

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 carrier 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 August 4, A.D. 2021 and that the last publication of said notice was in the issue of said newspaper dated August 4 A.D. 2021.

Karin B. Hill

Karin B. Hill
Managing Editor

Subscribed and sworn to before me, a notary public and for the County of El Paso, State of Colorado, 4th day of August A.D. 2021.

Karen M. Johnson

Karen M. Johnson
Notary Public
My Commission Expires January 11, 2022

KAREN M JOHNSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014039459
MY COMMISSION EXPIRES JANUARY 11, 2022

NOTICE OF PUBLIC HEARING
PLANNED UNIT DEVELOPMENT/ PRELIMINARY PLAN
MEADOWBROOK PARK

NOTICE IS HEREBY GIVEN that on August 24, 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://epodevplanreview.com>

A request by Meadowbrook Crossing, LLC, Colorado Springs Equities, LLC, and Meadowbrook Development, LLC, for approval of a map amendment (rezoning) from CR (Commercial Regional), I-2 (Industrial), and RR-5 (Residential Rural) to a site specific PUD (Planned Unit Development) and approval of a preliminary plan for 67 single-family residential lots. The three (3) parcels, totaling 8.01 acres, are located along the south side of Meadowbrook Parkway, approximately 150 feet east of the intersection of Meadowbrook Parkway and Newt Drive and are within Section 8, Township 14 South, Range 65, West of the 6th P.M. (Parcel Nos. 54080-00-053, 54080-08-002, and 54084-03-001) (Commissioner District No. 2) (PUDSP-20-008) (Parsons)

LEGAL DESCRIPTION

THAT PORTION OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8 TOWNSHIP 14 SOUTH, RANGE 65 WEST, OF THE 6TH PRINCIPAL MERIDIAN, EL PASO AND
TRACT 1, MEADOWBROOK CROSSING FILING NO 1, AS-AMENDED BY AFFIDAVIT OF CORRECTION REC #218068301,
AND
THAT TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8 TOWNSHIP 14 SOUTH, RANGE 65 WEST, OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO,
COMMENCING AT A POINT ON THE NORTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8; BEARINGS ARE BASED ON SAID NORTH BOUNDARY LINE, S89°33'00"E, A DISTANCE OF 2023.0 FEET; THENCE S89°33'00"E, A DISTANCE OF 598.6 FEET; THENCE LEAVING SAID NORTH LINE, S33°35'00"W, A DISTANCE OF 508.5 FEET; THENCE, S56°25'00"E, A DISTANCE OF 30.0; THENCE S37°48'00"W, A DISTANCE OF 375.0 FEET; THENCE, S17°06'00"W, A DISTANCE OF 148.2 FEET; THENCE N02°16'00"W, A DISTANCE OF 417.0 FEET; THENCE N06°38'00"E, A DISTANCE OF 358.0 FEET; THENCE N17°04'00"E, A DISTANCE OF 15.7 FEET, TO THE POINT OF BEGINNING. EXCEPT THAT PT PLATTED TO CLAREMONT BUSINESS PARK FILING NO 2, AND THAT PART CONVEYED TO D.O.T. FOR R/W BY REC # 205077959. SAID DESCRIPTION TO CONTAIN 8.01 ACRES, MORE OR LESS.

Dated at Colorado Springs, Colorado, this 24th day of August 2021.

THE BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO

BY /s/ Chair

