

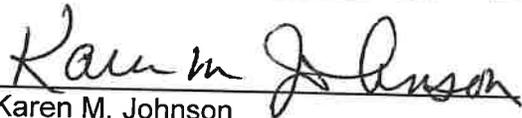
THE EL PASO COUNTY ADVERTISER AND NEWS,
FOUNTAIN, COLORADO 80817
STATE OF COLORADO

ss.

COUNTY OF EL PASO

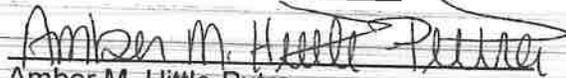
I, Karen M. Johnson, do solemnly swear that I am General Manager of the El Paso County Advertiser and News, that the same is a weekly newspaper printed, in whole or in part, and published in the County of El Paso, state of Colorado, and has a general circulation therein; that said newspaper has been published continuously and 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 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 August 5, A.D. 2020 and that the last publication of said notice was in the issue of said newspaper dated August 5, A.D. 2020.



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, on this 5th day of August A.D. 2020.



Amber M. Hittle-Putra

Notary Public

My Commission Expires June 09, 2024



**NOTICE OF PUBLIC HEARING
PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN
URBAN COLLECTION AT PALMER RIDGE**

NOTICE IS HEREBY GIVEN that on August 25, 2020, 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://specdevplanreview.com>.

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at Representative

A request by Feathergrass Investments, LLC, for approval of a map amendment (rezoning) of 10.84 acres of the overall 21.3 acre development area from a conceptual PUD (Planned Unit Development), CAD-O (Commercial Airport District Overlay) and CS (Commercial Services) to a site-specific PUD (Planned Unit Development), CAD-O (Commercial Airport District Overlay) to allow for the development of 100 single-family attached residential lots. The applicant is also requesting approval of a 21.3 acre preliminary plan, which includes 100 single-family attached residential lots and two future development tracts. The parcels included in this request are located south of the Constitution Avenue and Hannah Ridge Drive intersection and are within Section 5, Township 14 South, Range 65 West of the 6th P.M. (Parcel Nos. 54051-00-041, 54051-00-042, 54051-00-043, 54051-00-044, 54050-00-035, 54050-00-051) (Commissioner District No. 3) (PUDSR-18-011) (Parsons)

**LEGAL DESCRIPTION: URBAN COLLECTION AT PALMER VILLAGE PUD ZONING/
DEVELOPMENT PLAN**

Parcel 1:
That portion of the Northeast Quarter of Section 5, Township 14 South, Range 65 West of the 6th P.M. of El Paso County, Colorado, more particularly described as follows:
5. assumed to bear N89°53'50"E.)
Beginning at the northwest corner of said Northeast Quarter of Section 5, Township 14 South, Range 65 West of the 6th P.M. of El Paso County, Colorado, more particularly described as follows:
Right-of-way", recorded in Plat Book V-3 at Page 159 of the records of said County (the following three (3) courses are along said southerly line.):
Thence S88°54'50"E, 107.89 feet;
Thence along the arc of a curve to the right, said curve having a central angle of 6°04'26", a radius of 1,310.93 feet, for an arc distance of 138.97 feet;
Thence S83°50'24"E, 364.67 feet to the westerly Right-of-way line of Hannah Ridge Drive, an 80 foot Right-of-way as shown on Jessica Heights Filing No. 1 as recorded under Reception No. 206712249 of the records of said County;
Thence S00°20'42"W, 370.62 feet along said westerly Right-of-way line to the northeast corner of Lot 26 of said Jessica Heights Filing No. 1;
Thence N89°38'18"W, 609.42 feet along the northerly line of said Lot 26 and Lots 25, 24, 15, 14, and 13 of said Jessica Heights Filing No. 1 to the northwest corner of said Lot 13, said corner also being on the west line of said Northeast Quarter of Section 5;
Thence N00°20'52"E, 413.81 feet along said west line to the Point of Beginning.
For a total of 243,396 SF, or 5.588 acres, more or less, AND

Parcel 1b:
That portion of the Northeast Quarter of Section 5, Township 14 South, Range 65 West of the 6th P.M. of El Paso County, Colorado, more particularly described as follows:
5. assumed to bear N89°53'50"E.)
Commencing at the northwest corner of said Northeast Quarter of Section 5, Township 14 South, Range 65 West of the 6th P.M. of El Paso County, Colorado, more particularly described as follows:
Right-of-way", recorded in Plat Book V-3 at Page 159 of the records of said County (the following six (6) courses are along said southerly line):
Thence S88°54'50"E, 107.89 feet;
Thence along the arc of a curve to the right, said curve having a central angle of 6°04'26", a radius of 1,310.93 feet, for an arc distance of 138.97 feet;
Thence S83°50'24"E, 366.82 feet;
Thence along the arc of a curve to the left, said curve having a central angle of 1°55'47", a radius of 1,430.93 feet, for an arc distance of 48.19 feet to a point on the easterly Right-of-way line of Hannah Ridge Drive, an 80 foot Right-of-way as shown on Jessica Heights Filing No. 1 as recorded under Reception No. 206712249 of the records of said County, said point also being the Point of Beginning of the Tract of land herein described;
Thence continuing along the arc of a curve to the left, said curve having a central angle of 4°19'58", a radius of 1,430.93 feet, for an arc distance of 108.22 feet to a line of land and parallel to said north line of the said Parcel 1b, said line of land being a line of land

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