

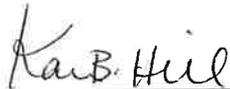
THE EL PASO COUNTY ADVERTISER AND NEWS,
FOUNTAIN, COLORADO 80817
STATE OF COLORADO

ss.

COUNTY OF EL PASO

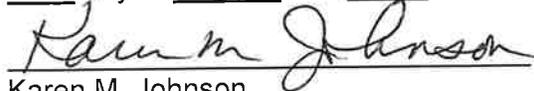
I, Karin B. Hill, do solemnly swear that I am Managing Editor of the El Paso County Advertiser and News, that the same is a weekly newspaper printed, in whole or in part, and published in the County of El Paso, state of Colorado, and has a general circulation therein; that said newspaper has been published 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 August 25, A.D. 2021 and that the last publication of said notice was in the issue of said newspaper dated August 25 A.D. 2021.

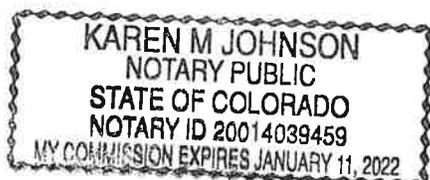


Karin B. Hill
Managing Editor

Subscribed and sworn to before me, a notary public in and for the County of El Paso, State of Colorado, this 25th day of August A.D. 2021.



Karen M. Johnson
Notary Public
My Commission Expires January 11, 2022



NOTICE OF PUBLIC HEARING
MAP AMENDMENT (REZONE)
RED ROCK ACRES

NOTICE IS HEREBY GIVEN that on September 14, 2021, 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, 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://epcd.planreview.com>

A request by JZS Land Development, LLC, for approval of a map amendment (rezoning) of 5.37 acres from RR-5 (Rural Residential) to the RR-0.5 (Rural Residential) and 15.51 acres from the RR-5 (Rural Residential) to RR-2.5 (Rural Residential). The 20.88-acre parcel is located at the intersection of Highway 105 and Red Rock Ranch Drive, approximately one (1) mile southeast of the incorporate boundaries of the Town of Palmer Lake. The parcel is located within Section 9, Township 11 South, Range 67 West of the 6th P.M. (Parcel No. 71090-00-024) (Commissioner District No. 3) (P-20-010) (Green)

LEGAL DESCRIPTION:

LAND DESCRIPTION (Red Rock Acres Rezone Boundary)

A PARCEL OF LAND LOCATED IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SUBDIVISION EXEMPTION ARAPAHOE WELL - FOREST VIEW ACRES WATER DISTRICT RECORDED NOVEMBER 2, 2016 AT RECEPTION NUMBER 216713864, BEING A PART OF THE EAST 1/2 OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPLE MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, THENCE S00°12'16"W, 641.77 FEET ALONG THE WEST LINE OF SAID PLAT AND ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 9 TO THE CENTER OF SAID SECTION 9;

THENCE CONTINUE S00°12'16"W, 1334.97 FEET ALONG THE WEST LINE OF SAID PLAT AND ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 9 TO A POINT ON THE NORTH LINE OF CLOVEN HOOF ESTATES, A SUBDIVISION RECORDED IN PLAT BOOK B-2 AT PAGE 3 OF THE RECORDS OF EL PASO COUNTY, COLORADO, THENCE S89°32'22"W, 1336.87 FEET ALONG THE NORTH LINE OF SAID CLOVEN HOOF ESTATES TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF RED ROCK RANCH ROAD AS DESCRIBED IN THAT DEED RECORDED IN BOOK 2395 AT PAGE 210 OF THE RECORDS OF EL PASO COUNTY, COLORADO; (THE FOLLOWING NINE BEARINGS AND DISTANCES ARE ALONG EASTERLY RIGHT-OF-WAY LINE OF SAID RED ROCK RANCH ROAD)

THENCE NORTHWESTERLY, 138.14 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 116.24 FEET, A CENTRAL ANGLE OF 68°05'24" AND BEING SUBTENDED BY A CHORD THAT BEARS N42°18'01"E, 130.15 FEET;

THENCE N76°20'43"E, 183.27 FEET TO A POINT OF CURVE TO THE LEFT; THENCE NORTHEASTERLY, 919.83 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 780.00 FEET A CENTRAL ANGLE OF 67°34'03" AND BEING SUBTENDED BY A CHORD THAT BEARS N42°33'41"E, 867.45 FEET;

THENCE N08°46'40"E, 374.00 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE NORTHEASTERLY, 259.13 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 35°21'00" AND BEING SUBTENDED BY A CHORD THAT BEARS N26°27'10"E, 255.04 FEET;

THENCE N44°07'40"E, 344.33 FEET TO A POINT OF CURVE TO THE LEFT; THENCE NORTHERLY, 156.40 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 196.66 FEET, A CENTRAL ANGLE OF 45°34'00" AND BEING SUBTENDED BY A CHORD THAT BEARS N21°20'40"E, 152.31 FEET;

THENCE N01°20'40"E, 203.51 FEET; THENCE N38°28'10"E, 33.54 FEET TO A POINT ON A SOUTHWESTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 105; THENCE S51°31'50E, 12.58 FEET ALONG SAID RIGHT-OF-WAY TO A POINT ON THE

EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9 AND THE WEST LINE OF SAID SUBDIVISION EXEMPTION ARAPAHOE WELL - FOREST VIEW ACRES WATER DISTRICT AND THE **POINT OF BEGINNING** CONTAINING 20.886 ACRES MORE OR LESS.

