

November 20, 2019

FOUNTAIN VALLEY NEWS / EL PASO COUNTY ADVERT

NOTICE OF PUBLIC HEARING
PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN
TRAILS AT ASPEN RIDGE

NOTICE IS HEREBY GIVEN that on December 10, 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://epcdevplanreview.com>

A request by COLA LLC, for approval of a map amendment (rezoning) of 117.98 acres from RS-5000 (Residential Suburban) to PUD (Planned Unit Development) and approval of a preliminary plan for 605 single-family residential lots, right-of-way, and open space. The property is located at the southeast corner of the Powers Boulevard and Bradley Road intersection. (Parcel No. 55000-00-412) (Commissioner District No. 4) (PUDSP-19-001)

LEGAL DESCRIPTION: REMAINDER TRAILS AT ASPEN RIDGE

A TRACT OF LAND LOCATED IN A PORTION OF THE WEST 1/2 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 SOUTH 1/4 CORNER OF SAID SECTION 9; THENCE N00°19'32"W ON THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 9, A DISTANCE OF 1,600.02 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

- 1) THENCE N90°00'00"W A DISTANCE OF 511.94 FEET TO A POINT OF CURVE TO THE RIGHT;
- 2) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 690.00 FEET, A DELTA ANGLE OF 14°33'21", AN ARC LENGTH OF 175.29 FEET, WHOSE LONG CHORD BEARS N82°43'20"W A DISTANCE OF 174.82 FEET;
- 3) THENCE S14°33'21"W A DISTANCE OF 123.85 FEET;
- 4) THENCE S12°47'44"W A DISTANCE OF 80.40 FEET TO A POINT OF CURVE TO THE RIGHT;
- 5) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 92°52'44", AN ARC LENGTH OF 32.42 FEET, WHOSE LONG CHORD BEARS S59°14'18"W A DISTANCE OF 28.99 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT;
- 6) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 915.00 FEET, A DELTA ANGLE OF 00°20'29", AN ARC LENGTH OF 5.45 FEET, WHOSE LONG CHORD BEARS N74°09'06"W A DISTANCE OF 5.45 FEET;
- 7) THENCE S15°57'58"W A DISTANCE OF 50.00 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
- 8) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 965.00 FEET, A DELTA ANGLE OF 06°15'56", AN ARC LENGTH OF 105.53 FEET, WHOSE LONG CHORD BEARS N70°51'04"W A DISTANCE OF 105.47 FEET;
- 9) THENCE S00°00'00"W A DISTANCE OF 214.74 FEET;
- 10) THENCE S88°42'27"W A DISTANCE OF 110.10 FEET;
- 11) THENCE N01°25'17"W A DISTANCE OF 4.78 FEET;
- 12) THENCE S88°27'00"W A DISTANCE OF 160.00 FEET;
- 13) THENCE S00°08'37"W A DISTANCE OF 44.57 FEET;
- 14) THENCE S02°52'08"W A DISTANCE OF 44.56 FEET;
- 15) THENCE S05°32'45"W A DISTANCE OF 44.55 FEET;
- 16) THENCE S08°16'16"W A DISTANCE OF 44.55 FEET;
- 17) THENCE S10°58'49"W A DISTANCE OF 44.56 FEET;
- 18) THENCE S13°41'29"W A DISTANCE OF 44.57 FEET;
- 19) THENCE S17°04'35"W A DISTANCE OF 44.59 FEET;
- 20) THENCE S19°47'14"W A DISTANCE OF 44.56 FEET;
- 21) THENCE S22°29'47"W A DISTANCE OF 44.55 FEET;
- 22) THENCE S25°12'20"W A DISTANCE OF 44.55 FEET;
- 23) THENCE S27°14'20"W A DISTANCE OF 22.28 FEET;
- 24) THENCE S29°42'04"W A DISTANCE OF 49.02 FEET;
- 25) THENCE S35°26'44"W A DISTANCE OF 49.01 FEET;
- 26) THENCE S36°30'56"W A DISTANCE OF 116.64 FEET;
- 27) THENCE S32°43'04"W A DISTANCE OF 66.86 FEET;
- 28) THENCE S14°55'16"W A DISTANCE OF 66.77 FEET;
- 29) THENCE S00°26'25"E A DISTANCE OF 193.86 FEET;
- 30) THENCE S90°00'00"W A DISTANCE OF 159.90 FEET;
- 31) THENCE S00°00'00"E A DISTANCE OF 13.82 FEET;
- 32) THENCE S89°33'35"W A DISTANCE OF 110.00 FEET;
- 33) THENCE N00°26'25"W A DISTANCE OF 12.59 FEET;
- 34) THENCE S89°33'35"W A DISTANCE OF 160.00 FEET;
- 35) THENCE S00°26'25"E A DISTANCE OF 55.00 FEET TO A POINT OF CURVE TO THE RIGHT;
- 36) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET, WHOSE LONG CHORD BEARS S44°33'35"W A DISTANCE OF 28.28 FEET;
- 37) THENCE S89°33'35"W A DISTANCE OF 358.00 FEET TO A POINT OF CURVE TO THE RIGHT;
- 38) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 27.00 FEET, A DELTA ANGLE OF 89°57'15", AN ARC LENGTH OF 42.39 FEET, WHOSE LONG CHORD BEARS N45°27'48"W A DISTANCE OF 38.17 FEET;
- 39) THENCE N00°29'10"W A DISTANCE OF 20.98 FEET;
- 40) THENCE S89°30'50"W A DISTANCE OF 224.96 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 21, AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;
- 41) THENCE N00°29'10"W ON SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,691.70 FEET;
- 42) THENCE S90°00'00"E A DISTANCE OF 515.00 FEET;

