

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

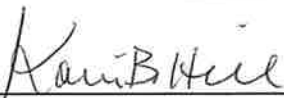


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COUNTY OF EL PASO

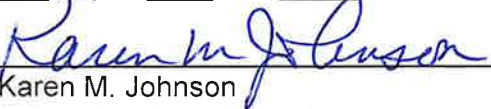
I, Karin B. Hill, do solemnly swear that I am Managing Editor of the El Paso County Advertiser and News, that the same is a weekly newspaper printed, in whole or in part, and published in the County of El Paso, state of Colorado, and has a general circulation therein; that said newspaper has been published 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 July 7, A.D. 2021 and that the last publication of said notice was in the issue of said newspaper dated July 7 A.D. 2021.

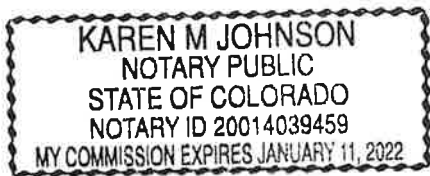


Karin B. Hill
Managing Editor

Subscribed and sworn to before me, a notary public in and for the County of El Paso, State of Colorado, this 7th day of July A.D. 2021.



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



NOTICE OF PUBLIC HEARING
MAP AMENDMENT (REZONE)
ROCK CREEK MESA

NOTICE IS HEREBY GIVEN that on August 10, 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://apcdvplanreview.com>

A request by Colorado Springs Equities, LLC, Golden Eagle Ranch LLC, and New Direction IRA INC. for approval of a map amendment (rezoning) of 37.26-acres from F-5 (Forest) to RS-5000 (Residential Suburban). The six (6) parcels included in the request are located west of the intersection of Colorado Highway 115 and Pawnee Road, approximately one-half (1/2) mile south of the City of Colorado Springs incorporated boundary and are within Sections 30 and 31, Township 15 South, Range 66 West of the 6th P.M. (Parcel Nos. 65303-00-017, 65303-00-022, 65304-00-009, 65304-01-001, 65312-00-007, 75000-00-236) (Commissioner District No. 3) (P-20-009) (Green)

LEGAL DESCRIPTION:

Parcel 1

A portion of that parcel described in that Warranty Deed recorded September 7, 2012 under reception number 212104071 in the Official Records of El Paso County, Colorado, lying within the S1/2 of Section 30, Township 15 South, Range 66 West, of the Sixth P.M., being more particularly described as follows:

COMMENCING at the West Quarter Corner of said Section 30, being monumented by a 2" pipe with a 3 1/4" brass cap, flush with grade; thence S00°21'27"E, (Bearings are relative to the North line of the Southwest Quarter of said Section 30, being monumented at the West Quarter Corner by a 2" pipe with a 3 1/4" brass cap, flush with grade, and at the Center Quarter Corner by a No. 6 rebar with a 3 1/4" aluminum cap stamped, "PLS 19825" flush with grade; having a measured bearing of S89°02'57"E and a distance of 2557.86 feet), along the west line of said south 1/2 of said Section 30, a distance of 1933.36 feet, to the northwest corner of said parcel, being the POINT OF BEGINNING; thence S88°53'27"E, along the north line of said parcel described in said Warranty Deed, a distance of 862.29 feet, to the northwest corner of that parcel described in that Quit Claim Deed recorded under reception no. 216112072 in said Official Records; thence S00°14'59"E, along the west line of said parcel, a distance of 159.62 feet, to the southwest corner of said parcel; thence N89°22'55"E, along the south line of said parcel, a distance of 107.20 feet, to a point on the west right of way line of Commanche Road; thence S00°45'25"E, along said west right of way line, 521.63 feet, to a point on the north right of way line of Pawnee Road; thence along said north right of way line, along the arc of a non-tangent curve to the right, whose center bears N16°20'24"W, having a radius of 359.82 feet, a central angle of 47°30'00", a distance of 288.30 feet; thence N58°50'25"W, continuing along said north right of way line, a distance of 90.67 feet; thence N59°20'46"W, a distance of 474.68 feet, to a point on the east line of that parcel described in document recorded under reception no. 97036734; thence N00°32'54"E, along the east line of said parcel, a distance of 217.01 feet; thence S89°38'50"W, along 101.00 feet; thence N00°32'54"E, a distance of 66.13 feet; thence N89°27'06"W, a distance of 104.99, to a point on the west line of said Section 30; thence N00°21'13"W, along said west line, a distance of 71.87 feet, to the POINT OF BEGINNING.
Containing 439,347 Sq. Ft. or 10.086 acres, more or less.

