

# 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 08/31/2023**

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 08/31/2023, at said City of Colorado Springs, El Paso County, Colorado.  
My commission expires June 23, 2026.



Karen Hogan  
Notary Public

**KAREN HOGAN**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
**NOTARY ID 20224024441**  
**MY COMMISSION EXPIRES 06/23/2026**

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**LEGAL NOTICE**  
**MAP AMENDMENT (REZONE)**  
**16850 STEPPLE ROAD - REZONE**

NOTICE IS HEREBY GIVEN that on September 28, 2023, 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.epcdevplan-review.com](http://www.epcdevplan-review.com), searching file number **P223**.

A request by Charlie Stewart for approval of a Map Amendment (Re-zoning) of 36.38 acres from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The property is located at 16850 Stepple Road, approximately one-half mile from the intersection of Settlers Ranch Road and Stepple Road. (Parcel No. 6100500485) (Commissioner District No. 1).

Dated at Colorado Springs, Colorado, this 28th of August 2023.

THE BOARD OF COUNTY COMMISSIONERS OF  
EL PASO COUNTY, COLORADO


BY /s/ Cami Bremer Chair

EXHIBIT A

Parcel A:  
The Northeast quarter of the Southeast quarter of Section 23, Township 11 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado, except that portion thereof conveyed by warranty deed recorded January 13, 2005 under reception No. 295007143.

Parcel B:  
A non-exclusive right of way easement from Stepple road to the Northeast quarter of the Southeast quarter in said Section 23, said easement being 40 feet in width, 20 feet on either side of the North boundary of the Southwest quarter of the Southwest quarter of Section 24, Township 11 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado.

Area = 36.189-acres more or less.



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