

P21-008

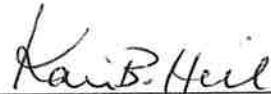
THE EL PASO COUNTY ADVERTISER AND NEWS,
FOUNTAIN, COLORADO 80817
STATE OF COLORADO

ss.

COUNTY OF EL PASO

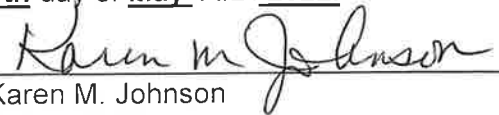
I, Karin B. Hill, do solemnly swear that I am Managing Editor of the El Paso County Advertiser and News, that the same is a weekly newspaper printed, in whole or in part, and published in the County of El Paso, state of Colorado, and has a general circulation therein; that said newspaper has been published 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 May 4 A.D. 2022 and that the last publication of said notice was in the issue of said newspaper dated May 4 A.D. 2022.

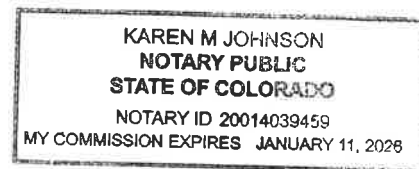


Karin B. Hill
Managing Editor

Subscribed and sworn to before me, a notary public in and for the County of El Paso, State of Colorado, this 4th day of May A.D. 2022.



Karen M. Johnson
Notary Public
My Commission Expires January 11, 2026



NOTICE IS HEREBY GIVEN that on May 17, 2022 at 1:00 P.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://pdcdev.plandivisionview.com>

A request by Feathergrass Investments, LLC, for approval of a map amendment (rezoning) of 10.54 acres from CS (Commercial Service) to RM-30 (Residential, Multi-Dwelling) and is subject to the CAD-O (Commercial Airport District Overlay). The parcel is located at the southwestern corner of the Constitution Avenue and Marksheffel Road intersection, and are within Section 5, Township 14 South, Range 65 West of the 6th P.M. (Parcel No. 54050-00-051) (Commissioner District No. 2) (P-21-008) (Nina Ruiz)

Dated at Colorado Springs, Colorado, this 17th day of May 2022.

THE BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO

BY Chair

EXHIBIT A

Parcel A:

A parcel of land located in Section 5, Township 14 South, Range 65 West of the 6th Principal Meridian, described as follows:

Commencing at the Northeast corner of said Section 5; thence South 89°53'50" West, 30.00 feet along the North line of the Northeast Quarter of said Section 5 to a point on the westerly right-of-way line of Marksheffel Road; thence South 00°20'42" West, 60.00 feet along said westerly right-of-way line to a point on the southerly right-of-way line of proposed 120.00 foot wide right-of-way of Constitution Avenue to the point of beginning of the tract of land herein described; thence South 00°20'42" West, 435.00 feet along said westerly right-of-way line of Marksheffel Road to the Southeast corner of the tract of land described in Book 2083 at Page 597 of the Records of said county; thence South 89°53'50" West, 1292.28 feet along the South line of said tract to the Southwest corner thereof; thence North 00°20'41" East, 435.00 feet the West line of said tract to a point on said proposed southerly right-of-way line of Constitution Avenue; thence North 89°53'50" East, 1292.28 feet along said southerly right-of-way line to the point of beginning, El Paso County, Colorado.

Except that portion described as follows: that portion of the Northeast one-quarter of the Northeast one-quarter of Section 5, Township 14 South, Range 65 West of the 6th P.M., situate in El Paso County, Colorado, and more particularly described as follows: Commencing at the Northeast corner of said Section 5 thence South 89°53'50" West on the North line thereof, 1322.28 feet to the Northwest corner of said Northeast one-quarter of the Northeast one-quarter of Section 5, thence South 00°20'41" West on the West line of said Northeast one-quarter of Section 5, 60.00 feet to a point on the southerly right-of-way line of proposed 120.00 foot right-of-way of Constitution Avenue and the point of beginning of the tract of land herein described; thence (1) continue on the last mentioned course 435.00 feet; (2) North 89°53'50" East, 172.42 feet; (3) North 00°20'41" East 435.00 feet to a point on said southerly right-of-way line of proposed Constitution Avenue; (4) South 69°53'50" West on said southerly right-of-way line of proposed Constitution Avenue, 172.42 feet to the point of beginning.

Except that portion conveyed to the Board of County Commissioner, El Paso County, Colorado in Warranty Deed recorded June 9, 2010 under Reception No. 210054574.

County of El Paso,
State of Colorado.

Parcel B:

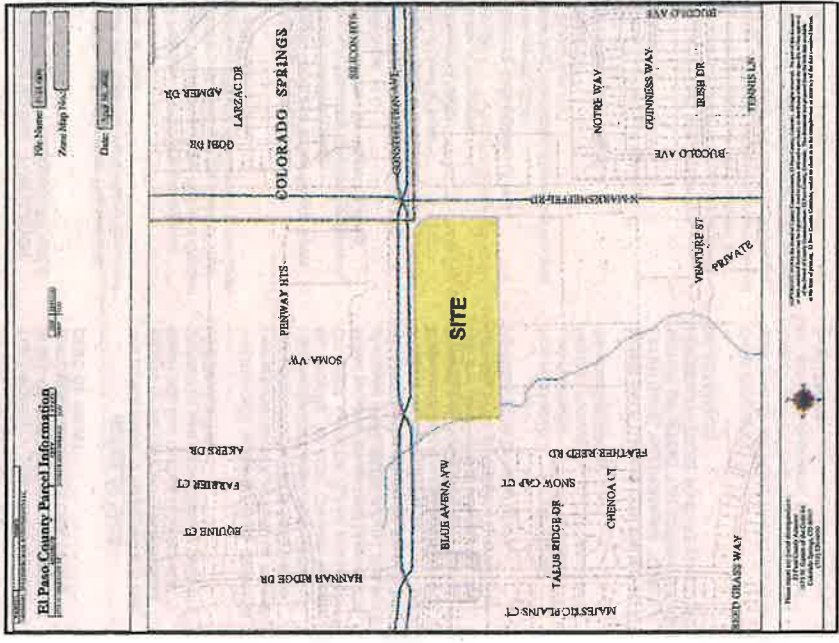
That portion of the Northeast one-quarter of the Northeast one-quarter of Section 5, Township 14 South, Range 65 West of the 6th Principal Meridian, situate in County El Paso, State of Colorado and more particularly described as follows:

Commencing at the Northeast corner of said Section 5, thence South 89°53'50" West on the North line thereof, 1,322.28 feet to the Northwest corner of said Northeast one-quarter of the Northeast one-quarter of Section 5, thence South 0°20'41" West on the West line of said Northeast one-quarter of Section 5, 60.00 feet to a point on the southerly right-of-way line of proposed 120.00 foot right-of-way of Constitution Avenue and the point of beginning of the tract of land herein described; thence (1) continue on last mentioned course, 435.00 feet; (2) North 89°53'50" East, 172.42 feet; (3) North 0°20'41" East, 435.00 feet to a point on said southerly right-of-way line of proposed Constitution Avenue; (4) South 89°53'50" West on said southerly right-of-way line of proposed Constitution Avenue, 172.42 feet to a point of beginning.

County of El Paso,
State of Colorado.

(Per Title Commitment File No. NCS-1074278-INDY as provided by First American Title Insurance Company.)

Address of Record: Nothing posted or visible at the time of survey.



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