



- Ad Proof -

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sue.williams@gazette.com

Date: 7/1/2026
Account #: 90419
Account Name: El Paso County
Contact: Planning &
Address: Community Dev.
Petra Rangel
2880 International
Circle, Suite 110

Telephone: 7195207300

Run Dates:
07/03/2026, 07/04/2026,
07/05/2026, 07/06/2026,
07/07/2026, 07/08/2026, 07/09/2026

Ad ID: 247013

Start: 07/03/2026
Stop: 07/09/2026

Total Cost: \$112.60
of Lines: 90
Total Depth:
of Inserts: 8
Ad Class: Legal Notices

PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN ANTELOPE RIDGE AND BULL HILL PHASE 1 PUDSP

NOTICE IS HEREBY GIVEN that on JULY 23rd, 2026, 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, 80903; and/or online at the following web address: www.epcdev-planreview.com, searching file number PUDSP255.

A request by Matrix Design Group, for approval of a Map Amendment (Rezoning) of 165 acres from PUD (Planned Unit Development) to PUD (Planned Unit Development) with approval of a Preliminary Plan illustrating 472 single-family lots, tracts, including 36.48 acres of open space provisions and 28.81 acres of land dedicated for public right-of-way. The property is located two miles east of the intersection of Marksheffel Road and Bradley Road and three miles west of the intersection of Curtis Road and Bradley Road. (Parcel No. 5500000324) (Commissioner District No. 4)

Dated at Colorado Springs, Colorado, this 26th of June 2026.

THE BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO
BY /s/ Carrie Geitner Chair

EXHIBIT A

ANTELOPE RIDGE AT BULL HILL FILING NO. 1
BOUNDARY LEGAL DESCRIPTION (164.586 ACRES)

A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING PORTIONS OF THOSE PARCELS DESCRIBED BY SPECIAL WARRANTY DEEDS RECORDED UNDER RECEPTION NOS. 221024677 AND 221136530 IN THE RECORDS OF EL PASO COUNTY, COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED BY SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 214000553 IN THE EL PASO COUNTY, COLORADO RECORDS; THENCE N76°10'55"E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS DESCRIBED IN EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. 98-360 RECORDED UNDER RECEPTION NO. 098124132 IN THE RECORDS OF SAID EL PASO COUNTY, 673.21 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N76°10'55"E ALONG SAID RIGHT-OF-WAY LINE, 1,674.63 FEET TO THE WESTERLY LINE OF THAT 100 FOOT WIDE ELECTRICAL EASEMENT DESCRIBED IN GRANT OF RIGHT-OF-WAY RECORDED IN BOOK 2655 AT PAGE 58 IN THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE S46°04'43"E ALONG SAID WESTERLY LINE, 2,949.79 FEET;
THENCE S68°36'12"W A DISTANCE OF 139.82 FEET;
THENCE S38°36'12"W A DISTANCE OF 21.97 FEET;
THENCE S68°36'12"W A DISTANCE OF 75.97 FEET;
THENCE N81°23'48"W A DISTANCE OF 21.97 FEET;
THENCE S68°36'12"W A DISTANCE OF 919.40 FEET TO A POINT OF CURVE;
THENCE 296.38 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 31°44'28", THE CHORD OF 292.61 FEET BEARS S52°43'58"W TO A POINT OF TANGENT;
THENCE S36°51'43"W A DISTANCE OF 43.98 FEET;
THENCE 494.38 FEET ALONG A NON TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 236°03'05", THE CHORD OF 211.86 FEET BEARS S79°21'55"W;
THENCE N53°08'17"W, NON-TANGENT TO THE PREVIOUS COURSE, 712.38 FEET;
THENCE N83°08'17"W A DISTANCE OF 25.97 FEET;
THENCE S66°51'43"W A DISTANCE OF 23.21 FEET;
THENCE S36°51'43"W A DISTANCE OF 93.44 FEET;
THENCE S53°08'17"E A DISTANCE OF 43.70 FEET TO A POINT OF CURVE;
THENCE 161.83 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 52°59'01", THE CHORD OF 156.12 FEET BEARS S26°38'46"E TO A POINT OF TANGENT;
THENCE S00°09'15"E A DISTANCE OF 235.78 FEET;
THENCE S89°50'45"W A DISTANCE OF 1,259.66 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER (W ½ SW ¼) OF SAID SECTION 12, BEING THE EAST LINE OF BLH NO. 2 LLC PROPERTY;
THENCE N00°08'59"W ALONG SAID EAST LINE, 496.33 FEET TO THE NORTHEAST CORNER OF SAID BLH NO. 2 LLC PROPERTY;
THENCE S89°17'26"W ALONG THE NORTH LINE THEREOF, 256.96 FEET;
THENCE N17°44'19"W A DISTANCE OF 965.15 FEET TO A POINT OF CURVE;
THENCE 490.03 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 743.44 FEET, A CENTRAL ANGLE OF 37°45'58", THE CHORD OF 481.21 FEET BEARS N01°08'40"E TO A POINT OF TANGENT;
THENCE N20°01'39"E A DISTANCE OF 522.11 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 7,169,351 S.F. (164.586 ACRES, MORE OR LESS).

BASIS OF BEARING: A PORTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS DESCRIBED IN EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. 98-360 RECORDED UNDER RECEPTION NO. 098124132 IN THE RECORDS OF EL PASO COUNTY, COLORADO, SAID LINE BEING MONUMENTED ON THE WEST BY A NO. 5 REBAR AND 1.25 INCH ALUMINUM CAP STAMPED "CRITIGEN PLS 38166" FROM WHENCE THE EAST END MONUMENTED BY A NO. 5 REBAR AND YELLOW PLASTIC CAP STAMPED "PLS 23044" BEARS N76°10'55"E A DISTANCE OF 3,283.82 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.

Published in The Gazette July 3, 2026.



AFFIDAVIT OF PUBLICATION

STATE OF COLORADO
COUNTY OF EL PASO

I, Fredrick Rogers, being first duly sworn, deposes and says that he 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 07/03/2026**

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.

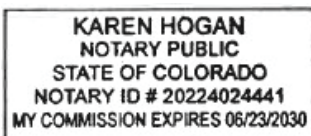


Fredrick Rogers
Sales Center Agent

Subscribed and sworn to me this 06/28/2026, at said City of Colorado Springs, El Paso County, Colorado.
My commission expires June 23, 2030.



Karen Hogan
Notary Public
The Gazette



Document Authentication Number 20224024441-533007

PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN ANTELOPE RIDGE AND BULL HILL PHASE 1 PUDSP	
NOTICE IS HEREBY GIVEN that on JULY 23rd, 2026, 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, 80903; and/or online at the following web address: www.epcdev-planreview.com, searching file number PUDSP235.	
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Dated at Colorado Springs, Colorado, this 26th of June 2026.	
THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO BY /s/ Carrie Gelter Chair	
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