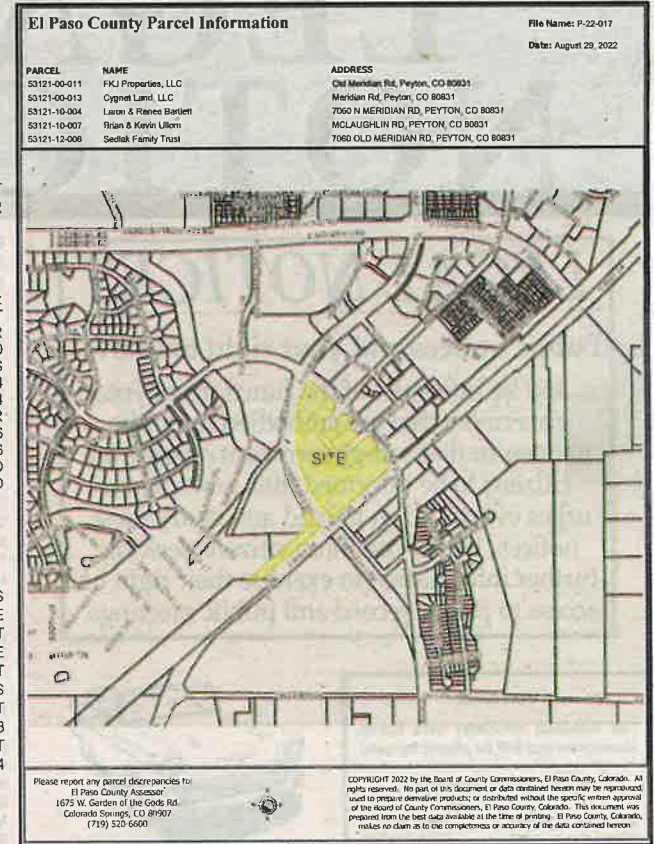
TRACT OF LAND IN SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12, THENCE SOUTHWEST 18 DEGREES 39 MINUTES, 43 SECONDS 3363.36 FEET, THENCE SOUTHWEST 50 DEGREES 04 MINUTES 00 SECONDS 160.00 FEET TO THE POINT OF BEGINNING, THENCE SOUTHWEST 50 DEGREES, 04 MINUTES, 00 SECONDS 160.91 FEET, THENCE NORTHWEST 00 DEGREES, 01 MINUTES 34 SECONDS 195.55 FEET, THENCE NORTHEAST 50 DEGREES 04 MINUTES 00 SECONDS 39.28 FEET, THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1480.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 07 MINUTES 23 SECONDS, AND AN ARC DISTANCE OF 106.50 FEET WHICH CHORD BEARS SOUTHEAST 37 DEGREES 52 MINUTES 43 SECONDS, THENCE SOUTHEAST 39 DEGREES 56 MINUTES 24 SECONDS 43.66 FEET TO THE POINT OF BEGINNING.

8. 5312407001 – 5.42 acres

LOT 1 FALCON FIRE PROTECTION DISTRICT STATION NO 3 EXEMPTION PLAT

9. 5312110010

ABANDONED RAILROAD RIGHT OF WAY RUNNING THROUGH LOTS 1, 2, 3, 4, AND 5 TOGETHER WITH LOTS 1, 2, 3, 4, AND 5 IN BLOCK 15 IN FALCON EXCEPT THAT PART CONVEYED TO THE RIGHT OF WAY BY DOCUMENTS RECORDED AT RECEPTION NUMBERS 219166384 AND 219166385.



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STATE OF COLORADO

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COUNTY OF EL PASO

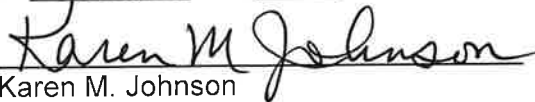
I, Karin B. Hill, do solemnly swear that I am Managing Editor of the El Paso County Advertiser and News, that the same is a weekly newspaper printed, in whole or in part, and published in the County of El Paso, state of Colorado, and has a general circulation therein; that said newspaper has been published 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 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 September 14 A.D. 2022 and that the last publication of said notice was in the issue of said newspaper dated September 14th A.D. 2022.



Karin B. Hill
Managing Editor

Subscribed and sworn to before me, a notary public in and for the County of El Paso, State of Colorado, this 14th day of September A.D. 2022.



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

