

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

SS.

COUNTY OF EL PASO

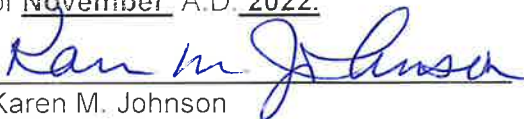
I, Karin B. Hill, do solemnly swear that I am Managing Editor of the El Paso County Advertiser and News, that the same is a weekly newspaper printed, in whole or in part, and published in the County of El Paso, state of Colorado, and has a general circulation therein; that said newspaper has been published 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 November 30th A.D. 2022 and that the last publication of said notice was in the issue of said newspaper dated November 30th A.D. 2022.

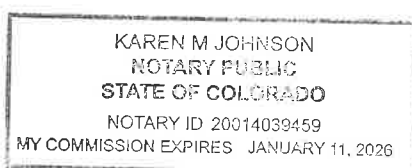


Karin B. Hill
Managing Editor

Subscribed and sworn to before me, a notary public in and for the County of El Paso, State of Colorado, this 30th day of November A.D. 2022.



Karen M. Johnson
Notary Public
My Commission Expires January 11, 2026



MAP AMENDMENT (REZONE)
CATHEDRAL ROCK COMMONS

NOTICE IS HEREBY GIVEN that on January 3rd, 2023, at 1:00 P.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 online at the following web address: <https://epcddevplanreview.com>

A request by Cathedral Rock Investments, LLC for approval of a map amendment (rezoning) from R-4 (Planned Development) to RM-12 (Residential, Multi-Dwelling). The 6.57-acre property is located at the southeast corner of the intersection of Struthers Road and Spanish Bit Drive and within Section 36, Township 11 South, Range 67 West of the 6th P.M. (Parcel No. 713600-01-045) (Commissioner District No. 1).

Dated at Colorado Springs, Colorado, this 23rd of November 2022.

THE BOARD OF COUNTY COMMISSIONERS OF

EL PASO COUNTY, COLORADO

BY /s/ Chair

EXHIBIT A

Legal Description:

A tract of land in the Northeast quarter of the Southwest quarter in Section 36 in Township 11 South in Range 67 West of the 6th P.M., El Paso County, Colorado described as follows:

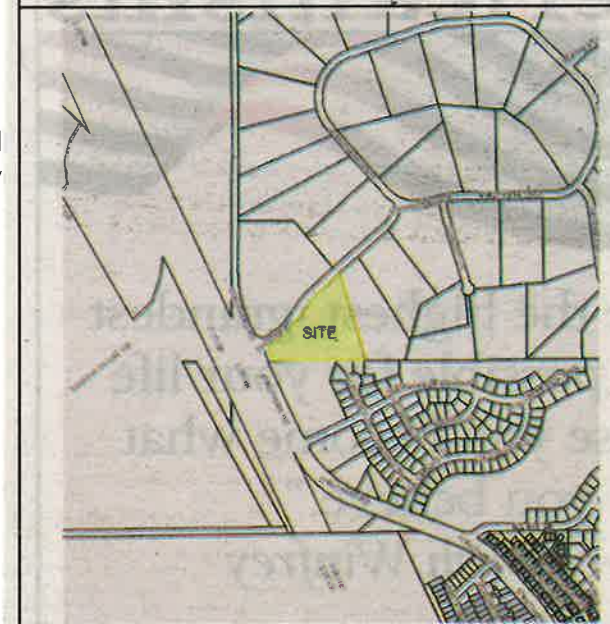
Beginning at the Southwest corner of Lot 26, Chaparral Hills, as recorded in Plat Book T-2 at Page 2 in the records of El Paso County, Colorado, said point being on the South line of said Northeast quarter of the Southwest quarter; thence S 89 degrees 59 minutes 08 seconds W on said south line, 880.00 feet to a point of intersection with the Northeasterly line of a tract described by deed to the Department of Highways, State of Colorado, recorded August 12, 1963 in Book 1969 at Page 746 under Reception No. 301954 of the records of El Paso County, Colorado; thence N 24 degrees 59 minutes 35 seconds W, on said Northeasterly line, 61.00 feet to a point of intersection with the Southeasterly line of Spanish Bit Drive as platted in said Chaparral Hills; thence along the said Southeasterly line of Spanish Bit Drive for the following five courses, N 65 degrees 00 minutes 25 seconds E, 166.60 feet to a point of curve; thence on a curve to the left, through a central angle of 29 degrees 52 minutes 41 seconds, having a radius of 530.00 feet, an arc distance of 276.38 feet; thence N 35 degrees 07 minutes 44 seconds E, 167.67 feet to a point of curve; thence on a curve to the right through a central angle of 14 degrees 19 minutes 10 seconds, having a radius of 470.00 feet; an arc distance of 117.46 feet; thence N 49 degrees 26 minutes 54 seconds E, 227.19 feet to the most Westerly corner of said Lot 26, Chaparral Hills; thence S 16 degrees 21 minutes 15 seconds E, 700.71 feet to the Point of Beginning, except that portion conveyed by Special Warranty Deed recorded January 2, 2007 at Reception No. 207000186, El Paso County, Colorado.

Containing 6.576 acres "net" (286,453 square feet), more or less.

El Paso County Parcel Information

File Name: P211
Date: Nov 23, 2022

PARCEL	NAME	ADDRESS
7136001045	CATHEDRAL ROCKS INVESTMENTS LLC	SPANISH BIT DR



Please report any parcel discrepancies to:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
(719) 526-6600

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