

-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: 04/23/26
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:

Ad ID: 241584
Start: 04/25/26
Stop: 05/01/26
Total Cost: \$179.08
of Lines: 91
Total Depth: 7.708
of Inserts:
Ad Class: 910
Phone # (719) 476-1667
Email: fredrick.rogers@gazette.com

Run Dates:
Colorado Springs Gazette 04/25/26
Gazette.com 04/25/26
Gazette.com 04/26/26
Gazette.com 04/27/26
Gazette.com 04/28/26
Gazette.com 04/29/26
Gazette.com 04/30/26
Gazette.com 05/01/26

LEGAL NOTICE
MAP AMENDMENT (REZONING)
COLORADO SPRINGS EXCHANGE MAP AMENDMENT

NOTICE IS HEREBY GIVEN that on MAY 28TH, 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 reviewed 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 1261.

A request by Vertex Consulting Services, LLC for approval of a Map Amendment (Rezoning) of 48.025 acres from CR CAD-O (Commercial Regional Commercial, Airport Overlay District) / A-C CAD-O (Agriculture, Commercial Airport Overlay District) to I-2 CAD-O (Limited Industrial, Commercial Airport Overlay District). The property is on the southwest corner of the intersection of Milton E Proby Parkway and Hancock Expressway, (Parcel Nos. 650200068, 650200118, 650200119, 650200123, 650200122) (Commissioner District No. 4)

Dated at Colorado Springs, Colorado, this 23rd of April 2026.

THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO
By: Carrie Gellman, Chair

EXHIBIT A

LEGAL DESCRIPTION: ZONE CHANGE

A TRACT OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH LINE OF NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY TWO REFERENCE MONUMENTS BEING 2-1/2" ALUMINUM CAPS STAMPED "PLS 24313" AT GRADE AND AT THE EASTERLY END BY A 3-1/2" ALUMINUM CAP STAMPED "URS, W.C. 1145 R66W 53S 336 52 21 1153 R66W 2012 PLS 24313" AT GRADE, ASSUMED TO BEAR N89°33'12"E A DISTANCE OF 2,648.67 FEET.

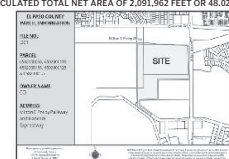
COMMENCING AT THE SOUTHWEST CORNER OF HIGHWAY ACQUISITION AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NUMBER 2097404, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING, THENCE ON THE BOUNDARY LINE OF SAID WARRANTY DEED THE FOLLOWING TEN (10) COURSES:

1. N89°33'12"E A DISTANCE OF 295.56 FEET;
2. S84°46'16"E A DISTANCE OF 303.34 FEET;
3. N89°40'51"E A DISTANCE OF 301.23 FEET;
4. S86°32'43"E A DISTANCE OF 172.68 FEET;
5. N89°35'07"E A DISTANCE OF 307.71 FEET;
6. S29°00'54"E A DISTANCE OF 61.18 FEET;
7. S00°41'07"E A DISTANCE OF 60.85 FEET;
8. S02°35'52"E A DISTANCE OF 390.19 FEET;
9. S00°46'16"E A DISTANCE OF 213.28 FEET;
10. N89°36'17"E A DISTANCE OF 7.96 FEET TO THE WESTERLY RIGHT-OF-WAY OF HANCOCK EXPRESSWAY AS RECORDED IN BOOK 2005, AT PAGE 733;

THENCE S00°46'16"E ON SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 641.21 FEET; THENCE S89°13'44"W 1,279.62 FEET; THENCE S00°47'33"E A DISTANCE OF 137.31 FEET; THENCE S57°19'45"E A DISTANCE OF 397.50 FEET TO THE MOST NORTHWEST CORNER OF CLEARVIEW DRIVE AS PLATTED IN, CLEAR VIEW INDUSTRIAL PARK FILING NO. 1, RECORDED UNDER PLAT BOOK #2 AT PAGE 10; THENCE S32°40'15"W ON SAID RIGHT-OF-WAY LINE A DISTANCE OF 60.00 FEET; THENCE N57°19'44"W A DISTANCE OF 525.11 FEET; THENCE N37°40'37"E A DISTANCE OF 80.00 FEET; THENCE S89°02'12"E A DISTANCE OF 36.56 FEET; THENCE N09°50'57"W A DISTANCE OF 1,509.86 FEET TO THE POINT OF BEGINNING.

