

**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 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.

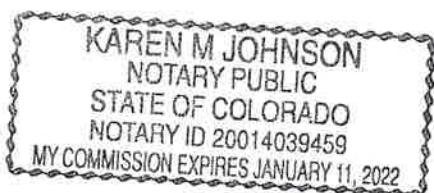
*Karin B. Hill*

Karin B. Hill  
Managing Editor

Subscribed and sworn to before me, a notary public in and for the County of El Paso, State of Colorado, this 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 COMMERCIAL SERVICE REZONE**

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://epcdevplanreview.com>

A request by CPR Entitlements, LLC, for approval of a map amendment (rezoning) of a 22.07-acre portion of two parcels from A-5 (Agricultural District) to CS (Commercial Service). The two (2) parcels, totaling 82 acres, are located at the northwest corner of the Bradley Road and South Powers Boulevard intersection and are within Sections 8 and 9, Township 15 South, Range 65 West of the 6th P.M. (Parcel Nos. 55000-00-436 and 55000-00-439) (Commissioner District No. 4) (CS-21-001) (Green)

**Legal Description**

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 8 AND SECTION 9, BOTH 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 331.37 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING S81°51'23"E A DISTANCE OF 338.00 FEET;  
THENCE S00°00'00"E DEPARTING SAID NORTH LINE, A DISTANCE OF 1195.45 FEET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT;  
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 S39°36'27"E A DISTANCE OF 475.03 FEET;  
THENCE S15°39'12"E A DISTANCE OF 200.00 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 FIVE (5) COURSES ARE ON SAID RIGHT-OF-WAY LINE AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD DESCRIBED IN SAID BOOK 5307 AT PAGE 1472 (NOW HIGHWAY 21):

- 1) THENCE S74°20'48"W A DISTANCE OF 81.85 FEET TO A POINT OF CURVE TO THE RIGHT;
- 2) THENCE ON SAID CURVE, HAVING A RADIUS OF 2759.79 FEET, AN ARC LENGTH OF 625.43 FEET, A DELTA ANGLE OF 12°59'05", WHOSE LONG CHORD BEARS S80°50'19"W A DISTANCE OF 624.10 FEET;
- 3) THENCE S87°19'53"W A DISTANCE OF 64.33 FEET TO A POINT OF CURVE TO THE RIGHT;
- 4) THENCE ON SAID CURVE, HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 216.56 FEET, A DELTA ANGLE OF 82°43'14", WHOSE LONG CHORD BEARS N 51°18'28" W A DISTANCE OF 198.24 FEET TO A POINT OF REVERSE CURVE TO THE LEFT;
- 5) THENCE ON SAID CURVE, HAVING A RADIUS OF 2105.00 FEET; AN ARC LENGTH OF 485.69 FEET, A DELTA ANGLE OF 13°13'11", WHOSE LONG CHORD BEARS N16°33'28"W A DISTANCE OF 484.61 FEET;

THENCE N56°26'42"E DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 545.66 FEET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT;  
THENCE ON SAID CURVE, HAVING A RADIUS OF 585.00 FEET, AN ARC LENGTH OF 342.60 FEET, A DELTA ANGLE OF 33°33'18", WHOSE LONG CHORD BEARS N16°46'39"W A DISTANCE OF 337.73 FEET;  
THENCE N00°00'00"E A DISTANCE OF 665.89 FEET TO THE POINT OF BEGINNING.  
PARCEL CONTAINS 961,408 SQUARE FEET OR 22.071 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 /s/ Chair

