

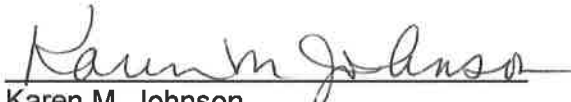
THE EL PASO COUNTY ADVERTISER AND NEWS,
FOUNTAIN, COLORADO 80817
STATE OF COLORADO

ss.

COUNTY OF EL PASO

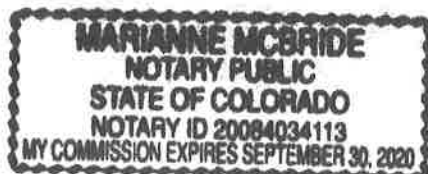
I, Karen M. Johnson, do solemnly swear that I am General Manager of the El Paso County Advertiser and News, that the same is a weekly newspaper printed, in whole or in part, and published in the County of El Paso, state of Colorado, and has a general circulation therein; that said newspaper has been 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 May 2, A.D. 2018 and that the last publication of said notice was in the issue of said newspaper dated May 2, A.D. 2018.


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 2nd day of May A.D. 2018


Marianne McBride
Notary Public



**NOTICE OF PUBLIC HEARING
MAP AMENDMENT (REZONE)
SPRINGS EAST AT WATERVIEW RESIDENTIAL REZONE
SPRINGS EAST AT WATERVIEW COMMERCIAL REZONE**

Dated at Colorado Springs, Colorado, this 22nd day of May 2018.

THE BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO

BY /s/ President

NOTICE IS HEREBY GIVEN that on May 22, 2018, 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

http://adm.elpasoco.com/Development_Services

BE IT RESOLVED: A request by Rankin Holdings LP for approval of a map amendment (rezoning) of 169.2 acres from A-5 (Agricultural) to RS-5000 (Residential Suburban). The property is located east of Powers Boulevard and south of Bradley Road. (Parcel No.55000-00-135) (P-17-006)

BE IT RESOLVED: A request by Rankin Holdings LP for approval of a map amendment (rezoning) of 28 acres from A-5 (Agricultural) to CS (Commercial Services). The property is located east of Powers Boulevard and south of Bradley Road. (Parcel No.55000-00-135) (CS-18-002)

LEGAL DESCRIPTION (PARCEL 135B)

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 14 CORNER OF SAID SECTION 9; THENCE S00°19'32"E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 1613.76 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION:

1. THENCE S00°19'32"E CONTINUING ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 3638.37 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 9;
2. THENCE S89°33'35"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 2495.44 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING TWO (2) COURSES FOLLOW SAID EASTERLY RIGHT-OF-WAY LINE:

3. THENCE N00°29'10"W A DISTANCE OF 3037.92 FEET TO A POINT OF CURVE TO THE RIGHT;
4. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 87°49'03", AN ARC LENGTH OF 229.91 FEET, WHOSE LONG CHORD BEARS N43°25'21"E A DISTANCE OF 208.05 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS



El Paso County Assessor's Office

7-11-006 and CS-18-002

0 04-15-65

SCHEDULE: 5500000135

OWNER: RANKIN HOLDINGS LP

BLVD EUGENIA M & BASIL E TRUST

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A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 9; THENCE S00°19'32"E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 1613.76 FEET TO A POINT ON THE SOUTHERLY R.O.W. LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY AND A POINT ON A NONTANGENT CURVE TO THE LEFT;

THE FOLLOWING 3 COURSES ARE ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD.

1. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, WITH A RADIUS OF 2759.79', A DELTA ANGLE OF 15°09'41", 730.29' FEET ALONG THE SAID SOUTHERLY R.O.W. LINE;
2. THENCE S74°20'48"W A DISTANCE OF 545.14' ALONG THE SAID SOUTHERLY R.O.W. LINE;

TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION:

1. THENCE S15°39'12"E A DISTANCE OF 470.00';
2. THENCE S74°20'48"W A DISTANCE OF 365.87 FEET TO A POINT OF CURVE TO THE LEFT;
3. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 410.00 FEET, A DELTA ANGLE OF 52°19'12", 374.39 FEET;
4. THENCE S22°01'36"W A DISTANCE OF 538.11 FEET TO A POINT OF CURVE TO THE RIGHT;
5. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 260.00 FEET, A DELTA ANGLE OF 13°32'40", 61.46 FEET;
6. THENCE S00°00'00"W A DISTANCE OF 48.76 FEET;
7. THENCE N00°00'00"W A DISTANCE OF 515.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING TWO COURSES ARE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD.

8. THENCE N00°29'10"W A DISTANCE OF 1123.40 FEET TO A POINT OF CURVE TO THE RIGHT;
9. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 87°49'03", AN ARC LENGTH OF 229.91 FEET, WHOSE LONG CHORD BEARS N43°25'21"E A DISTANCE OF 208.05 FEET TO