

-Ad Proof-

This is the proof of your ad scheduled to run on the dates indicated below. Please proof read carefully if changes are needed, please contact us prior to deadline at (719) 476-1667 or email at fredrick.rogers@gazette.com.

Date: 06/09/26

Account #: 39138

Company Name: El Paso County Planning & Community Dev.

Contact: Petra Rangel

Address: 2880 International Circle,
Suite 110
Colorado Springs 80910

Telephone: (719) 520-7300

Fax:

Run Dates:

Colorado Springs Gazette	06/11/26
Gazette.com	06/11/26
Gazette.com	06/12/26
Gazette.com	06/13/26
Gazette.com	06/14/26
Gazette.com	06/15/26
Gazette.com	06/16/26
Gazette.com	06/17/26

Ad ID: 244462

Start: 06/11/26

Stop: 06/17/26

Total Cost: \$203.42

of Lines: 104

Total Depth: 8.792

of Inserts:

Ad Class: 910

Phone # (719) 476-1667

Email: fredrick.rogers@gazette.com

LEGAL NOTICE

**MAP AMENDMENT (REZONING)
MA SUBDIVISION TRACT A REZONE TO RM-12**

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.epcdevplanreview.com, searching file number P261.

A request by MA Infrastructure, LLC for approval of a Map Amendment (Rezoning) of 7.55 acres from RR-5 (Residential Rural) to RM-12 (Residential Multi-Dwelling). The property is located at the southeast corner of the intersection of Walker Road and Highway 83. (Parcel No. 6115011001) (Commissioner District No. 1)

Dated at Colorado Springs, Colorado, this 9th of June 2026.

THE BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO
BY *Carrie Gellner*
Chair

EXHIBIT A

ZONING AREA RM-12 AREA:

That portion of Tract A of MA Subdivision, recorded at Reception No. 223715214, on November 1, 2021, lying south of the centerline of the access easement recorded at Reception No. 222689436 on June 10, 2022, both in the official records of the El Paso County Clerk and Recorder, and shown across said Tract A, located in the East Half of the Northwest Quarter of Section 15, Township 11 South Range 66 West of the 6th P.M., in El Paso County, Colorado, additionally described as follows:

Beginning at a point on westerly line of said Tract A on the southerly line of the AT&T Parcel as described in Book 2086 at Page 528 in said official records:

THENCE the following two (2) courses coincident with said southerly line, and the easterly line of said AT&T Parcel:

- 1) S86°46'06"E a distance of 146.40 feet;
- 2) N63°04'22"E, non-tangent with the following described curve, a distance of 15.00 feet to the centerline of said access easement;


THENCE the following four (4) courses coincident with said centerline:

- 1) Along the arc of a curve to the right, having a radius of 85.00 feet, a central angle of 25°15'19", a chord bearing of 574°17'59"E a distance of 37.16 feet, and an arc distance of 37.47 feet;
- 2) S61°40'19"E, tangent with the last and following described curves, a distance of 186.84 feet;
- 3) Along the arc of a curve to the left having a radius of 75.00 feet, a central angle of 23°05'58", a chord bearing of 573°13'18"E a distance of 30.03 feet, and an arc distance of 30.24 feet;
- 4) S84°46'17"E, tangent with the last described curve and non-tangent with the following described curve, a distance of 29.53 feet, to the easterly line of said Tract A;

THENCE the following seven (7) courses coincident with said easterly line, the southerly line, and said westerly line of said Tract A:

- 1) Along the arc of a curve to the left, having a radius of 1540.00 feet, a central angle of 23°32'27", a chord bearing of 509°28'29"W, a distance of 628.29 feet; and an arc distance of 632.73 feet;
- 2) S08°17'25"E, tangent with the last and following described curves, a distance of 41.69 feet;
- 3) Along the arc of a curve to the right having a radius of 45.00 feet, a central angle 71°25'40", a chord bearing of 527°25'25"W a distance of 52.54 feet, and an arc distance of 56.10 feet;
- 4) S63°08'15"W, tangent with the last and following described curves, a distance of 84.73 feet;
- 5) Along the arc of a curve to the right having a radius of 275.00 feet, a central angle of 38°58'41", a chord bearing of 582°37'36"W a distance of 183.49 feet, and an arc distance of 187.08 feet;
- 6) Along the arc of a reverse curve to the left having a radius of 217.83 feet, a central angle of 38°36'38", a chord bearing of 582°45'38"W a distance of 144.03 feet, and an arc distance of 146.79 feet;
- 7) N61°12'20"E, non-tangent with the last described curve, a distance of 899.69 feet to the Point of Beginning.