Parcel 2

A portion of that parcel described in that Warranty Deed recorded September 7, 2012 under reception number 212104071 in the Official Records of El Paso County, Colorado, lying within the S1/2 of Section 30, Township 15 South, Range 66 West, 6th P.M., being more particularly described as follows:
COMMENCING at the Southwest Corner of Section 30, Township 15 South, Range 66 West, of the Sixth P.M., being monumented by a 2 1/2" aluminum cap stamped, "PLS 28658" flush with grade; thence N00°21'27"W, (Bearings are relative to the North line of the Southwest Quarter of said Section 30, being monumented at the West Quarter Corner by a 2" pipe with a 3 1/4" brass cap, flush with grade, and at the Center Quarter Corner by a No. 6 rebar with a 3 1/4" aluminum cap stamped, "PLS 19825" flush with grade, having a measured bearing of S89°02'57"E and distance of 2557.86 feet), along the west line of said Section 30, a distance of 802.58 feet, to the southwest corner of the land described in that Warranty Deed recorded September 7, 2012 under reception number 212104071 in the Official Records of El Paso County, Colorado; thence N88°33'14"E, along the south line of said parcel, a distance of 564.56 feet, to the POINT OF BEGINNING; thence leaving said south line, N00°45'17"W, a distance of 90.68 feet; thence N06°40'14"E, a distance of 59.97 feet; thence N24°15'59"E, a distance of 86.75 feet, to the south right of way line of Pawnee Road, if extended north westerly; thence S58°50'25"E, along said south right of way line, a distance of 55.08 feet; thence continuing along said south right of way line, along the arc of a curve to the left,

having a radius of 419.79 feet, a central angle of 45°10'17", a distance of 330.96 feet, to a point on the west right of way line of Commanche Road; thence S00°45'25"E, along said west right of way line, a distance of 142.43 feet, to a point on said south line; thence S88°33'14"W, along said south line, a distance of 409.42 feet, to the POINT OF BEGINNING. Containing 65,120 Sq. Ft. or 1.495 acres, more or less.

Parcel 3

A portion of that parcel as described in that Warranty Deed recorded September 7, 2012 under reception number 212104072 in the Official Records of El Paso County, Colorado, lying within the S1/2 of Section 30, Township 15 South, Range 66 West, 6th P.M., being more particularly described as follows:
COMMENCING at the Southwest Corner of Section 30, Township 15 South, Range 66 West, of the Sixth P.M., being monumented by a 2 1/2" aluminum cap stamped, "PLS 28658" flush with grade; thence N00°21'27"W, (Bearings are relative to the North line of the Southwest Quarter of said Section 30, being monumented at the West Quarter Corner by a 2" pipe with a 3 1/4" brass cap, flush with grade, and at the Center Quarter Corner by a No. 6 rebar with a 3 1/4" aluminum cap stamped, "PLS 19825" flush with grade, having a measured bearing of S89°02'57"E and distance of 2557.86 feet), along the west line of said Section 30, a distance of 802.58 feet, to the southwest corner of the land described in that Warranty Deed recorded September 7, 2012 under reception number 212104071 in the Official Records of El Paso County, Colorado; thence N88°33'14"E, along the south line of said parcel, a distance of 564.56 feet, to the POINT OF BEGINNING; thence continuing along said south line, N88°33'14"E, a distance of 409.42 feet, to a point on the west right of way line of Commanche Road; thence S00°45'25"E, along said west right of way line, a distance of 625.79 feet; thence S89°15'25"W, leaving said west right-of-way line, a distance of 110.00 feet; thence N00°45'25"W, a distance of 597.44 feet; thence S88°33'14"W, a distance of 299.42 feet; thence N00°45'25"W, a distance of 27.00 feet, to the POINT OF BEGINNING. Containing 76,847 Sq. Ft. or 1.764 acres, more or less.

