

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 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 July 7, A.D. 2021 and that the last publication of said notice was in the issue of said newspaper dated July 7 A.D. 2021.

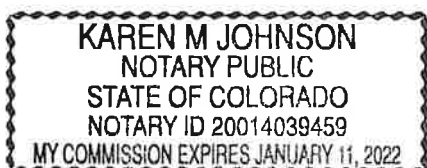
A handwritten signature in black ink that reads "Karin B. Hill".

Karin B. Hill  
Managing Editor

Subscribed and sworn to before me, a notary public in and for the County of El Paso, State of Colorado, this 7th day of July A.D. 2021.

A handwritten signature in black ink that reads "Karen M. Johnson".

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



**NOTICE OF PUBLIC HEARING  
PLANNED UNIT DEVELOPMENT/ PRELIMINARY PLAN  
EAGLE FOREST**

NOTICE IS HEREBY GIVEN that on July 27, 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://epcdevplanreview.com>

A request by Eagle Forest Development, LLC, for approval of a map amendment (rezoning) from PUD (Planned Unit Development) to PUD (Planned Unit Development) and approval of a preliminary plan for nine (9) single-family residential lots. The 44.19-acre property is located on the north side of Shoup Road, approximately one-half (1/2) mile west of Herring Road and within Section 8, Township 12 South, Range 65 West of the 6th P.M. (Parcel No. 52080-00-071) (Commissioner District No. 1) (PUDSP-20-006) (Howser)

**LEGAL DESCRIPTION**

**EAGLE FOREST PUD PROPERTY DESCRIPTION:**

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th PM, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 8, N00°10'49"W - 1982.45 FEET THE DIRECTION IS BASED ON THE LAND SURVEY PLAT BY UNITED PLANNING AND ENGINEERING, DATED NOVEMBER 23, 2004. DEPOSIT NUMBER 204900192 AND THE LINE IS MONUMENTED BY A 2-1/2" DIAMETER ALUMINUM CAP LS #11624 ON THE SOUTH AND A REBAR AND CAP LS 25629 ON THE NORTH.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 8; THENCE N00°10'49"W ON THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SHOUP ROAD AND THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE CONTINUE N00°10'49"W ON THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1952.45 FEET;

THENCE N89°03'26"E A DISTANCE OF 1298.11 FEET

THENCE S00°20'14"E A DISTANCE OF 1244.75 FEET TO THE NORTHEAST CORNER OF LOT 1, THE S. HANNASCH SUBDIVISION NO. 1A, AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED UNDER RECEPTION NO. 207712645 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER; THENCE S89°22'23"W ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 622.03 FEET TO THE MOST EASTERLY CORNER OF TRACT A OF SAID S. HANNASCH SUBDIVISION NO. 1A;

THE FOLLOWING FOUR (4) COURSES ARE ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF SAID TRACT;

- 1 ) THENCE N39°59'42"W A DISTANCE OF 60.00 FEET;
- 2 ) THENCE S 50°00'18"W A DISTANCE OF 132.81 FEET TO A POINT OF CURVE;
- 3 ) THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET, THROUGH A CENTRAL ANGLE OF 50°00'00" AN ARC DISTANCE OF 287.98 FEET TO A POINT OF TANGENT;
- 4 ) THENCE S00°00'18"W A DISTANCE OF 362.97 FEET TO THE SOUTHWEST CORNER OF SAID TRACT;

THENCE CONTINUE S00°00' 18"W A DISTANCE OF 60.00 FEET TO A POINT ON THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF SHOUP ROAD;  
THENCE S89°01'22"W ON SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 418.94 FEET TO THE POINT OF BEGINNING  
THE DESCRIBED TRACT CONTAINS 44.193 ACRES, MORE OR LESS.

Dated at Colorado Springs, Colorado, this 27th day of July 2021.

THE BOARD OF COUNTY COMMISSIONERS OF  
EL PASO COUNTY, COLORADO

BY /s/ Chair

**El Paso County Parcel Information**

PARCEL	NAME
52080001	EAGLE FOREST DEVELOPMENT, LLC

File Name: PUDSP-20-006  
Zone Map No:  
Date: July 23, 2021



Published in the El Paso County Advertiser and News  
Published On: July 7, 2021