

AFFIDAVIT OF PUBLICATION

STATE OF COLORADO
COUNTY OF El Paso

I, Lorre Cosgrove, 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 10/12/2023**

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.

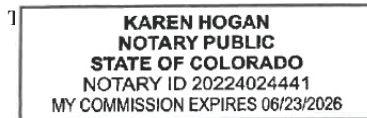


Lorre Cosgrove
Sales Center Agent


Subscribed and sworn to me this 10/12/2023, at said City of Colorado Springs, El Paso County, Colorado.
My commission expires June 23, 2026.



Karen Hogan
Notary Public



Document Authentication Number
20224024441-820793

LEGAL NOTICE	
MAP AMENDMENT (REZONE)	
FAIRYTALE ACRES	
<p>NOTICE IS HEREBY GIVEN that on November 9, 2023, at 9:00 A.M. in the Centennial Hall Auditorium 300 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: www.epcdevplanreview.com, searching file number 7234.</p> <p>A request by Jacob and Sherry Kershman for approval of a Map Amendment rezoning 7.59 acres of a 14.54-acre property from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The proposed Map Amendment excludes 7.04 acres; at this time, the applicant is proposing that this land remain zoned RR-5. A concurrent Minor Subdivision is also being requested. This Map Amendment (Rezone) request must be considered prior to the consideration of the Minor Subdivision request. A combined staff report has been provided. The property is located at 13055 Herring Road. (Parcel No. 5209000030) (Commissioner District No. 1.)</p> <p>Dated at Colorado Springs, Colorado, this 6th day of October 2023.</p> <p>THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO</p> <p>BY /s/ Cami Bremer Chair</p> <p>EXHIBIT A</p> <p>Parcel 1 Description: A tract of land in the Northwest Quarter of Section 9, Township 12 South, Range 65 West of the Sixth Principal Meridian, El Paso County, Colorado described as follows: Beginning at a point that is S 89°59'18" E 29.78 feet, (Deed 30.00 feet) from the Southwest Corner of the Northwest Quarter of said Section 9; thence N 00°04'18" E 495.38 feet, (Deed 495.38 feet); thence S 89°54'42" E 219.12 feet; thence S 00°03'55" E 484.78 feet; thence S 89°56'05" W 220.30 feet to the point of beginning, containing 2.5 acres. Subject to easements and restrictions of record.</p> <p>Parcel 2 Description: A tract of land in the Northwest Quarter of Section 9, Township 12 South, Range 65 West of the Sixth Principal Meridian, El Paso County, Colorado described as follows: Beginning at a point that is N 89°56'11" E 1312.10 feet, (Deed 1312.01 feet) from the Southwest Corner of the Northwest Quarter of said Section 9; thence S 89°56'05" W 226.03 feet; thence N 00°03'55" W 181.44 feet; thence N 89°56'05" E 29.00 feet; thence N 00°03'55" W 93.76 feet; thence S 89°56'05" W 25.00 feet; thence N 00°03'55" W 217.34 feet; thence S 89°54'42" E 227.78 feet; thence S 00°08'17" W 491.94 feet to the point of beginning, containing 2.5 acres. Subject to easements and restrictions of record.</p> <p>Parcel 3 Description: A tract of land in the Northwest Quarter of Section 9, Township 12 South, Range 65 West of the Sixth Principal Meridian, El Paso County, Colorado described as follows: Beginning at a point that is N 89°56'11" E 1312.10 feet, (Deed 1312.01 feet) from the Southwest Corner of the Northwest Quarter of said Section 9; thence S 89°56'05" W 226.03 feet; thence N 00°03'55" W 181.44 feet; thence N 89°56'05" E 29.00 feet; thence N 00°03'55" W 93.76 feet; thence S 89°56'05" W 25.00 feet; thence N 00°03'55" W 217.34 feet; thence S 89°54'42" E 227.78 feet; thence S 00°08'17" W 491.94 feet to the point of beginning, containing 2.5 acres. Subject to easements and restrictions of record.</p>	
	
Published in The Gazette October 12, 2023.	