

**NOTICE OF PUBLIC HEARING
GRAZING YAK SOLAR ENERGY PROJECT
WIND AND/OR SOLAR ENERGY GENERATION PLAN
OVERLAY DISTRICT REZONE**

NOTICE IS HEREBY GIVEN that on April 9, 2019, 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, 2980 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: http://adam.elpasoco.com/development_services

BE IT RESOLVED: A request by Grazing Yak Solar, LLC, and Nextera Energy Resources, LLC, for approval of an overlay rezoning for the Grazing Yak Solar Energy Project pursuant to Section 4.3.5, Wind and/or Solar Energy Generation Plan Overlay District (WSE-0), of the El Paso County Land Development Code. The approximately 272-acre overlay rezoning area is within the A-35 (WSE-0) (Agricultural and Wind and/or Solar Energy Generation Plan Overlay District) zoning district and is generally located north of Judge Orr Road, south of Funk Road, and is bisected by MacQueen Road. The applicant is proposing to overlay rezone the area to allow for an approximately 35 MW solar energy generation facility. The WSE-0 rezoning includes an array site, associated equipment, electrical collection devices, two (2) lay down areas, a minor upgrade to an existing substation, and an underground electrical transmission line corridor. (Parcel Nos. 12000-00-040, 12000-00-055, 12000-00-276, 12000-00-339, 12000-00-388, and 12000-00-387) (WSE-0-19-002)

Type of Hearing: Quasi-Judicial

PARCEL CONTAINING THE SOLAR ARRAY:

TAX ASSESSOR SCHEDULE NO. 1200000040
A PARCEL OF LAND BEING THE WEST HALF OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 61 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, LESS AND EXCEPT ANY EXISTING RIGHTS OF WAY AND ALSO EXCLUDING THE FOLLOWING PARCEL OF LAND:
THE NORTH 820 FEET OF THE WEST 2450 FEET OF THE WEST HALF OF SAID SECTION 29.
CONTAINING 271.950 ACRES, MORE OR LESS

PARCELS CONTAINING UNDERGROUND COLLECTION LINE:

TAX ASSESSOR SCHEDULE NO. 1200000090, 1200000098, 1200000099, 12000002276, 1200000095
A PARCEL OF LAND LYING WITHIN SECTION 20 AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 61 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, LESS AND EXCEPT ANY EXISTING RIGHTS OF WAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 61 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR N 00°29'28" W, FROM THE SOUTH QUARTER CORNER OF SAID SECTION 20, BEING MONUMENTED BY A REBAR WITH A 2 INCH ALUMINUM CAP STAMPED PLS 38222, TO THE CENTER QUARTER CORNER OF SAID SECTION 20, BEING MONUMENTED BY A REBAR WITH A 2 INCH ALUMINUM CAP STAMPED PLS 38222, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 20, THENCE S 00°30'49" E, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 61 WEST, A DISTANCE OF 820.28 FEET;
THENCE S 89°27'20" W, A DISTANCE OF 300.00 FEET;
THENCE N 00°30'49" W, ALONG A LINE BEING 300.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 820.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20;
THENCE N 00°29'28" W, ALONG A LINE BEING 300.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 2,300.49 FEET;
THENCE N 67°10'11" E, A DISTANCE OF 324.12 FEET;
THENCE S 00°29'19" E, A DISTANCE OF 31.13 FEET;
THENCE N 89°34'13" E, A DISTANCE OF 225.00 FEET;
THENCE N 00°29'19" W, A DISTANCE OF 225.00 FEET;
THENCE S 89°34'13" W, A DISTANCE OF 40.41 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 07°34'33" AND AN ARC LENGTH OF 29.43 FEET, THE CHORD OF WHICH BEARS N 02°55'53" E, A DISTANCE OF 28.41 FEET;
THENCE N 00°51'23" W, A DISTANCE OF 1,840.33 FEET TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 54°24'57" AND AN ARC LENGTH OF 204.19 FEET;
THENCE N 89°41'08" W, A DISTANCE OF 429.96 FEET;
THENCE S 89°18'52" W, A DISTANCE OF 150.74 FEET;
THENCE N 00°21'17" W, A DISTANCE OF 246.93 FEET;
THENCE N 90°00'00" E, A DISTANCE OF 449.34 FEET;
THENCE S 00°41'08" E, A DISTANCE OF 546.38 FEET;
THENCE S 28°46'27" E, A DISTANCE OF 191.20 FEET;
THENCE S 00°51'23" E, A DISTANCE OF 1,770.37 FEET;
THENCE S 92°25'08" E, A DISTANCE OF 49.18 FEET;
THENCE S 00°29'19" E, A DISTANCE OF 525.31 FEET;
THENCE S 89°34'13" W, A DISTANCE OF 524.78 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20;
THENCE S 00°29'28" E, ALONG SAID EAST LINE, A DISTANCE OF 2,091.99 FEET TO THE POINT OF BEGINNING
CONTAINING 1,980.629 SQUARE FEET OR 45.467 ACRES, MORE OR LESS.

PARCEL CONTAINING LAYDOWN YARD 1:

TAX ASSESSOR SCHEDULE NO. 1200000339
A PARCEL OF LAND BEING APPROXIMATELY 40 ACRES LYING WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 61 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, LESS AND EXCEPT THE FOLLOWING PARCELS OF LAND:

- GOLDEN WEST SUBSTATION
- THE GOLDEN WEST SUBSTATION BEING 270.00 FEET BY 170.00 FEET, LOCATED 77 FEET SOUTH OF AND 50 FEET WEST OF THE NORTH QUARTER CORNER OF SAID SECTION 20 (CONTAINING APPROXIMATELY 1.054 ACRES) OPERATIONS AND MAINTENANCE BUILDING

THE OPERATIONS AND MAINTENANCE BUILDING (O & M BUILDING) BEING 100.00 FEET BY 50.00 FEET, LOCATED 150 FEET SOUTH OF AND 506 FEET WEST OF THE NORTH QUARTER CORNER OF SAID SECTION 20 (CONTAINING APPROXIMATELY 0.715 ACRES).