Parcel 4

A portion of that parcel as described in that Warranty Deed recorded May 7, 2014 under reception number 214038156, in the Official Records of El Paso County, Colorado, lying within the NW1/4 of Section 31, Township 15 South, Range 66 West, 6th P.M., being more particularly described as follows:
COMMENCING at the Southwest Corner of Section 30, Township 15 South, Range 66 West, of the Sixth P.M., being monumented by a 2 1/2" aluminum cap stamped, "PLS 28658" flush with grade; thence N88°32'14"E, (Bearings are relative to the North line of the Southwest Quarter of said Section 30, being monumented at the West Quarter Corner by a 2" pipe with a 3 1/4" brass cap, flush with grade, and at the Center Quarter Corner by a No. 6 rebar with a 3 1/4" aluminum cap stamped, "PLS 19825" flush with grade, having a measured bearing of S89°02'57"E and a distance of 2557.86 feet) along the south line of said Section 30, a distance of 1374.60 feet, to the POINT OF BEGINNING; thence N88°32'14"E, continuing along said south line, a distance of 1061.19 feet, to a point on the west right of way line of Highway 115; thence S43°38'56"W, along said west right of way, a distance of 281.38 feet; thence S37°46'22"W, continuing along said west right of way line, a distance of 94.69 feet; thence S88°31'45"W, leaving said west right of way line, a distance of 549.95 feet, to a point on the easterly line of that parcel described in that Warranty Deed recorded April 6, 2018 under reception no. 218038987 in the Official Records of El Paso County, Colorado, thence along said easterly line the following four (4) courses; N01°28'16"W, a distance of 65.06 feet; S88°31'44"W, a distance of 161.94 feet; N34°00'35"W, a distance of 167.35 feet; N01°28'16"W, a distance of 65.89 feet, to the POINT OF BEGINNING.
Containing 229,245 Sq. Ft. or 5.263 acres, more or less.

Parcel 5

A portion of the land described in that Quit Claim Deed recorded October 17, 2017 under reception number 217125519 in the Official Records of El Paso County, Colorado, lying within the S1/2 of Section 30, Township 15 South, Range 66 West, 6th P.M., being more particularly described as follows:
BEGINNING at the northwest corner of the land described in said Quit Claim Deed, being a point on the south right of way line of Pawnee Road; thence along said south right-of-way line, N72°32'58"E, (Bearings are relative to the North line of the Southwest Quarter of said Section 30, being monumented at the West Quarter Corner by a 2" pipe with a 3 1/4" brass cap, flush with grade, and at the Center Quarter Corner by a No. 6 rebar with a 3 1/4" aluminum cap stamped, "PLS 19825" flush with grade, having a measured bearing of S89°02'57"E and a distance of 2557.86 feet) a distance of 111.84 feet; thence continuing along said south right of way line, along the arc of a non-tangent curve to the right, whose center bears S16°48'21"E, having a radius of 217.68 feet, a central angle of 49°48'38", a distance of 189.24 feet; thence S57°23'31"E, continuing along said south right of way line, a distance of 640.01 feet, to a point on the west right of way line of Highway 115, thence along said west right of way line along the arc of a non-tangent curve to the right, whose center bears N70°59'39"W, having a radius of 2754.90 feet, a central angle of 03°40'39", a distance of 176.83 feet; thence S89°02'55"W, leaving said west right of way line, a distance of 455.43 feet; thence S00°57'05"E, a distance of 50.00 feet, to the easterly most northeast corner of Lot 1, Mershon Subdivision, recorded 4 May, 2007 under reception number 207712576 in

said Official Records; thence along the north line of said Lot 1, S89°02'55"W, a distance of 299.84 feet, to an angle point of said Lot 1; thence along the east line of said Lot 1 and the east line of the land described in said Quit Claim deed, N01°00'14"W, a distance of 565.09 feet, to the POINT OF BEGINNING.
Containing 347,274 Sq. Ft. or 7.972 acres, more or less.

Parcel 6

That parcel as described in that Special Warranty Deed recorded on December 18, 2019, under Reception No. 219160847 in the records of the El Paso County Clerk and Recorder's Office
Containing 402,374 Sq. Ft. or 9.237 acres, more or less.

Parcel 9

Block 11, Rock Creek Mesa Subdivision Addition No. 2 recorded March 11, 1959, in Plat Book A-2, Page 30 in the records of El Paso County Clerk and Recorder's Office
Containing 62,928 Sq. Ft. or 1.445 acres, more or less.

THE BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO

BY: /s/ _____ Chair