EXCEPTING THE TRACT OF LAND AS DESCRIBED IN WARRANTY DEED RECORDED UNDER RECEPTION NUMBER 22303087

CONTAINING A CALCULATED TOTAL NET AREA OF 2,991.962 FEET OR 48.025 ACRES.



Published in The Gazette April 25, 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 04/25/2026**

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 04/27/2026, at said City of Colorado Springs, El Paso County, Colorado.
My commission expires June 23, 2026.

Karen Hogan
Notary Public
The Gazette



LEGAL NOTICE
MAP AMENDMENT (REZONING)
COLORADO SPRINGS EXCHANGE MAP AMENDMENT

NOTICE IS HEREBY GIVEN that on MAY 28TH, 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, 2809 International Circle, Colorado Springs, Colorado, 80910 and/or the Board of County Commissioners of El Paso, Centennial Hall 200 S. Cascade, Colorado Springs, Colorado, 80902, and/or online at the following web address: www.epcde.com/planreview.com, searching the number 1581.

A request by Vierra Consulting Services, LLC for approval of a Map Amendment (Rezoning) of 48.025 acres from CR CAD-O (Commercial Regional Commercial, Airport Overlay District) / A-5 CAD-O (Agriculture, Commercial Airport Overlay District) to I-2 CAD-O (Limited Industrial, Commercial Airport Overlay District). The property is on the southwest corner of the intersection of Middle Road (Pavement) and Expressway, Parcel Nos. 050000066, 02000114, 80000135, 05000111, 02000121 (Commission District No. 4)

Dated at Colorado Springs, Colorado, this 23rd of April 2026.

THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO
BY: Carrie Galtner, Chair
KIMM A

LEGAL DESCRIPTION: ZONE CHANGE
A TRACT OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH PA. EL PASO COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH LINE OF NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WEST END BY TWO REFERENCE MONUMENTS BEING 3 1/2" ALUMINUM CAPS STAMPED "P&S 5/21/17 AT 09:00 AND AT THE EASTERN END BY A 1/2" ALUMINUM CAP STAMPED "URS WC 6" 1/145 ROW 535 3/6 5/11 1/55 BEW 2012 05.24.03" SET.

COMMENCING AT THE SOUTHWEST CORNER OF HIGHWAY ACQUISITION AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NUMBER 2007044, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING, THENCE ON THE BOUNDARY LINE OF SAID WARRANTY DEED THE FOLLOWING TEN (10) COURSES:

1. S84°06'12"E A DISTANCE OF 303.84 FEET;
2. N89°46'37"E A DISTANCE OF 302.23 FEET;
3. S87°17'41"E A DISTANCE OF 177.88 FEET;
4. N89°46'37"E A DISTANCE OF 307.23 FEET;
5. S20°02'47"E A DISTANCE OF 61.18 FEET;
6. S04°07'41"E A DISTANCE OF 64.98 FEET;
7. S20°02'47"E A DISTANCE OF 290.13 FEET;
8. S04°07'41"E A DISTANCE OF 708.88 FEET;
9. N89°30'17"E A DISTANCE OF 178.88 FEET TO THE WESTERLY RIGHT-OF-WAY OF HANCOCK EXPRESSWAY AS RECORDED IN BOOK 2005, AT PAGE 753;
10. THENCE S00°46'21"E ON SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 641.31 FEET THENCE S87°13'44"W 1,179.63 FEET THENCE S00°46'21"E A DISTANCE OF 117.31 FEET THENCE S57°19'47"E A DISTANCE OF 397.89 FEET TO THE MOST NORTHWEST CORNER OF CLEARVIEW DRIVE AS SHOWN ON PLANS VIEW INDUSTRIAL PARK PLANS NO. 1, RECORDED UNDER PLAT BOOK 42 AT PAGE 18, THENCE S2°49'36"W ON SAID RIGHT-OF-WAY LINE A DISTANCE OF 500.86 FEET THENCE N67°18'47"W A DISTANCE OF 375.11 FEET THENCE N32°40'37"E A DISTANCE OF 300.00 FEET THENCE S89°02'15"E A DISTANCE OF 65.88 FEET THENCE N00°52'57"W A DISTANCE OF 450.86 FEET TO THE POINT OF BEGINNING.

EXCEPTING OUT OF THE TRACT OF LAND AS DESCRIBED IN WARRANTY DEED RECORDED UNDER RECEPTION NUMBER 2007044, CONTAINING A CALCULATED TOTAL NET AREA OF 2,091,962 FEET OR 48.025 ACRES.

Published in The Gazette April 25, 2026.