

PUD SP 20-001

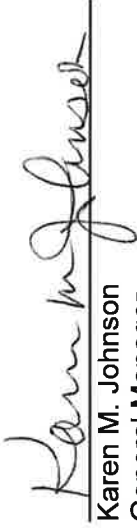
THE EL PASO COUNTY ADVERTISER AND NEWS,  
FOUNTAIN, COLORADO 80817  
STATE OF COLORADO

ss.

COUNTY OF EL PASO

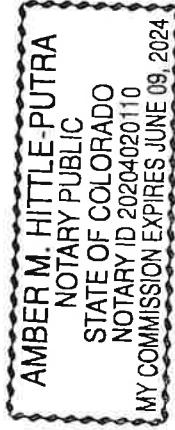
I, Karen M. Johnson, do solemnly swear that I am General Manager of the El Paso County Advertiser and News, that the same is a weekly newspaper printed, in whole or in part, and published in the County of El Paso, state of Colorado, and has a general circulation therein; that said newspaper has been 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 8, A.D. 2020 and that the last publication of said notice was in the issue of said newspaper dated July 8, A.D. 2020.

  
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, on this 8th day of July A.D. 2020.

  
Amber M. Hittle-Putra  
Notary Public  
My Commission Expires June 09, 2024



**NOTICE OF PUBLIC HEARING  
PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN  
CREEKSIDE SOUTH AT LORSON RANCH**

NOTICE IS HEREBY GIVEN that on July 28, 2020, 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://paso.coloradoplanning.com>

A request by Lorson, LLC, Nominee for Murray Fountain, LLC, for approval of a map amendment (rezoning) of 64.26 acres from a conceptual PUD (Planned Unit Development) to a site-specific PUD (Planned Unit Development) and approval of a preliminary plan for 200 single-family attached residential lots. The property is located along the east side of the East Tributary of Jimmy Camp Creek, south of Lorson Boulevard and is within Section 23, Township 16 south, Range 66 West of the 6th P.M. (Current Parcel Nos. 550000-00-424, 55231-00-005, 550000-00-422, 550000-00-406, anticipated Parcel Nos. after completion of the Assessor's Office pending parcel map update are 550000-00-432, 550000-00-433, 550000-00-434, and 55231-00-006) (Commissioner District No. 4) (PUDSP-20-001) (Parsons)

A PARCEL OF LAND IN THE NORTH HALF (N1/2) OF SECTION 23, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARING:**  
THE EAST-WEST CENTERLINE OF SAID SECTION 23 BEING MONUMENTED AT THE WEST QUARTER CORNER OF SAID SECTION WITH A FOUND NO. 6 REBAR, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 23 MONUMENTED WITH AN ALUMINUM CAP STAMPED "PLS NO. 31161", BEARS N89°41'54"E A DISTANCE OF 5319.46 FEET, TO WHICH LINE ALL BEARINGS IN THIS LEGAL DESCRIPTION ARE RELATIVE;

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23;  
THENCE N89°41'54"E ALONG THE CENTERLINE OF SAID SECTION 892.24 FEET TO THE SOUTHEAST CORNER OF "CREEKSIDE AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. \_\_\_\_\_, IN THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF "CREEKSIDE AT LORSON RANCH FILING NO. 1" THE FOLLOWING TWENTY-TWO (22) COURSES:

- 1) THENCE N38°43'29"E A DISTANCE OF 311.41 FEET;
- 2) THENCE N28°55'26"E A DISTANCE OF 265.02 FEET;
- 3) THENCE S77°01'58"E A DISTANCE OF 350.83 FEET;
- 4) THENCE N83°30'09"E A DISTANCE OF 446.06 FEET;
- 5) THENCE N16°26'24"E A DISTANCE OF 116.82 FEET TO A POINT OF CURVE; SAID CURVE HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 74°59'28", THE CHORD OF 261.74 FEET BEARS N53°58'07"E TO A POINT OF TANGENT
- 6) THENCE S88°34'10"E A DISTANCE OF 160.16 FEET;
- 7) THENCE S44°43'03"E A DISTANCE OF 230.04 FEET;
- 8) THENCE S65°32'01"E A DISTANCE OF 188.46 FEET;
- 9) THENCE N85°20'33"E A DISTANCE OF 169.20 FEET;
- 10) THENCE N17°08'25"E A DISTANCE OF 123.42 FEET;
- 11) THENCE N60°55'25"E A DISTANCE OF 219.41 FEET;
- 12) THENCE N77°50'20"E A DISTANCE OF 405.01 FEET;
- 13) THENCE S62°16'08"E A DISTANCE OF 188.62 FEET;
- 14) THENCE N76°28'55"E A DISTANCE OF 247.86 FEET;
- 15) THENCE N31°05'09"E A DISTANCE OF 60.00 FEET;
- 16) THENCE N88°54'05"W A DISTANCE OF 41.71 FEET;
- 17) THENCE N31°55'05"E A DISTANCE OF 182.34 FEET;
- 18) THENCE N17°09'17"E A DISTANCE OF 265.14 FEET;
- 19) THENCE N00°29'43"E A DISTANCE OF 173.06 FEET;
- 20) THENCE N11°46'57"E A DISTANCE OF 127.69 FEET;
- 21) THENCE N21°18'01"E A DISTANCE OF 20.20 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LORSON BOULEVARD AS SHOWN IN THE PLAT OF "LORSON RANCH EAST FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 219714228 IN THE RECORDS OF EL PASO COUNTY, COLORADO;
- 22) THENCE ALONG SAID LINE THE FOLLOWING FOUR (4) COURSES:

1) THENCE S66°49'28"E A DISTANCE OF 128.25 FEET;

2) THENCE N89°35'58"E A DISTANCE OF 125.90 FEET;

3) THENCE S47°05'26"E A DISTANCE OF 38.28 FEET;

4) THENCE S00°24'02"E A DISTANCE OF 38.12 FEET TO A POINT ON THE WEST LINE OF THAT PARCEL DESCRIBED IN A WARRANTY DEED UNDER RECEPTION NO. 217164370 IN THE EL PASO COUNTY RECORDS;

THENCE ALONG THE WEST LINES OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES:

1) THENCE S89°41'54"W ALONG SAID CENTERLINE 4073.30 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A CALCULATED AREA OF 2,799,021 Sq. Ft. (64,257 ACRES MORE OR LESS).

Dated at Colorado Springs, Colorado, this 28th day of July, 2020.

THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO

BY \_\_\_\_\_ Chair

THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO

BY \_\_\_\_\_ Chair

