

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 June 1 A.D. 2022 and that the last publication of said notice was in the issue of said newspaper dated June 1 A.D. 2022.

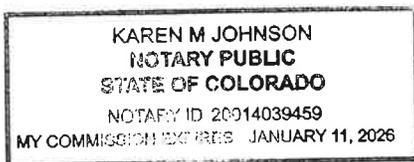
Karin B. Hill

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 1st day of June A.D. 2022.

Karen M. Johnson

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



PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN
 THE VILLAS AT CLAREMONT RANCH

NOTICE IS HEREBY GIVEN that on June 21, 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://epcdevplanreview.com>

A request by Phi Real Estates Services, LLC, and Cherokee Metropolitan District, for approval of a map amendment (rezoning) from PUD (Planned Unit Development) to PUD (Planned Unit Development) and approval of a preliminary plan for 83 single-family attached residential lot and five (5) tracts. The 10.17-acre property is located at the northeast corner of Meadowbrook Parkway and Marksheffel Road and within Section 4, Township 14 South, Range 65 West of the 6th P.M. (Parcel Nos. 54043-03-062; 54043-03-066) (Commissioner District No. 2)

Dated at Colorado Springs, Colorado, this 21st day of June 2022.

THE BOARD OF COUNTY COMMISSIONERS OF
 EL PASO COUNTY, COLORADO

BY /s/ Chair

EXHIBIT A

A PARCEL OF LAND IN A PORTION OF THE SOUTHWEST (SW 1/4) OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING A REPLAT OF TRACTS A, AND G OF CLAREMONT RANCH FILING NO. 7, AS RECORDED UNDER RECEPTION NO. 205071100 IN THE EL PASO COUNTY RECORDS.

El Paso County Parcel Information						File Name:
PARCEL	NAME					Zone Map No.:
5404303062	CHEROKEE METROPOLITAN DISTRICT					Date: May 25, 2022
5404303068	PHI REAL ESTATE SERVICES LLC					
ADDRESS	CITY	STATE	ZIP	ZIP PLUS		
8250 PALMER PARK BLVD	COLORADO SPRINGS	CO	80915	1721		
200 W CITY CENTER DR 200	PUEBLO	CO	81003			

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