



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

September 8, 2022

Dear Property Owner,

The Town of Elizabeth has received a rezone application for the project known as Elizabeth West for property described in Exhibit A and generally located on the south side of Highway 86, between Legacy Ridge St on the west and Wild Point subdivision, 1st amendment on the east. The property to be rezoned is addressed as 988, 1090 and 1574 State Hwy 86. The property is 425.9 acres and is zoned A-1, Agriculture the proposed zone is Planned Unit Development (PUD).

Public hearings are scheduled regarding the proposed rezone. Please see the accompanying public notice for more details.

Community Development Department
Town of Elizabeth
(303) 646-4166

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Planning Commission and Board of Trustees shall hold public hearings concerning a rezone application for the project known as Elizabeth West generally located on the south side of Highway 86, between Legacy Ridge St on the west and Wild Point subdivision, 1st amendment on the east. The property to be rezoned is addressed as 988, 1090 and 1574 State Hwy 86. The property is 425.9 acres and is zoned A-1, Agriculture the proposed zone is Planned Unit Development (PUD).

The public hearings are to be held before the Planning Commission on October 4, 2022 at 6:30 p.m. and Board of Trustees on October 25, 2022 at 7:00 p.m., or as soon as possible thereafter. The public hearings shall be held in the Town Hall, 151 South Banner Street, Elizabeth, Colorado, or at such other time or place in the event this hearing is adjourned. Further information is available through the Town Community Development Department at (303) 646-4166.

ALL INTERESTED PERSONS MAY ATTEND.

EXHIBIT A

Parcel I:

E1/2 NW1/4, NW1/4 NE1/4 of Section 14, Township 8 South, Range 65 West of the 6th P.M., County of Elbert, State of Colorado, EXCEPT the parcels deeded to the Elbert County Board of County Commissioners in Book 182 at Page 159 and Book 209 at Page 140 and that parcel deeded to the State Highway Department in Book 320 at Page 291, County of Elbert, State of Colorado. EXCEPT that portion conveyed to The Town of Elizabeth in Special Warranty Deed recorded May 12, 2021 at Reception No. 608125.

Parcel II:

A parcel of land located in the Northeast and Southeast Quarter of Section 15, and the Southwest and Northwest Quarter of Section 14, Township 8 South, Range 65 West of the Sixth Principal Meridian, County of Elbert, State of Colorado, more particularly described as follows: The basis of bearing of this description is an assumed bearing of North $00^{\circ} 14' 48''$ West a distance of 2664.96 feet from a 2" aluminum cap on a number 6 rebar stamped "1999-LS 30830" at the East Quarter corner of said Section 15 to a 2" aluminum cap on a number 6 rebar stamped "1999-LS 30830" at the Northeast corner of said Section 15. Commencing at the North Quarter corner of said Section 15; thence South $00^{\circ} 24' 05''$ East along the West line of the Northeast Quarter of said Section 15 a distance of 40.09 feet to a point on the South right of way of Colorado State Highway No. 86; thence along the South right of way of Colorado State Highway No. 86 the following two (2) courses;

- 1) thence South $89^{\circ} 56' 30''$ East a distance of 0.38 feet;
- 2) thence South $83^{\circ} 32' 47''$ East a distance of 70.12 feet to the point of beginning; thence continuing along the South right of way of Colorado State Highway No. 86 the following two (2) courses;

- 1) thence South $83^{\circ} 32' 47''$ East a distance of 16.52 feet;
- 2) thence South $89^{\circ} 56' 50''$ East a distance of 739.98 feet to the Northwest corner of a parcel of land described at Book 282, Page 326 filed in the Elbert County Clerk and Recorder's Office;

thence South $00^{\circ} 09' 34''$ East along the West boundary of the lands described at said Book 282, Page 326 a distance of 861.70 feet to the Southwest corner of the lands described at said Book 282, Page 326; said corner also being the Northwest corner of a parcel of land described at Reception No. 476359 filed in the Elbert County Clerk and Recorder's Office; thence along the West, South and East boundary lines of the lands described at said Reception No. 476359 the following three (3) courses;

