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Elbert County News

I, Sabrina Kreifels, of lawful age, being duly sworn upon oath, deposes and says that I am the Authorized Agent for Publisher of Elbert County News, a publication that is a "legal newspaper" as that phrase is defined for the city of Elbert County, for the County of Elbert, in the state of Colorado, that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates.

PUBLICATION DATES: Jul 16, 2026

Notice ID: 5ZIXDboSpWRKIIUFuOcU

Notice Name: Elb 1852 hearing Vail ReZone RZ-2026-0002
cop

PUBLICATION FEE: \$220.47

Sabrina Kreifels

Authorized Agent for Publisher

VERIFICATION

STATE OF COLORADO
COUNTY OF ELBERT

LINDSAY L NICOLETTI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134073610
MY COMMISSION EXPIRES 02-22-2030

Signed or attested before me on this

16 day of July, A.D. 2026.

20134073610-770178

Notary Public

My Commission Expires: 2-22-2030

Public Notice

NOTICE OF PUBLIC HEARING
FOR Vail ReZone
CASE NUMBER: RZ-2026-0002

NOTICE IS HEREBY GIVEN THAT THE PROPERTY LOCATED AT 43248 Meadowbrook Circle, Parker, CO 80138-4467 SHALL BE CONSIDERED FOR A ReZone, PURSUANT TO ELBERT COUNTY REGULATIONS.

THE HEARING IS TO BE HELD BEFORE THE PLANNING COMMISSION ON THE 4TH DAY OF August, 2026 IN THE ELBERT COUNTY ADMINISTRATION BUILDING, COMMISSIONERS' BOARD ROOM, 215 COMANCHE STREET, KIOWA, COLORADO, AT 6 P.M., OR AS SOON THEREAFTER AS POSSIBLE.

~~AND-~~
THE HEARING IS TO BE HELD BEFORE THE BOARD OF COUNTY COMMISSIONERS ON THE 12TH DAY OF August, 2026, IN THE ELBERT COUNTY ADMINISTRATION BUILDING, COMMISSIONERS' BOARD ROOM, 215 COMANCHE STREET, KIOWA, COLORADO, AT 1 P.M., OR AS SOON THEREAFTER AS POSSIBLE.

CONTACT ELBERT COUNTY COMMUNITY & DEVELOPMENT SERVICES FOR MORE INFORMATION: 303-621-3136

ALL PUBLIC COMMENTS MUST BE SUBMITTED IN WRITING AND RECEIVED ONE (1) WEEK PRIOR TO PUBLIC HEARING.

LEGAL DESCRIPTION OF PROPERTY:

PARCEL A:
MEADOWBROOK RANCHES: TRACT 8
A TRACT OF LAND SITUATED IN THE SOUTH 1/3 OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 26 TO BEAR NORTH 89 DEGREES 56 MINUTES 51 SECONDS EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE NORTH 89 DEGREES 56 MINUTES 51 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 2298.48 TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 56 MINUTES 51 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 753.40 FEET;
THENCE NORTH 00 DEGREES 05 MINUTES 34 SECONDS WEST A DISTANCE OF 1440.46 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 55 SECONDS WEST A DISTANCE OF 357.38 FEET; THENCE SOUTH 85 DEGREES 02 MINUTES 24 SECONDS WEST A DISTANCE OF 1008.67 FEET; THENCE SOUTH 23 DEGREES 57 MINUTES 14 SECONDS EAST A DISTANCE OF 1503.95 FEET TO THE POINT OF BEGINNING, COUNTY OF ELBERT, STATE OF COLORADO.

PARCEL B-W:
AN EASEMENT FOR ACCESS AND UTILITIES SITUATED IN THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO, SUBJECT EASEMENT BEING 60.00 FEET IN WIDTH, 30.00 FEET ON EACH SIDE OF THE CENTERLINE DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26 AND

CONSIDERING THE SOUTH LINE OF SAID SECTION 26 TO BEAR NORTH 89 DEGREES 56 MINUTES 51 SECONDS EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE NORTH 89 DEGREES 56 MINUTES 51 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING OF SUBJECT CENTERLINE;
THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 384.20 FEET, SAID CURVE HAS A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 88 DEGREES 03 MINUTES 09 SECONDS TO A POINT OF REVERSE CURVE;
THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 626.52 FEET, SAID CURVE HAS A RADIUS OF 750.00 FEET AND CENTRAL ANGLES OF 47 DEGREES 51 MINUTES 44 SECONDS TO A POINT OF TANGENT;
THENCE NORTH 40 DEGREES 08 MINUTES 16 SECONDS EAST ALONG SAID TANGENT A DISTANCE OF 827.07 FEET TO A POINT OF CURVE;
THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 411.42 FEET, SAID CURVE HAS A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 31 DEGREES 25 MINUTES 49 SECONDS TO THE CENTER OF A 65.00 FOOT RADIUS CUL-DE-SAC ACCESS AND UTILITY EASEMENT AND TO THE POINT OF TERMINUS OF SUBJECT CENTERLINE, COUNTY OF ELBERT, STATE OF COLORADO.

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