

**-Ad Proof-**

This is the proof of your ad scheduled to run on the dates indicated below. Please proof read carefully if changes are needed, please contact us prior to deadline at (719) 476-1667 or email at fredrick.rogers@gazette.com.

**Date:** 03/20/25  
**Account #:** 39138  
**Company Name:** El Paso County Planning & Community Dev.  
**Contact:** Petra Rangel  
**Address:** 2880 International Circle, Suite 110  
Colorado Springs 80910  
**Telephone:** (719) 520-7300  
**Fax:**

**Ad ID:** 216407  
**Start:** 03/24/25  
**Stop:** 03/30/25  
**Total Cost:** \$225.75  
**# of Lines:** 150  
**Total Depth:** 12.625  
**# of Inserts:**  
**Ad Class:** 910  
**Phone #:** (719) 476-1667  
**Email:** fredrick.rogers@gazette.com

**Run Dates:**  
Colorado Springs Gazette 03/24/25  
Gazette.com 03/24/25  
Gazette.com 03/25/25  
Gazette.com 03/26/25  
Gazette.com 03/27/25  
Gazette.com 03/28/25  
Gazette.com 03/29/25  
Gazette.com 03/30/25

**LEGAL NOTICE**  
**MAP AMENDMENT (REZONING)**  
**ESTERBA RODRIGUEZ REZONE R6-C-4**

NOTICE IS HEREBY GIVEN that on April 24, 2025, at 9:00 A.M. in the Centennial Hall Auditorium 200 S. Cascade Avenue, Colorado Springs, Colorado, or at the time or which the hearing may be adjourned, a public hearing will be held by the Board of County Commissioners of the County of El Paso, State of Colorado. The petition was filed: (document type) Colorado, 80910; and/or the Board of County Commissioners' Office, Centennial Hall 200 S. Cascade, Colorado Springs, Colorado, 80902; and/or on the following web address: www.elpasocolorado.gov. The hearing will be held at 9:00 A.M. on April 24, 2025, at the Board of County Commissioners' Office, Centennial Hall 200 S. Cascade, Colorado Springs, Colorado, 80902; and/or on the following web address: www.elpasocolorado.gov. A request by Great House Enterprises, LLC for approval of a Map Amendment (Rezoning) of 369.13 acres from A-35 (Agriculture) to R-2 (Residential) is being heard. The parcel is located 0.9 miles East of the intersection of Curtis Road and Judge Orr Road. (Parcel Nos. 430000537 and 430000538) (Commissioner District No. 2)

Dated at Colorado Springs, Colorado, this 19th of March 2025.

THE BOARD OF COUNTY COMMISSIONERS OF  
EL PASO COUNTY, COLORADO  
BY /s/ Carrie Geltner Chair  
EXHIBIT A

**PROPERTY DESCRIPTION**  
A PORTION OF LAND BEING A PORTION OF SECTION 2 AND THE NORTH HALF OF THE NORTH HALF OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE NORTH LINE THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 3" ALUMINUM CAP STAMPED "LS 17496" AND AT THE EAST END BY A 7" ALUMINUM CAP STAMPED "PLS 11047" ASSUMED TO BE AN NIP OF 4"E.

**BEGINNING AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN:**

THENCE ON THE NORTH LINE OF SAID SECTION 2, N89°53'34"E A DISTANCE OF 421.12 FEET;

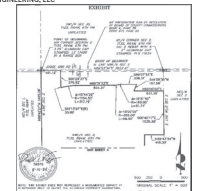
THENCE DEPARTING SAID NORTH LINE THE FOLLOWING NINE (9) COURSES:

1. S00°28'37"W A DISTANCE OF 376.92 FEET;
2. S10°13'07"E A DISTANCE OF 35.00 FEET, TO A POINT OF NON-TANGENT CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 18°06'55" AND AN ARC LENGTH OF 95.90 FEET, TO A POINT OF TANGENT;
4. N80°31'32"E A DISTANCE OF 824.31 FEET, TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 18°06'55" AND AN ARC LENGTH OF 95.90 FEET, TO A POINT OF TANGENT;
6. ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 18°06'55" AND AN ARC LENGTH OF 95.90 FEET, TO A POINT OF TANGENT;
7. S89°53'52"E A DISTANCE OF 338.31 FEET;
8. S19°38'30"W A DISTANCE OF 162.59 FEET;
9. N00°00'00"E A DISTANCE OF 864.14 FEET, TO A POINT OF CURVE;
10. ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 10°00'10" AND AN ARC LENGTH OF 176.95 FEET, TO A POINT OF TANGENT;
11. S10°08'19"W A DISTANCE OF 588.38 FEET, TO A POINT OF CURVE;
12. ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 10°42'10" AND AN ARC LENGTH OF 186.80 FEET, TO A POINT OF TANGENT;
13. S00°33'50"E A DISTANCE OF 238.17 FEET, TO A POINT OF CURVE;
14. ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1750.00 FEET, A CENTRAL ANGLE OF 50°08'59" AND AN ARC LENGTH OF 1064.45 FEET, TO A POINT OF TANGENT;
15. S55°42'49"E A DISTANCE OF 886.15 FEET, TO A POINT OF CURVE;
16. ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 43°30'14" AND AN ARC LENGTH OF 284.14 FEET, TO A POINT OF NON-TANGENT CURVE;
17. N77°47'27"E A DISTANCE OF 35.00 FEET;
18. N00°00'00"E A DISTANCE OF 61.75 FEET;
19. S57°24'30"E A DISTANCE OF 786.64 FEET, TO A POINT OF CURVE;
20. ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1200.00 FEET, A CENTRAL ANGLE OF 50°37'52" AND AN ARC LENGTH OF 188.00 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SECTION 11;
21. THENCE CONTINUING ON SAID SOUTH LINE, S80°06'27"W A DISTANCE OF 2566.17 FEET;
22. THENCE ON SAID SOUTH LINE, S80°06'27"W A DISTANCE OF 2566.17 FEET;
23. THENCE ON SAID SOUTH LINE, S80°06'27"W A DISTANCE OF 2566.17 FEET;
24. THENCE ON SAID WEST LINE, N00°00'00"E A DISTANCE OF 1330.51 FEET, TO THE NORTHWEST CORNER OF SAID SECTION 11;
25. THENCE ON THE WEST LINE OF THE SAID SECTION 2, N00°42'27"W A DISTANCE OF 5465.28 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 18,482,392 SQUARE FEET OR 424,2973 ACRES.

**PROPERTY DESCRIPTION STATEMENT**  
I, DEREK LEE VADIAS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK LEE VADIAS, PROFESSIONAL LAND SURVEYOR  
FOR AND ON BEHALF OF JR ENGINEERING, LLC



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