LEGAL DESCRIPTION (ZONE RR-0.5):

A PARCEL OF LAND LOCATED IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SUBDIVISION EXEMPTION ARAPAHOE WELL - FOREST VIEW ACRES WATER DISTRICT RECORDED NOVEMBER 2, 2016 AT RECEPTION NUMBER 216713864, BEING A PART OF THE EAST 1/2 OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPLE MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, THENCE S00°12'16"W, 641.77 FEET ALONG THE WEST LINE OF SAID PLAT AND ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 9 TO THE CENTER OF SAID SECTION 9;

THENCE CONTINUE S00°12'16"W, 627.31 FEET ALONG THE WEST LINE OF SAID PLAT AND ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 9;

THENCE N56°50'39"W, 275.33 FEET; THENCE N60°52'55"W, 239.69 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF RED ROCK RANCH ROAD AS DESCRIBED IN THAT DEED RECORDED IN BOOK 2395 AT PAGE 210 OF THE RECORDS OF EL PASO COUNTY, COLORADO; (THE FOLLOWING SIX BEARINGS AND DISTANCES ARE ALONG EASTERLY RIGHT-OF-WAY LINE OF SAID RED ROCK RANCH ROAD)

THENCE N08°46'40"E, 63.36 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHEASTERLY, 259.13 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 35°21'00" AND BEING SUBTENDED BY A CHORD THAT BEARS N26°27'10"E, 255.04 FEET;

THENCE N44°07'40"E, 344.33 FEET TO A POINT OF CURVE TO THE LEFT; THENCE NORTHERLY, 156.40 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 196.66 FEET, A CENTRAL ANGLE OF 45°34'00" AND BEING SUBTENDED BY A CHORD THAT BEARS N21°20'40"E, 152.31 FEET;

THENCE N01°20'40"E, 203.51 FEET; THENCE N38°28'10"E, 33.54 FEET TO A POINT ON A SOUTHWESTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 105;

THENCE S51°31'50E, 12.58 FEET ALONG SAID RIGHT-OF-WAY TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9 AND THE WEST LINE OF SAID SUBDIVISION EXEMPTION ARAPAHOE WELL - FOREST VIEW ACRES WATER DISTRICT AND THE **POINT OF BEGINNING**, CONTAINING 5.374 ACRES MORE OR LESS.

LEGAL DESCRIPTION (ZONE RR-2.5):

A PARCEL OF LAND LOCATED IN THE WEST 1/2 OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SUBDIVISION EXEMPTION ARAPAHOE WELL - FOREST VIEW ACRES WATER DISTRICT RECORDED NOVEMBER 2, 2016 AT RECEPTION NUMBER 216713864, BEING A PART OF THE EAST 1/2 OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPLE MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, THENCE S89°32'22"W, 1336.87 FEET ALONG THE NORTH LINE OF CLOVEN HOOF ESTATES, A SUBDIVISION RECORDED IN PLAT BOOK B-2 AT PAGE 3 OF THE RECORDS OF EL PASO COUNTY, COLORADO, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF RED ROCK RANCH ROAD AS DESCRIBED IN THAT DEED RECORDED IN BOOK 2395 AT PAGE 210 OF THE RECORDS OF EL PASO COUNTY, COLORADO; (THE FOLLOWING FOUR BEARINGS AND DISTANCES ARE ALONG EASTERLY RIGHT-OF-WAY LINE OF SAID RED ROCK RANCH ROAD)

THENCE NORTHWESTERLY, 138.14 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 116.24 FEET, A CENTRAL ANGLE OF 68°05'24" AND BEING SUBTENDED BY A CHORD THAT BEARS N42°18'01"E, 130.15 FEET;

THENCE N76°20'43"E, 183.27 FEET TO A POINT OF CURVE TO THE LEFT; THENCE NORTHEASTERLY, 919.83 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 780.00 FEET A CENTRAL ANGLE OF 67°34'03" AND BEING SUBTENDED BY A CHORD THAT BEARS N42°33'41"E, 867.45 FEET;

THENCE N08°46'40"E, 310.64 FEET; THENCE S60°52'55"E, 239.69 FEET; THENCE S56°50'39"E, 275.33 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9 AND THE WEST LINE OF SAID SUBDIVISION EXEMPTION ARAPAHOE WELL - FOREST VIEW ACRES WATER DISTRICT; THENCE S00°12'16"W, 807.66 FEET ALONG THE WEST LINE OF SAID PLAT AND ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 9 TO THE **POINT OF BEGINNING**, CONTAINING 15.511 ACRES MORE OR LESS.

THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO

BY /s/ Chair

