


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 uninterrupted 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 June 19, A.D. 2019 and that the last publication of said notice was in the issue of said newspaper dated June 19, 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 19th day of June, A.D. 2019


Marianne McBride
Notary Public



NOTICE OF PUBLIC HEARING
MAP AMENDMENT (REZONE)
WINSOME RESIDENTIAL

NOTICE IS HEREBY GIVEN that on July 9, 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://spcd.pconline.net/view.cfm>

A request by McCune Ranch, LLC, for approval of a map amendment (rezoning) of 350.26 acres from the RR-5 (Residential Rural) and A-35 (Agricultural) zoning districts to the RR-2.5 (Residential Rural) zoning district. The property is located at the northwest corner of the Hodgen Road and Meridian Road intersection. (Parcel No.: 51000-00-493) (Commissioner District No. 1) (P-18-008)

A TRACT OF LAND BEING A PORTION OF SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN AND A PORTION OF SECTION 24, RANGE 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED ON THE SOUTHERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "LS 28658" AND AT THE NORTHERLY END BY A 3-1/2" ALUMINUM CAP STAMPED "LS 12103" BEING ASSUMED TO BEAR N00°14'25"E A DISTANCE OF 2636.99 FEET AS SHOWN IN LAND SURVEY PLAT RECORDED UNDER RECEPTION 218900072 RECORDS OF EL PASO COUNTY.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 24; THENCE S00°14'17"W ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, SAID LINE ALSO BEING ON THE WEST BOUNDARY OF PARCEL 4, AS RECORDED UNDER RECEPTION NUMBER 218900072, A DISTANCE OF 1,684.27 FEET TO THE POINT OF BEGINNING; THENCE S88°41'23"E, A DISTANCE OF 820.25 FEET; THENCE N29°41'56"E, A DISTANCE OF 813.42 FEET; THENCE S89°47'08"E, A DISTANCE OF 419.52 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N89°47'08"W, HAVING A DELTA OF 02°06'42", A RADIUS OF 1,790.00 FEET AND A LENGTH OF 65.97 FEET TO A POINT OF TANGENT; THENCE N18°06'10"E, A DISTANCE OF 383.72 FEET; THENCE N18°13'35"E, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N18°13'35"E HAVING A DELTA OF 67°24'01", A RADIUS OF 1,470.00 FEET AND A LENGTH OF 1,729.25 FEET TO A POINT OF TANGENT; THENCE N41°48'33"E, A DISTANCE OF 207.94 FEET A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 48°27'40", A RADIUS OF 1,384.00 FEET, AND A LENGTH OF 1,170.60 FEET TO A POINT OF TANGENT; THENCE S88°42'46"E, A DISTANCE OF 118.09 FEET; THENCE N00°17'14"E, A DISTANCE OF 922.06 FEET TO A POINT ON THE BOUNDARY LINE OF SAID PARCEL 4; THENCE ON THE BOUNDARY LINE OF SAID PARCEL 4, THE FOLLOWING THREE (3) COURSES:

1. S89°15'17"E, A DISTANCE OF 613.35 FEET
2. S89°15'18"E, A DISTANCE OF 1,158.32 FEET
3. S00°17'06"W, A DISTANCE OF 3,378.41 FEET

THENCE N89°31'37"W, A DISTANCE OF 756.62 FEET; THENCE S00°17'14"W, A DISTANCE OF 457.57 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 4; THENCE ON THE SOUTHERLY AND WESTERLY LINE OF SAID PARCEL 4, THE FOLLOWING THREE (3) COURSES:

1. S89°55'06"W, A DISTANCE OF 417.99 FEET
2. S89°30'15"W, A DISTANCE OF 5,238.49 FEET
3. N00°14'17"E, A DISTANCE OF 912.65 FEET

CONTAINING A CALCULATED AREA OF 15,255.901 SQUARE FEET OR 350.227 ACRES.

Dated at Colorado Springs, Colorado, this 9th day of July, 2019.

THE BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO

BY: Chair

