

NOTICE OF PUBLIC HEARING
PALMER-WILLIAMS CREEK SOLAR ENERGY PROJECT
WIND AND/OR SOLAR ENERGY GENERATION PLAN
OVERLAY DISTRICT REZONE

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

SS.

COUNTY OF EL PASO

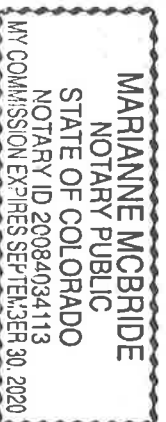
I, Karen M. Johnson, do solemnly swear that I am General Manager of the El Paso County Advertiser and News, that the same is a weekly newspaper printed, in whole or in part, and published in the County of El Paso, state of Colorado, and has a general circulation therein; that said newspaper has been 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 Jan. 2, A.D. 2019 and that the last publication of said notice was in the issue of said newspaper dated Jan. 2, A.D. 2019.


Karen M. Johnson
General Manager

Subscribed and sworn to before me, a notary public in and for the County of El Paso, State of Colorado, this 2nd day of Jan. A.D. 2019


Marianne McBride
Notary Public



NOTICE IS HEREBY GIVEN that on January 22, 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, 2880 Littleton 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://adn.elpassoco.com/Development_Services

BETTER RESOLVED: A request by Colorado Springs Utilities and Palmer Solar, LLC, for approval of an overlay rezoning for the Palmer-Williams Creek Solar Energy Project pursuant to Section 4.3.5, Wind and/or Solar Energy Generation Plan Overlay, District (WSE-CO), of the El Paso County Land Development Code. The approximately 714-acre overlay rezoning area is within the RR-5 (Residential Rural) zoning districts and is generally located four (4) miles south of the City of Fountain, east of Old Pueblo Road. The applicant is proposing to overlay rezone the area to allow for an approximately 60 MW solar energy generation facility. The WSE-CO rezoning includes an array site, associated equipment, meteorological monitoring devices, electrical collection devices, eight (8) lay down areas, two (2) substations, and an electrical transmission line corridor. (Parcel Nos. 56900-00-122, 56000-00-137, and 56000-00-123)

Type of Hearing: Quasi-Judicial

Legal Description: WSECO Project Boundary.

A parcel of land located within Sections 22, 25, 26, 27, 28, & 35, Township 16 South, Range 65 West of the 6th Principal Meridian, County of El Paso, State of Colorado, and being more particularly described as follows:

COMMENCING at the Southeast corner of said Section 26, monumented by a 3" aluminum cap, stamped "RLS 10377", 0.5 feet above grade; thence along the East line of said Section 35, S00°45'31"E, (Basis of bearings is the West line of the Northwest 1/4 of Section 27, Township 16 South, Range 65 West of the 6th P.M., being monumented at the North end by a round 2-1/2" aluminum cap stamped "RLS 22095", flush with grade, and at the South end by a round 2-1/2" aluminum cap stamped "RLS 22095", flush with grade, and measured to bear S00°50'46"E, a distance of 2643.10 feet; a distance of 2641.45 feet, to the East 1/4 Corner of said Section 35, monumented by a 3-1/2" aluminum cap, stamped "RLS 10377", 0.5 feet above grade; thence along the South line of the Northeast 1/4 of said Section 35, S89°52'48"W, a distance of 480.69 feet, thence leaving said South line, N00°08'07"W, a distance of 1.72 feet, to the POINT OF BEGINNING; thence S88°50'09"W, a distance of 2239.08 feet; thence N06°59'54"W, a distance of 498.04 feet; thence N00°00'00"W, a distance of 1866.19 feet; thence N50°38'54"E, a distance of 475.76 feet; thence N15°31'27"E, a distance of 960.74 feet; thence N01°47'38"W, a distance of 1073.26 feet; thence N51°14'18"W, a distance of 1264.57 feet; thence N00°31'16"W, a distance of 1222.37 feet; thence S89°12'01"W, a distance of 5600.78 feet; thence S32°26'06"W, a distance of 226.78 feet; thence S17°21'20"W, a distance of 138.27 feet; thence S36°31'20"W, a distance of 1212.24 feet; thence S42°41'59"W, a distance of 504.07 feet; thence S88°57'14"W, a distance of 371.36 feet; thence N00°55'13"W, a distance of 186.30 feet; thence S89°04'47"W, a distance of 788.24 feet; thence N08°32'57"W, a distance of 2499.55 feet; thence N35°16'33"W, a distance of 416.95 feet; thence N00°59'57"W, a distance of 886.83 feet; thence N90°00'00"E, a distance of 1062.83 feet; thence N78°55'28"E, a distance of 126.03 feet; thence N01°16'23"W, a distance of 1084.07 feet; thence N10°46'45"E, a distance of 780.90 feet; thence N00°00'00"W, a distance of 694.08 feet; thence N90°00'00"E, a distance of 736.94 feet; thence S48°17'37"E, a distance of 66.52 feet; thence S88°00'13"E, a distance of 316.80 feet; thence S45°52'59"E, a distance of 418.47 feet; thence S07°18'06"E, a distance of 1436.17 feet; thence S29°49'05"W, a distance of 683.40 feet; thence S86°06'29"W, a distance of 1411.04 feet; thence S00°00'00"E, a distance of 141.02 feet; thence S05°11'54"E, a distance of 814.71 feet; thence S70°20'00"E, a distance of 2182.44 feet; thence S00°00'00"E, a distance of 432.68 feet; thence N89°12'01"E, a distance of 4051.24 feet; thence N00°31'16"W, a distance of 230.97 feet; thence N89°22'23"E, a distance of 460.00 feet; thence N00°37'37"W, a distance of 675.42 feet; thence N89°12'01"E, a distance of 2770.07 feet; thence S00°48'02"E, a distance of 1386.57 feet; thence S88°50'18"W, a distance of 554.58 feet; thence S00°08'07"E, a distance of 5281.58 feet to the POINT OF BEGINNING.

Containing 30,970.372 Square Feet or 710.982 acres, more or less.

Dated at Colorado Springs, Colorado, this 22nd day of January, 2019.

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

