

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

SS.

COUNTY OF EL PASO

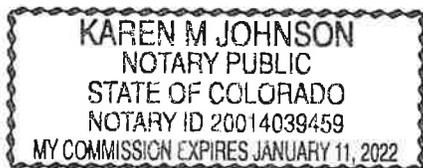
I, Karin B. Hill, do solemnly swear that I am Managing Editor of the El Paso County Advertiser and News, that the same is a weekly newspaper printed, in whole or in part, and published in the County of El Paso, state of Colorado, and has a general circulation therein; that said newspaper has been published 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 February 17, A.D. 2021 and that the last publication of said notice was in the issue of said newspaper dated February 17 A.D. 2021.

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 17th day of February A.D. 2021.

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



**NOTICE OF PUBLIC HEARING
MAP AMENDMENT (REZONE)
RIVERBEND**

NOTICE IS HEREBY GIVEN that on March 9, 2021, 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 Avatar Riverbend, LP, for approval of a map amendment (rezoning) from PUD (Planned Unit Development) to RS-5000 (Residential Suburban). The two parcels total 51.99 acres and are located southwest of the Highway 85/87 and Main Street intersection and within Section 14, Township 15 South, Range 66 West of the 6th P.M. (Parcel Nos. 65141-00-033 and 65141-00-034) (Commissioner District No. 4) (P-18-009) (Ruiz)

Legal Description for Residential Parcel (Ph1 & Ph2)

A tract of land being a portion of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section 14, Township 15 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Bearings based on the West line of the Northeast Quarter (NE 1/4) of Section 14, Township 15 South, Range 66 West of the 6th P.M., monumented at the North Quarter (N 1/4) corner with a 3 1/4" aluminum cap, stamped "BARRON LAND 2018 PLS 38141" and at the Center Quarter (C 1/4) corner with a 3 1/4" aluminum cap, stamped "OLIVER E. WATTS 2000 PE-LS 9853" and bears S 00°24'11" E, 2640.42 feet

BEGINNING at said North Quarter (N 1/4) corner; Thence N 89°52'04" E, along the North line of said Northeast Quarter (NE 1/4), a distance of 549.67 feet;

Thence S 00°07'56" E, a distance of 175.58 feet to the most Westerly Northwest corner of the land described in Warranty Deed recorded in Book 2472 at Page 228, El Paso County Records;

Thence along the Westerly lines, Southwesterly line and Southeasterly extension line of said land the following three (3) courses:

- 1) S 15°42'45" E, a distance of 166.22 feet;
- 2) S 15°48'38" E, a distance of 164.23 feet;
- 3) S 36°04'35" E, a distance of 1,115.06 feet to a point on the West right of way line of Southmoor Drive;

Thence S 00°07'59" E, along said West line, a distance of 306.67 feet to an angle point in said Southmoor Drive;

Thence S 34°27'20" E, along the Southwest line of said Southmoor Drive, a distance of 53.43 feet to the Northwest corner of a tract of land described at Reception No. 202040629, El Paso County Records;

Thence S 00°11'18" E along the West line of said tract of land, a distance of 813.74 feet to the Southeasterly end of the common boundary line described in the Boundary Agreement and Quit Claim deed recorded at Reception No. 206153355, El Paso County Records;

Thence N 64°47'25" W, along said boundary line, a distance of 1,455.02 feet to a point on the West line of said Northeast Quarter (NE 1/4);

Thence N 00°24'11" W along said West line, a distance of 1,938.33 feet to the POINT OF BEGINNING;

Containing a total calculated area of 2,265,061 square feet (51.999 acres) of land, more or less.

Dated at Colorado Springs, Colorado, this 9th day of March 2021.

THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO

BY /s/ Chair

El Paso County Parcel Information

PARCEL #	NAME
6514100033	AVATAR RIVERBEND LP
6514100034	AVATAR RIVERBEND LP

File Name: P-18-009 and P-18-034
Zone Map No.:
Date: January 27, 2021

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