- 1) thence South $00^{\circ} 09' 34''$ East a distance of 430.50 feet;
- 2) thence North $89^{\circ} 50' 26''$ East a distance of 505.93 feet;
- 3) thence North $00^{\circ} 09' 38''$ West 390.28 feet to the Southwest corner of the lands described at Book 458 Page 364 as filed in the Elbert county Clerk and Recorder's office; thence along the South, and East boundary of the lands described at said Book 458 Page 364 the following three (3) courses;

- 1) thence South $89^{\circ} 56' 50''$ East a distance of 1626.51 feet;
- 2) thence North $05^{\circ} 25' 23''$ East a distance of 603.03 feet;
- 3) thence North $24^{\circ} 48' 41''$ East a distance of 333.29 feet to a point on the South right of way of Colorado State Highway No. 86; thence South $89^{\circ} 12' 30''$ East along the South right of way line of Colorado State Highway No. 86 a distance of 834.80 feet to a point on the West Boundary of the lands described at Book 377 Page 350 filed in the Elbert County Clerk and Recorder's Office; thence South $00^{\circ} 58' 55''$ East along the West boundary of the lands described at said Book 377, Page 350 a distance of 2613.60 feet to the Northwest corner of Lot 18, Wild Pointe, a Subdivision filed in the Elbert County Clerk and Recorder's Office at Plat Book 12, Page 54, thence along the boundary of said Wild Pointe the following three (3) courses;

- 1) thence South $01^{\circ} 02' 37''$ East a distance of 1334.48 feet;
- 2) thence North $89^{\circ} 26' 35''$ West a distance of 1394.52 feet;
- 3) thence North $89^{\circ} 18' 17''$ West a distance of 2570.30 feet; said point being 70.00 feet East of the Westerly line of the Southeast Quarter of said Section 15; thence North $00^{\circ} 24' 05''$ West along a line parallel with and 70.00 feet Easterly of the West line of the Southwest Quarter and the Northwest Quarter of said Section 15 a distance of 3916.04 feet to the point of beginning. Less and Except that portion Deeded to the Town of Elizabeth as described in Deed recorded May 12, 2021 at Reception No. 608123, more particularly described as follows: A parcel of property located in Section 15, Township 8 South,

Range 65 West of the 6th P.M. County of Elbert, State of Colorado being more particularly described as follows: Commencing at the North Quarter corner of said Section 15 and considering the West line of the Northwest Quarter of said Section 15 to bear South 00° 22' 36"

East with all bearing contained herein relative thereto; thence South 00° 22' 36" East along said West line, a distance of 40.09 feet to a point on the South right of way line of State Highway 86; thence South 89° 54' 23" East along said South right of way line, a distance of 0.37 feet; thence South 83° 31' 18" East, along said South right of way line, a distance of 70.12 feet to the point of beginning; thence along said South right of way line the following (2) two courses;

- 1) South 83° 31' 18" East, a distance of 16.55 feet;
- 2) South 89° 55' 08" East, a distance of 740.68 feet;

thence South 00° 04' 52" West, a distance of 35.00 feet; thence North 89° 53' 29" West, a distance of 756.81 feet; thence North 00° 22' 36" West, a distance of 39.35 feet to point on the South right of way line of said State Highway 86 and the point of beginning, County of Elbert, State of Colorado. Also Less and

Except that portion Deeded to the Town of Elizabeth as described in Deed recorded May 12, 2021 at Reception No. 608124, more particularly described as follows: A parcel of property located in Section 14, Township 8 South, Range 65 West of the 6th P.M., County of Elbert, State of Colorado being more particularly described as follows: Commencing at the Northwest corner of said Section 14 and considering the North line of the Northwest Quarter of said Section 14 to bear South 89° 10' 20"

East with all bearing contained herein relative thereto; thence South 89° 10' 20" East along said North line, a distance of 493.71 feet; thence South 00° 49' 38" West, a distance of 49.72 feet to a point on the South right-of-way line of State Highway 86 and the point of beginning; thence North 89° 10' 49" East, along said South right-of-way line, a distance of 836.00 feet; thence South 00° 12' 35" East, a distance of 37.90 feet; thence South 89° 10' 20" East, a distance of 853.48 feet; thence North 24° 47' 53" East, a distance of 41.34 feet to the point of beginning, County of Elbert, State of Colorado.