

NOTICE OF PUBLIC HEARING  
MAP AMENDMENT (REZONE)  
ROLLING RIDGE ESTATES RESIDENTIAL

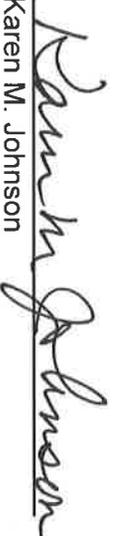
THE EL PASO COUNTY ADVERTISER AND NEWS,  
FOUNTAIN, COLORADO 80817  
STATE OF COLORADO

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 July 3, A.D. 2019 and that the last publication of said notice was in the issue of said newspaper dated July 3, 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 3rd day of July, A.D. 2019

  
Marianne McBride  
Notary Public



NOTICE IS HEREBY GIVEN that on July 23, 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 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://elcdo.net/development>

A request by TQ&C, LLC, for approval of a map amendment (rezoning) of 48.84 acres from: RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The property is located at the southwest corner of the Highway 83 and Hodgson Road intersection. The subject property is located within the boundary of the Tri-Lakes Comprehensive Plan (2000). (Parcel Nos. 61272-00-064 and 61272-00-065) (Commissioner District No. 1) (P-18-001)

LEGAL DESCRIPTION - PARCEL "A"  
ROLLIN RIDGE ESTATES

That portion of the North Half of the North Half of Section 27, Township 11 South, Range 66 West of the 6<sup>th</sup> P.M., El Paso County, Colorado described as follows:

Basis of bearings is the north line of said Section 27, monumented at its west end with a 3 1/2 inch aluminum cap stamped with P.L.S. 17496 and at its east end with an illegible 3 inch brass cap. Said line bears S 88 degrees 54 minutes 14 seconds E, 5264.06 feet.

Commencing at the northwest corner of said Section 27:

1. thence S 88 degrees 54 minutes 14 seconds E, along the north line of said Section, 1974.02 feet to the northwest corner of the East Half of the Northeast Quarter of the Northwest Quarter of said Section 27;
2. thence S 0 degrees 06 minutes 49 seconds E, along the west line of said East Half, 1312.77 feet to the south line of said North Half of the North Half; said line being coincident with the north line of Rollin Ridge Rancheros;
3. thence S 89 degrees 30 minutes 26 seconds E, along said south line, 443.60 feet to the point of beginning of the parcel to be described;
4. thence N 0 degrees 00 minutes 00 seconds W, 585.28 feet;
5. thence S 90 degrees 00 minutes 00 seconds E, 454.78 feet;
6. thence S 0 degrees 00 minutes 00 seconds E, 247.11 feet;
7. thence N 90 degrees 00 minutes 00 seconds W, 127.15 feet;
8. thence S 0 degrees 00 minutes 00 seconds W, 340.99 feet to said south line;
9. thence N 89 degrees 30 minutes 26 seconds W, along said south line, 327.64 feet to the point of beginning.

LEGAL DESCRIPTION - PARCEL "B"  
ROLLIN RIDGE ESTATES

That portion of the North Half of the North Half of Section 27, Township 11 South, Range 66 West of the 6<sup>th</sup> P.M., El Paso County, Colorado described as follows:

Basis of bearings is the north line of said Section 27, monumented at its west end with a 3 1/2 inch aluminum cap stamped with P.L.S. 17496 and at its east end with an illegible 3 inch brass cap. Said line bears S 88 degrees 54 minutes 14 seconds E, 5264.06 feet.

Commencing at the northwest corner of said Section 27:

1. thence S 89 degrees 54 minutes 14 seconds E, along the north line of said Section, 1974.02 feet to the northwest corner of the East Half of the Northeast Quarter of the Northwest Quarter of said Section 27;
2. thence S 0 degrees 06 minutes 49 seconds E, along the west line of said East Half, 50.04 feet to the southwest corner of a parcel described at Reception number 206076686, said point also being the point of beginning of the parcel to be described;
3. thence S 0 degrees 06 minutes 49 seconds E, continuing along the west line of said East Half, 1282.73 feet to the south line of said North Half of the North Half; said line being coincident with the north line of Rollin Ridge Rancheros;
4. thence S 89 degrees 30 minutes 26 seconds E, along said south line, 443.60 feet;
5. thence N 0 degrees 00 minutes 00 seconds W, 585.28 feet;
6. thence N 90 degrees 00 minutes 00 seconds E, 454.78 feet;
7. thence S 0 degrees 00 minutes 00 seconds E, 247.11 feet;
8. thence N 90 degrees 00 minutes 00 seconds W, 127.15 feet;
9. thence S 0 degrees 00 minutes 00 seconds E, 340.99 feet to said south line;
10. thence S 89 degrees 30 minutes 26 seconds E, along said south line, 1212.80 feet to a 1/2 inch inside diameter iron pipe at the southeast corner of the Northwest Quarter of the Northeast Quarter of said Section 27; also being the westerly right of way line of State Highway No. 83;
11. thence N 0 degrees 34 minutes 12 seconds W, along said right of way line, 393.03 feet to the most southerly corner of a parcel described in Book 2035 at Page 536;
12. thence N 2 degrees 29 minutes 28 seconds W, along the west line of said parcel, 670.43 feet to the south line of the north 30 feet of said Section 27;
13. thence N 88 degrees 54 minutes 17 seconds W, along the south line 895.46 feet to the northeast corner of a parcel described at Reception number 206076686;
14. thence S 1 degree 05 minutes 43 seconds W, along the east line of said parcel, 20.00 feet to the southeast corner thereof;
15. thence N 88 degrees 54 minutes 17 seconds W, along the south line of said parcel, 430.09 feet to the west line of said Northwest Quarter of the Northeast Quarter and the southeast corner of said parcel described at Reception number 206076686;
16. thence N 88 degrees 54 minutes 17 seconds W, along the south line of said parcel, 658.10 feet to the point of beginning.

Dated at Colorado Springs, Colorado, this 23<sup>rd</sup> day of July, 2019

THE BOARD OF COUNTY COMMISSIONERS OF  
EL PASO COUNTY, COLORADO

BY: Isi Chair