THE NET AREA OF LAYDOWN YARD 1 IS APPROXIMATELY 38.931 ACRES, MORE OR LESS.

PARCEL CONTAINING LAYDOWN YARD 2:

TAX ASSESSOR SCHEDULE NO. 1200000387
A PARCEL OF LAND LOCATED WITHIN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 61 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, BEING ASSUMED TO BEAR S 00°22'13" E, FROM THE NORTHWEST CORNER OF SAID SECTION 30 BEING MONUMENTED BY A NO. 6 REBAR WITH NO CAP TO THE EAST QUARTER CORNER OF SAID SECTION 30, BEING MONUMENTED BY A 2 INCH ALUMINUM CAP STAMPED PLS 38222, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30, THENCE S 00°22'13" E, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH LINE OF WASHINGTON ROAD RIGHT OF WAY AND THE POINT OF BEGINNING;
THENCE S 00°22'13" E, ALONG SAID EAST LINE, A DISTANCE OF 1625.01 FEET;
THENCE S 89°37'47" W, A DISTANCE OF 1044.00 FEET;
THENCE N 00°22'13" W, ALONG A LINE BEING 1044.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 830.98 FEET;
THENCE N 89°37'47" E, A DISTANCE OF 1024.00 FEET;
THENCE N 00°22'13" W, ALONG A LINE BEING 20.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 794.17 FEET TO A POINT ON THE SOUTH LINE OF SAID WASHINGTON ROAD RIGHT OF WAY;
THENCE N 90°00'00" E, ALONG SAID SOUTH LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING;
CONTAINING AN AREA OF 883.425 SQUARE FEET OR 20.291 ACRES, MORE OR LESS

PARCEL CONTAINING GOLDEN WEST SUBSTATION:
TAX ASSESSOR SCHEDULE NO. 1200000339

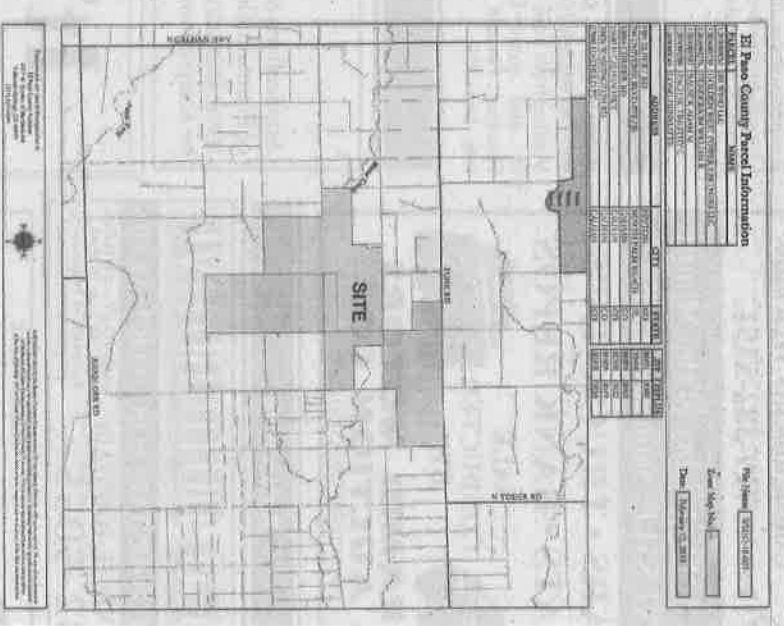
A PARCEL OF LAND BEING THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 61 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, BEING ASSUMED TO BEAR S 00°53'03" E, FROM THE NORTH QUARTER CORNER OF SAID SECTION 20, BEING

MONUMENTED BY A REBAR WITH A 2 INCH ALUMINUM CAP STAMPED PLS 38222, TO THE CENTER QUARTER CORNER OF SAID SECTION 20, BEING MONUMENTED BY A REBAR WITH A 2 INCH ALUMINUM CAP STAMPED PLS 38222, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 20, THENCE S 32°03'35" W, TO THE NORTHEAST CORNER OF THE SUBSTATION AND THE POINT OF BEGINNING;
THENCE S 00°21'17" E, A DISTANCE OF 270.00 FEET;
THENCE S 89°38'43" W, A DISTANCE OF 170.00 FEET;
THENCE N 00°21'17" W, A DISTANCE OF 270.00 FEET;
THENCE N 89°38'43" E, A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 45,900 SQUARE FEET OR 1.054 ACRES, MORE OR LESS.

Dated at Colorado Springs, Colorado, this 9th day of April, 2019.

THE BOARD OF COUNTY COMMISSIONERS
OF
EL PASO COUNTY, COLORADO
BY /s/ Chair



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

SS.

I, Karen M. Johnson, do solemnly swear that I am the General Manager of the El Paso County Advertiser and News, that the same is a weekly newspaper printed whole or in part, and published in the County of El Paso, State of Colorado, and has a general circulation there 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 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, or 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 March 20, A.D. 2019 and that last publication of said notice was in the issue of said newspaper dated March 20, A.D. 2019.

Karen M. Johnson
Karen M. Johnson
General Manager

Subscribed and sworn to before me, a notary public, and for the County of El Paso, State of Colorado, this 20th day of March A.D. 2019

Marianne McBride
Marianne McBride
Notary Public

