

# 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 02/19/2024**

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 02/21/2024, 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**  
**MAP AMENDMENT (REZONING)**  
**STERLING RANCH NORTH RR-2.5 REZONE**

NOTICE IS HEREBY GIVEN that on March 14, 2024, at 9:00 A.M. in the Centennial Hall Auditorium 200 S. Cascade Avenue, Colorado Springs, Colorado, or at the time or 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, 80902; and/or online at the following web address: [www.epcdcvplanreview.com](http://www.epcdcvplanreview.com), searching file number 7239.

A request by Classic SRJ Land, LLC for approval of a Map Amendment (Rezoning) 33.97 acres from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The applicant intends to develop single-family homes pursuant to the concurrently requested Sterling Ranch Sketch Plan Amendment. The property is located north of the Future Briargate Parkway/Stapleton Corridor, south of Arroya Lane, and east of the Sand Creek Channel. A combined staff report has been provided (Parcel Nos. 227000005, 522700006, 522700008, and 520000553) (Commissioner District No. 2).

Dated at Colorado Springs, Colorado, this 9th of February 2024.

THE BOARD OF COUNTY COMMISSIONERS OF  
EL PASO COUNTY, COLORADO

BY /s/ Cami Bremer, Chair

**EXHIBIT A**

A PARCEL OF LAND BEING LOCATED IN A PORTION OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASES OF BEARINGS: THE EASTERLY BOUNDARY OF RETREAT AT TIMBERIDGE FILING NO. 2 RECORDED UNDER RECEPTION NO. 222715015, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTH END WHICH IS THE SOUTHWEST 1/4 CORNER OF SAID SECTION 27, BY A 3" ALUMINUM SURVEYORS CAP STAMPED "PLS 10376" AND AT THE NORTHERLY END BY A 1 1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118", IS ASSUMED TO BEAR N00°54'30"W, A DISTANCE OF 2478.00 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID RETREAT AT TIMBERIDGE FILING NO. 2; THENCE N00°54'30"W, A DISTANCE OF 837.61 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING N00°54'30"W, A DISTANCE OF 610.02 FEET TO THE NORTH LINE OF SAID SECTION 27;

THENCE ON THE NORTH LINE OF SAID SECTION 27 THE FOLLOWING TWO (2) COURSES:

1. N88°38'53"E, A DISTANCE OF 1,330.89 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 27;  
2. N89°05'31"E, A DISTANCE OF 665.29 FEET TO THE NORTHWESTERLY CORNER OF INDIAN WELLS SUBDIVISION, FILING NO. 1, RECORDED IN PLAT BOOK J-3 AT PAGE 83;

THENCE S01°01'59"E, ON THE WESTERLY BOUNDARY OF SAID INDIAN WELLS SUBDIVISION FILING NO. 1, A DISTANCE OF 1,092.56 FEET;  
THENCE N71°05'46"W, A DISTANCE OF 502.14 FEET; THENCE N11°25'00"W, A DISTANCE OF 234.39 FEET; THENCE S89°50'45"W, A DISTANCE OF 716.65 FEET;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 15°51'04", A RADIUS OF 500.00 FEET, AND A DISTANCE OF 138.33 FEET;  
THENCE N74°18'11"W, A DISTANCE OF 157.76 FEET;  
THENCE S89°39'53"W, A DISTANCE OF 479.88 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 33.97097 ACRES (1,479,775 SQUARE FEET).

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