

Date: 02/11/25

Account #: 39138

Company Name: El Paso County Planning &

Community Dev.

Contact: Petra Rangel

Address: 2880 International Circle, Suite 110

City: Colorado Springs

State: CO

Telephone: (719) 520-7300

Ad ID: 213496

PO Number:

Run Dates: 02/13/25 to 02/19/25

Ad Class: Public Notices

Columns wide: 3 Total # of Lines: 94

Total Cost: \$91.65

Account Rep: Whitney Dickens Phone # (719) 476-1686

Email: whitney.dickens@gazette.com

Publications:

Colorado Springs Gazette, Gazette.com

Your ad Enlarged

PUBLIC NOTICE

PLANNED UNIT DEVELOPMENT / PRELIMINARY PLAN VILLAGES AT STERLING RANCH EAST

NOTICE IS HEREBY GIVEN that on March 13, 2025, at 9:00. A.M. in the Centennial Hall Auditorium 200, 5. Cascade Avenue, clorado Spring Centennial Hall Auditorium 200, 5. Cascade Avenue, clorado Spring to public hear of will be held by the Boart of Country Commissioners the Country of El Paso, State of Colorado. The application and relate documents may be viewed at the public office of Planning and Corocado, 100 and 100

A request by Classic SBI Land, LLC, for approval of a Map Amer met (Bezon Maria) of 39.06 across from RR-5 (Residential Naria), the property of the control of the control

Dated at Colorado Springs, Colorado, this 10th of February 2025

THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO

Y /s/ Carrie Geitner - Chair EXHIBIT A

LEGAL DESCRIPTION: THE VILLA

A PARCEL OF LAND BEING A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOL-IOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTE OF THE MORTHEAST QUARTE OF THE MORTHEAST QUARTE OF SECTION 28, TOWNSHIP 25 SOUTH OF THE MORTHEAST QUARTE OF SECTION 28, TOWNSHIP 25 SOUTH OF THE WEST END WHICH IS THE CENTER-EAST ONE-SI TEETHT CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SUVEYORS CAP STAMPED 'ESI PLS 10376, 2006" AND AT THE EAST ENICOPHEM CONTROL OF THE CONTROL OF TH

OMMENCING ALTINE CERTIFICATION ONE 3.0 TO CONTROL OF SECTION 28. TOWNSHIP 12 SOUTH, RANGE 55 WEST OF THE SIXTH PRINCIPLAL AL MERIDIAN EL PASO COUNTY, COLORADO, SAID POINT BEING THI OUTHWESTERLY CORNER OF RETREAT AT TIMBERRIDGE FILLING NO RECORDED UNDER RECEPTION NO. 220714653 RECORDS OF EL PASC OUNTY, COLORADO;

HENCE S21°29'22"E, A DISTANCE OF 4555.24 FEET TO THE POINT O EGINNING;

IENCE 576°31'31"E, A DISTANCE OF 1469.77 FEET IENCE S13°28'29"W, A DISTANCE OF 440.00 FEET IENCE 576°31'31"E, A DISTANCE OF 66.21 FEET; IENCE S13°28'29"W, A DISTANCE OF 690.84 FEET

HENCE N/6-31-31-W, A DISTANCE OF 1535.98 FEET;
HENCE NI3°28'29"E, A DISTANCE OF 1130.84 FEET TO THE POINT



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Payments:

Method Type Last 4 digits Check Paid

Gross: \$91.65

Paid Amount: - \$0.00

Amount Due: \$91.65