

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 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 October 27, A.D. 2021 and that the last publication of said notice was in the issue of said newspaper dated October 27 A.D. 2021.

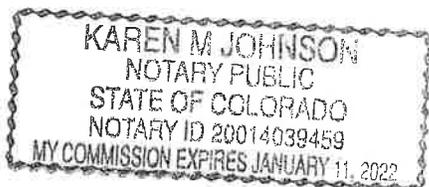
Karin B. Hill

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 27th day of October A.D. 2021.

Karen M. Johnson

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



NOTICE OF PUBLIC HEARING
 MAP AMENDMENT (REZONE)
 WATERVIEW NORTH RESIDENTIAL

NOTICE IS HEREBY GIVEN that on November 16, 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://epcdevplanreview.com>

A request by CPR Entitlements LLC, and PHI Real Estate Services LLC, for approval of a map amendment (rezoning) of 23.54 acres from A-5 (Agricultural District) to RS-5000 (Residential Suburban District). The three (3) parcels are located northeast 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. 55000-00-436, 55000-00-438, and 55000-00-439) (Commissioner District No. 4) (P-21-004) (Rivas)

LEGAL DESCRIPTION (RS-5000 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:
 COMMENCING AT THE NW CORNER OF SAID SECTION 9,
 THENCE S81°51'23"E ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 669.38 FEET
 THENCE S00°00'00"E DEPARTING SAID NORTH LINE, A DISTANCE OF 907.06 FEET TO THE POINT OF BEGINNING;
 THENCE N00°00'00"E A DISTANCE OF 1647.06 FEET;
 THENCE S00°00'00"E A DISTANCE OF 55.00 FEET TO A POINT OF CURVE TO THE RIGHT;
 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 S09°03'30"W A DISTANCE OF 94.46 FEET TO A POINT OF REVERSE CURVE;
 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 S05°41'52"W A DISTANCE OF 129.03 FEET;
 THENCE S06°43'16"E A DISTANCE OF 247.45 FEET TO A POINT OF NON-TANGENT CURVE TO THE LEFT, SAID POINT BEING 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 ON SAID CURVE, HAVING A RADIUS OF 2969.79 FEET, AN ARC LENGTH OF 462.89 FEET, A DELTA ANGLE OF 08°55'50", WHOSE LONG CHORD BEARS S78°48'43"W A DISTANCE OF 462.43 FEET;
 2. THENCE S74°20'48"W A DISTANCE OF 870.17 FEET;
 THENCE N15°39'12"W DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 200.00 FEET TO A POINT OF CURVE TO THE LEFT;
 THENCE ON SAID CURVE, HAVING A RADIUS OF 585.00 FEET, AN ARC LENGTH OF 489.15 FEET, A DELTA ANGLE OF 47°54'30", WHOSE LONG CHORD BEARS N39°36'27"W A DISTANCE OF 475.03 FEET;
 THENCE N00°00'00"E A DISTANCE OF 288.39 FEET TO THE POINT OF BEGINNING.
 PARCEL CONTAINS 1,025,310 SQUARE FEET OR 23.538 ACRES MORE OR LESS

THE BOARD OF COUNTY COMMISSIONERS OF
 EL PASO COUNTY, COLORADO

BY /s/ Chair