Said parcel contains 7.56 acres more or less.



Published in The Gazette June 11, 2026.

AFFIDAVIT OF PUBLICATION

STATE OF COLORADO
COUNTY OF EL PASO

I, Nathan Davis, 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 06/11/2026**

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.

Nathan Davis
Sales Center Agent

Subscribed and sworn to me this 06/11/2026, at said City of Colorado Springs, El Paso County, Colorado.
My commission expires June 23, 2026.

Karen Hogan
Notary Public
The Gazette



Document Authentication Number 2022402441-902001

LEGAL NOTICE
MAP AMENDMENT (REZONING)
MA SUBDIVISION TRACT A REZONE TO RM-12

NOTICE IS HEREBY GIVEN that on JULY 23rd, 2026, at 9:00 A.M. in the Centennial Hall Auditorium 2905 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, 2909 International Circle, Colorado Springs, Colorado, 80910, and/or the Board of County Commissioners Office, Centennial Hall 2905 S. Cascade, Colorado Springs, Colorado, 80910; and/or online at the following web address: www.epcdeplanreview.com, searching file number P261.

A request by MA Infrastructure, LLC for approval of a Map Amendment (Rezoning) of 7.56 acres from RM-5 (Residential Rural) to RM-12 (Residential Multi-Dwelling). The property is located at the southeast corner of the intersection of Walker Road and Highway 63, (Parcel No. 6115011001) (Commissioner District No. 1.)

Dated at Colorado Springs, Colorado, this 8th of June 2026.

THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO
By: /s/ Carrie Galtner
Chair

EXHIBIT A
ZONING AREA RM-12 AREA:

That portion of Tract A of MA Subdivision, recorded at Reception No. 223715214, on November 1, 2021, along south of the centerline of the access easement recorded at Reception No. 223680426 on June 15, 2022, both in the official records of the El Paso County Clerk and Recorder, and shown across said Tract A, located in the East half of the Northwest Quarter of Section 15, Township 11 South Range 66 West of the 6th P.M., in El Paso County, Colorado, additionally described as follows:

Beginning at a point on westerly line of said Tract A on the southerly line of the AT&T Parcel as described in Book 2886 of Page 528 in said official records:

THENCE the following two (2) courses coincident with said southerly line, and the easterly line of said AT&T Parcel:

- 1) 88°46'30"E a distance of 146.40 feet;
- 2) N02°54'21"W, non-tangent with the following described curve, a distance of 15.00 feet to the centerline of said access easement;

THENCE the following four (4) courses coincident with said centerline:

- 1) Along the arc of a curve to the right having a radius of 85.00 feet, a central angle of 25°19'39", a chord bearing of S14°17'29"E a distance of 31.56 feet, and an arc distance of 37.42 feet;
- 2) S61°40'19"E, tangent with the last and following described curves, a distance of 376.84 feet;
- 3) Along the arc of a curve to the left having a radius of 75.00 feet, a central angle of 17°09'49", a chord bearing of S77°13'18"E a distance of 38.03 feet, and an arc distance of 30.24 feet;
- 4) S84°46'17"E, tangent with the last described curve and non-tangent with the following described curve, a distance of 29.53 feet, to the easterly line of said Tract A;

THENCE the following seven (7) courses coincident with said easterly line, the southerly line, and said westerly line of said Tract A:

- 1) Along the arc of a curve to the left, having a radius of 1540.00 feet, a central angle of 23°32'27", a chord bearing of S63°28'29"W, a distance of 628.29 feet, and an arc distance of 357.73 feet; S08°17'25"E, tangent with the last and following described curves, a distance of 51.69 feet;
- 2) Along the arc of a curve to the right having a radius of 45.00 feet, a central angle 71°25'40", a chord bearing of S27°25'25"W a distance of 52.54 feet, and an arc distance of 56.10 feet;
- 3) S63°08'15"W, tangent with the last and following described curves, a distance of 24.73 feet;
- 4) Along the arc of a curve to the right having a radius of 275.00 feet, a central angle of 38°28'41", a chord bearing of S42°37'36"W a distance of 181.69 feet, and an arc distance of 107.08 feet;
- 5) Along the arc of a reverse curve to the left having a radius of 217.83 feet, a central angle of 30°26'38", a chord bearing of S82°48'38"W a distance of 144.03 feet, and an arc distance of 148.79 feet;
- 6) N07°16'20"E, non-tangent with the last described curve, a distance of 899.69 feet to the Point of Beginning.

Said parcel contains 7.56 acres more or less.

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