

AFFIDAVIT OF PUBLICATION

STATE OF COLORADO
COUNTY OF El Paso

I, Kate Dickens, being first duly sworn, deposes and says that she is the Legal Sales Representative of The Colorado Springs Gazette, LLC., a corporation, the publishers of a daily/weekly public newspapers, which is printed and published daily/weekly in whole in the County of El Paso, and the State of Colorado, and which is called Colorado Springs Gazette; that a notice of which the annexed is an exact copy, cut from said newspaper, was published in the regular and entire editions of said newspaper **1 time(s) to wit 08/16/2024**

That said newspaper has been published continuously and uninterruptedly in said County of El Paso for a period of at least six consecutive months next prior to the first issue thereof containing this notice; that said newspaper has a general circulation and that it has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879 and any amendment thereof, and is a newspaper duly qualified for the printing of legal notices and advertisement within the meaning of the laws of the State of Colorado.

Kate Dickens
Sales Center Agent

Subscribed and sworn to me this 08/21/2024, at said City of Colorado Springs, El Paso County, Colorado.
My commission expires June 23, 2026.

Karen Hogan
Notary Public
The Gazette

KAREN HOGAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224024441
MY COMMISSION EXPIRES 06/23/2026

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LEGAL NOTICE
PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN
THE ESTATES AT CATHEDRAL PINES (PUDSP2210)

NOTICE IS HEREBY GIVEN that on September 12, 2024, at 9:00 A.M. in the Centennial Hall Auditorium at 200 S. Cascade Avenue, Colorado Springs, Colorado, or at the time of which the hearing may be adjourned, a public hearing will be held by the Board of County Commissioners of the County of El Paso, State of Colorado. The application and related documents may be viewed at the public office of Planning and Community Development, 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/or online at the following web address: <https://eapcdevplanreview.com/Public/ProjectDetails/119765>.

A request by Villagreen Development, LLC. for approval of a Map Amendment (Rezoning) of 35.09 acres from RR-5 (Residential Rural) to PUD (Planned Unit Development) with approval of a Preliminary Plan depicting 8 single-family residential lots, 2 open space tracts providing 2.5 acres of open space provisions, 2.3 acres of easements for open space preservation, and 1 private road tract. The property is located on the west side of Winslow Drive, approximately 1 mile northwest of the intersection of Shoup Road and Milam Road. (Parcel No. 6200000411) (Commissioner District No. 1) (PUDSP2210).

Dated at Colorado Springs, Colorado, this 12th of August 2024.

THE BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO

BY */s/ Cami Bremer* Chair

EXHIBIT A
A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 9132" AT THE SOUTH 1/4 CORNER AND A 2-1/2" ALUMINUM CAP STAMPED "LS 9132" AT THE CENTER 1/4 CORNER, SAID LINE BEARINGS N01°14'4"W AS SHOWN ON THE PLAT OF CATHEDRAL PINES SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO. 205001738 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 2; THENCE ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 2, N01°14'4"W A DISTANCE OF 1583.77 FEET, TO A POINT ON THE WESTERLY LINE OF CATHEDRAL PINES SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO. 205001738 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;
THENCE ON SAID WESTERLY LINE, THE FOLLOWING TWO (2) COURSES:
1. N88°55'55"E A DISTANCE OF 965.20 FEET;
2. S01°11'44"E A DISTANCE OF 1583.77 FEET, TO A POINT ON THE NORTHERLY LINE OF FALCON FOREST SUBDIVISION FILING NO. 2 RECORDED IN PLAT BOOK H-2 AT PAGE 5;
THENCE ON THE NORTHERLY LINE OF SAID FALCON FOREST SUBDIVISION FILING NO. 2, S88°55'55"W A DISTANCE OF 869.20 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,528,651 SQUARE FEET OR 35.0930 ACRES.

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