

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

SS.

COUNTY OF EL PASO

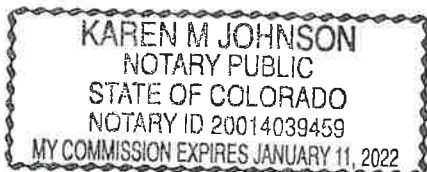
I, Karin B. Hill, do solemnly swear that I am Managing Editor of the El Paso County Advertiser and News, that the same is a weekly newspaper printed, in whole or in part, and published in the County of El Paso, state of Colorado, and has a general circulation therein; that said newspaper has been published 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 carrier 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 **November 17, A.D. 2021** and that the last publication of said notice was in the issue of said newspaper dated **November 17 A.D. 2021**.

Karin B. Hill
Karin B. Hill
Managing Editor

Subscribed and sworn to before me, a notary public and for the County of El Paso, State of Colorado, the **17th** day of **November** A.D. **2021**.

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



**NOTICE OF PUBLIC HEARING
MAP AMENDMENT (REZONING)
WATERVIEW NORTH RM-12**

NOTICE IS HEREBY GIVEN that on December 7, 2021, at 1:00 P.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://epodevplanreview.com>

A request by CPR Entitlements, LLC, and PHI Real Estate Service, LLC, for approval of a map amendment (rezoning) of a 34.57-acre portion of two parcels from A-5 (Agricultural) to RM-12 (Multi-family). The two (2) parcels, totaling 68.41 acres, are located approximately one-quarter (1/4) of a mile northwest of the Bradley Road and South Powers Boulevard intersection and are within Section 9, Township 15 South, Range 65 West of the 6th P.M. (Parcel Nos. 55000 00-438 and 55000-00-439) (Commissioner District No. 4) (Green) (P-21-005)

LEGAL DESCRIPTION (RM-12 ZONE)

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 9;
THENCE S00°19'32"E ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 1404.24 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;
THE FOLLOWING TWO (2) COURSES ARE ON SAID RIGHT-OF-WAY LINE:
1) THENCE S89°30'29"W A DISTANCE OF 4.29 FEET TO A POINT OF CURVE TO THE LEFT;
2) THENCE ON SAID CURVE, HAVING A RADIUS OF 2969.79 FEET, AN ARC LENGTH OF 322.96 FEET; A DELTA ANGLE OF 06°13'51", WHOSE LONG CHORD BEARS S88°23'33"W A DISTANCE OF 322.80 FEET;
THENCE N05°43'16"W DEPARTING SAID RIGHT-OF-WAY, A DISTANCE OF 247.45 FEET TO A POINT OF CURVE TO THE RIGHT;
THENCE ON SAID CURVE, HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 130.05 FEET, A DELTA ANGLE OF 24°50'16", WHOSE LONG CHORD BEARS N05°41'52"E A DISTANCE OF 129.03 FEET TO A POINT OF REVERSE CURVE;
THENCE ON SAID CURVE, HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 94.86 FEET, A DELTA ANGLE OF 18°07'00", WHOSE LONG CHORD BEARS N09°03'30"E A DISTANCE OF 94.46 FEET;
THENCE N00°00'00"E A DISTANCE OF 55.00 FEET;
THENCE N90°00'00"W A DISTANCE OF 1150.00 FEET;
THENCE N00°00'00"E A DISTANCE OF 905.81 FEET TO THE NORTH LINE OF SAID SECTION 9;
THENCE S89°51'23"E ON SAID NORTH LINE, A DISTANCE OF 1469.75 FEET TO THE POINT OF BEGINNING.
PARCEL CONTAINS 1,504,159 SQUARE FEET OR 34.531 ACRES MORE OR LESS

Dated at Colorado Springs, Colorado, this 7th day of December 2021.

THE BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO

BY: _____ Chair

