

**-Ad Proof-**

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**LEGAL NOTICE**  
**MAP AMENDMENT (REZONING)**  
**ESTEBAN RODRIGUEZ REZONE 88-6**

NOTICE IS HEREBY GIVEN that on April 24, 2025, at 9:00 A.M. in the Centennial Hall Auditorium 205 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 application and related documents may be viewed at the South Office of Planning and Community Development, 1000 North Cascade Street, Colorado Springs, Colorado, 80915; and/or the Board of County Commissioners Office, Centennial Hall 205 S. Cascade, Colorado Springs, Colorado, 80915 and/or online at the following web address: www.espcog.org. A request by Brent Houser Enterprises, LLC for approval of a Map Amendment (Re zoning) of 13.48 acres from A-35 (Agricultural Use - Commercial Center/Industrial) to C-1 (Community Center/Industrial). The property is located one mile east of the intersection of Curtis Road and Judge Orr Road. (Parcel No. 430000534) (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 THE NORTHWEST QUARTER OF SECTION 2, 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 "PS 3 11604" ASSUMED TO BE AN NIP OF 6".

**BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;**

**THENCE ON THE EAST LINE OF THE WEST HALF OF SAID SECTION 2, 500°40'17"E A DISTANCE OF 491.14 FEET;**

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

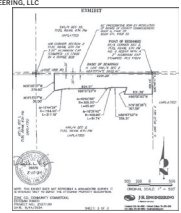
1. N90°00'00"W A DISTANCE OF 633.38 FEET;
2. N19°39'30"E A DISTANCE OF 117.59 FEET;
3. N05°15'21"E A DISTANCE OF 238.31 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 18°31'40" AND AN ARC LENGTH OF 51.74 FEET, TO A POINT OF REVERSE CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 18°00'55" AND AN ARC LENGTH OF 95.90 FEET, TO A POINT OF TANGENT;
6. S89°12'23"W A DISTANCE OF 824.31 FEET, TO A POINT OF CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1154.50 FEET, A CENTRAL ANGLE OF 15°44'29" AND AN ARC LENGTH OF 317.19 FEET, TO A POINT OF NON-TANGENT;
8. N16°13'07"W A DISTANCE OF 30.00 FEET;
9. N03°03'37"W A DISTANCE OF 376.92 FEET, TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2;

THENCE ON SAID NORTH LINE, N89°57'34"E A DISTANCE OF 2201.29 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 863.628 SQUARE FEET OR 19.8262 ACRES.

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

DEREK LEE VADIAS, PROFESSIONAL LAND SURVEYOR  
COLORADO NO. 38639  
FOR AND ON BEHALF OF JR ENGINEERING, LLC



Published in The Gazette March 24, 2025

**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:**

**Run Dates:**

Colorado Springs Gazette	03/24/25
Gazette.com	03/24/25
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Gazette.com	03/29/25
Gazette.com	03/30/25

**Ad ID:** 216409

**Start:** 03/24/25

**Stop:** 03/30/25

**Total Cost:** \$164.85

**# of Lines:** 108

**Total Depth:** 9.125

**# of Inserts:**

**Ad Class:** 910

**Phone #** (719) 476-1667

**Email:** fredrick.rogers@gazette.com