

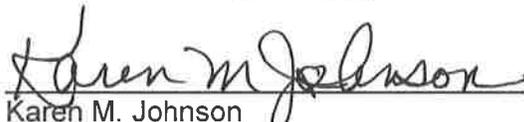
**THE EL PASO COUNTY ADVERTISER AND NEWS,  
FOUNTAIN, COLORADO 80817  
STATE OF COLORADO**

SS.

**COUNTY OF EL PASO**

I, Karen M. Johnson, do solemnly swear that I am General Manager 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 19, A.D. 2019 and that the last publication of said notice was in the issue of said newspaper dated June 19, A.D. 2019.

  
Karen M. Johnson  
General Manager

Subscribed and sworn to before me, a notary public in and for the County of El Paso, State of Colorado, this 19th day of June A.D. 2019

  
Marianne McBride  
Notary Public

MARIANNE MCBRIDE  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20084034113  
MY COMMISSION EXPIRES SEPTEMBER 30, 2020

**NOTICE OF PUBLIC HEARING  
MAP AMENDMENT (REZONE)  
WINSOME COMMERCIAL**

NOTICE IS HEREBY GIVEN that on July 9, 2019, 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://epcdvplanreview.com>

A request by McCune Ranch, LLC, for approval of a map amendment (rezoning) of 7.88 acres from the A-35 (Agricultural) zoning district to the CC (Commercial Community) zoning district. The property is located at the northwest corner of the Hodgen Road and Meridian Road intersection. (Parcel No.: 51000-00-439) (Commissioner District No. 1) (CC-18-001)

A TRACT OF LAND BEING A PORTION OF SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 11, SOUTH, RANGE 64 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN BEING MONUMENTED ON THE SOUTHERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "LS 28658" AND AT THE NORTHERLY END BY A 3-1/2" ALUMINUM CAP STAMPED "LS 12103" BEING ASSUMED TO BEAR N00°14'25"E A DISTANCE OF 2638.99 FEET AS SHOWN IN LAND SURVEY PLAT RECORDED UNDER RECEPTION 218900072 RECORDS OF EL PASO COUNTY.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 24; THENCE S68°17'00"E A DISTANCE OF 6,891.25 FEET TO THE SOUTHEAST CORNER OF PARCEL 4 AS RECORDED UNDER RECEPTION NUMBER 218900072 SAID POINT BEING THE POINT OF BEGINNING; THENCE S89°55'08"W ON THE SOUTHERLY BOUNDARY OF SAID PARCEL 4 A DISTANCE OF 757.65 FEET; THENCE N01°17'14"E A DISTANCE OF 457.57 FEET; THENCE S89°31'37"E A DISTANCE OF 756.62 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 4 ALSO BEING ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 19; THENCE S00°17'06"W ON SAID EAST LINE A DISTANCE OF 450.25 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 343,440 SQUARE FEET OR 7.884 ACRES

Dated at Colorado Springs, Colorado, this 9<sup>th</sup> day of July, 2019.

THE BOARD OF COUNTY COMMISSIONERS OF  
EL PASO COUNTY, COLORADO

BY /s/ Chair

| El Paso County Parcel Information |                    |      |       |     |      |              | File Name    |
|-----------------------------------|--------------------|------|-------|-----|------|--------------|--------------|
| Parcel ID                         | 51000-00-439       |      |       |     |      |              | CC-18-001    |
| Parcel Name                       | WINSOME COMMERCIAL |      |       |     |      |              | Zone Map No. |
| Parcel No.                        | ADDRESS            | CITY | STATE | ZIP | CITY | Date         |              |
|                                   |                    |      |       |     |      | MAY 14, 2019 |              |