- 43) THENCE N00°00'00"E A DISTANCE OF 148.75 FEET TO A NON-TANGENT CURVE TO THE LEFT;
- 44) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 260.00 FEET, A DELTA ANGLE OF 13°32'37", AN ARC LENGTH OF 61.46 FEET, WHOSE LONG CHORD BEARS N28°47'53"E A DISTANCE OF 61.32 FEET;
- 45) THENCE N22°01'36"E A DISTANCE OF 538.12 FEET TO A POINT OF CURVE TO THE RIGHT;
- 46) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 410.00 FEET, A DELTA ANGLE OF 52°19'12", AN ARC LENGTH OF 374.39 FEET, WHOSE LONG CHORD BEARS N48°11'12"E A DISTANCE OF 361.52 FEET;
- 47) THENCE N74°20'48"E A DISTANCE OF 525.87 FEET;
- 48) THENCE N15°39'12"W A DISTANCE OF 470.00 FEET TO A POINT ON THE SOUTHERLY 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 THREE (3) COURSES FOLLOW SAID SOUTHERLY RIGHT-OF-WAY LINE:

- 49) THENCE N74°20'48"E A DISTANCE OF 385.15 FEET TO A POINT OF CURVE TO THE RIGHT;
- 50) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,759.79 FEET, A DELTA ANGLE OF 15°09'41", AN ARC LENGTH OF 730.29 FEET, WHOSE LONG CHORD BEARS N81°55'39"E A DISTANCE OF 728.16 FEET;
- 51) THENCE N89°30'29"E A DISTANCE OF 3.77 FEET TO A POINT ON THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 9;
- 52) THENCE S00°19'32"E A DISTANCE OF 2,038.35 FEET TO THE POINT OF BEGINNING.

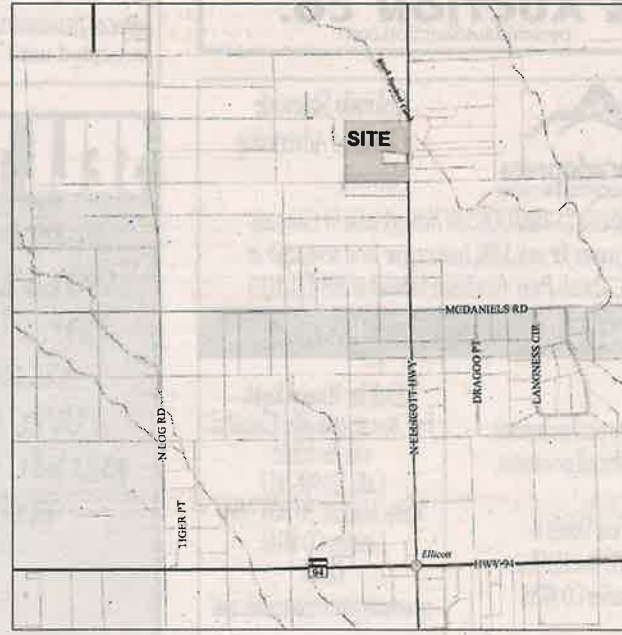
THE ABOVE TRACT OF LAND CONTAINS 5,139,369 SQUARE FEET OR 117.984 ACRES, MORE OR LESS.

Dated at Colorado Springs, Colorado, this 10th day of December, 2019.

THE BOARD OF COUNTY COMMISSIONERS
OF
EL PASO COUNTY, COLORADO

BY /s/ Chair

El Paso County Parcel Information				File Name: P-17-001/MS-17-001
PARCEL NAME	TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO			Zone Map No. -
ADDRESS	CITY	STATE	ZIP / ZIP+4	Date: November 14, 2019
1000 N. GILBERT ST.	EL PASO	TX	79901	



Please report any parcel discrepancies to:
El Paso County Surveyors
1475 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
(719) 520-0000

Copyright 2019 by the Board of County Commissioners of El Paso County, Colorado. All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without permission in writing from the Board of County Commissioners of El Paso County, Colorado. This document is the property of the Board of County Commissioners of El Paso County, Colorado. It is to be used for the purpose for which it was prepared and is not to be used for any other purpose without the written consent of the Board of County Commissioners of El Paso County, Colorado.

Published in the El Paso County Advertiser and News
Publication Date:
November 20, 2019

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

SS.

COUNTY OF EL PASO

I, Judy L. Sherbak, do solemnly swear that I am Office 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 November 20th A.D. 2019 and that the last publication of said notice was in the issue of said newspaper dated November 20th A.D. 2019.

Judy L. Sherbak
Office Manager

Subscribed and sworn to before me, a notary public in and for the County of El Paso, State of Colorado, this 20th day of November A.D. 2019.

Karen M Johnson
Notary Public

My Commission Expires January 11, 2022

