

EL PASO  **COUNTY**
COLORADO

Meggan Herington, AICP, Executive Director
El Paso County Planning & Community Development
O: 719-520-6300
MegganHerington@elpasoco.com
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

April 4, 2023

Colorado Springs Gazette, LLC
Karen Hogan
30 E Pikes Peak Ave Suite 100
Colorado Springs, CO 80903

Attention: Legal Advertising Department

I am enclosing a Notice of Public Hearing and request that the following procedure be used:

Following the single publication, please bill the same to the El Paso County Planning and Community Development Department, 2880 International Circle, Suite 110, Colorado Springs, Colorado 80910. Please furnish one (1) original affidavit of the publication to Planning and Community Development.

If you have questions or need to check something in the notice, please call 719-520-6300.

Sincerely,

Ryan Howser

Ryan Howser – Planner III

Enclosure

NOTE: THIS ITEM MUST BE PUBLISHED ON OR BEFORE April 17, 2023.

**MAP AMENDMENT (REZONE)
KELNHOFER REZONE**

NOTICE IS HEREBY GIVEN that on **Tuesday, May 2, 2023, at 1:00 P.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: <https://epcdevplanreview.com>, searching file number P2220.

A request by Steve Kelnhofer for approval of a map amendment rezoning 36.05 acres from RR-5 (Residential Rural) to A-35 (Agricultural). The property is located approximately 0.60 miles northeast of the intersection Corral Valley Road and Highway 94. (Parcel No.44000-00-466) (Commissioner District No. 2).

Dated at Colorado Springs, Colorado, this 4th day of April 2023.

THE BOARD OF COUNTY COMMISSIONERS OF

EL PASO COUNTY, COLORADO

BY /s/ Cami Bremer, Chairperson

EXHIBIT A

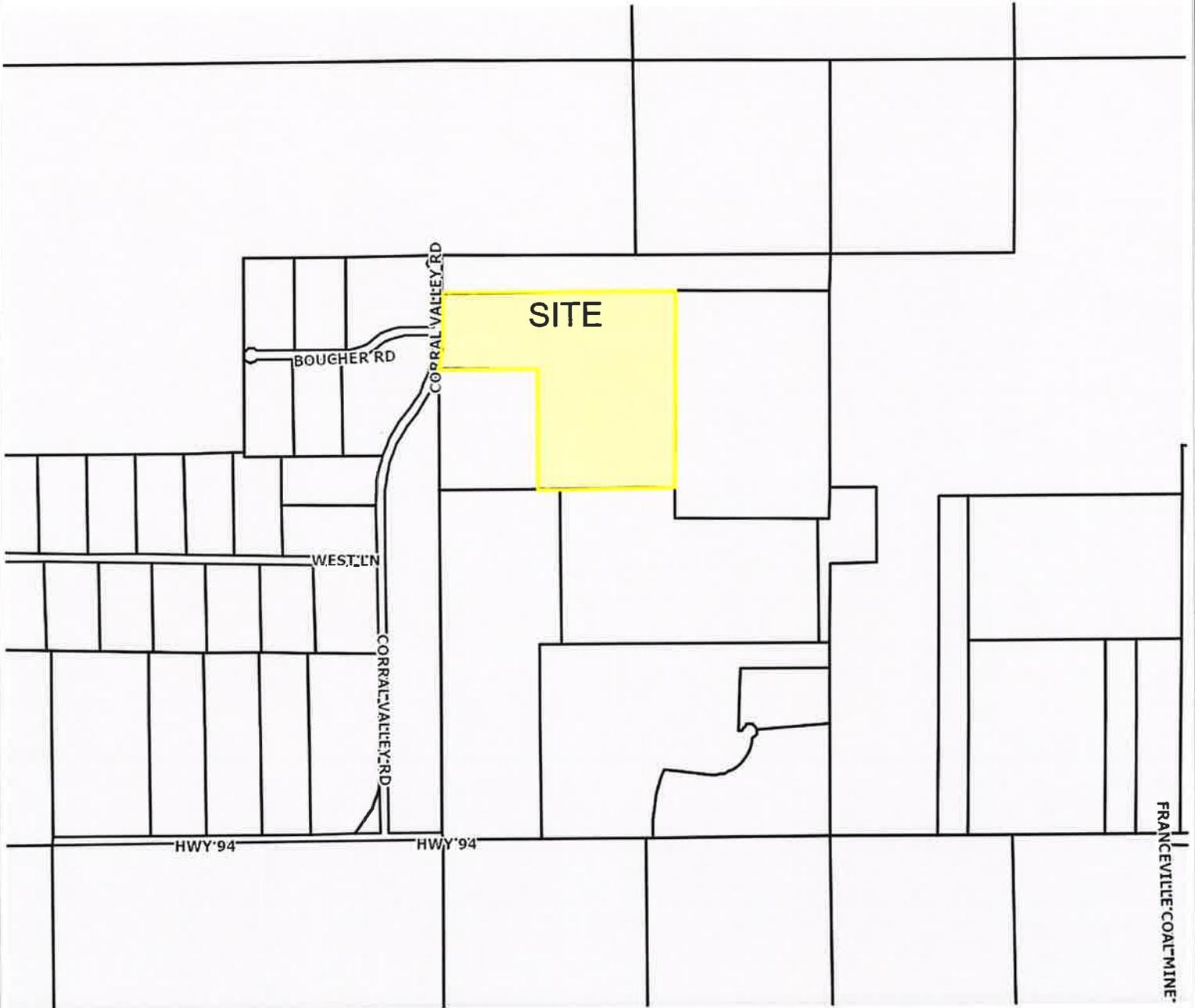
Legal Description: TR IN W2 SEC 7-14-64 DES AS FOLS: COM AT W4 COR OF SD SEC 7, TH S 00<00'07" W ALG W LN OF SD SEC 7 267.82 FT, S 89<42'00" E 871.21 FT FOR POB, TH N 00<00'06" W 819.09 FT, TH N 89<42'00" W 671.18 FT TO INTERSEC THE E LN OF CORRAL VALLEY RD & W LN OF NW4 OF SD SEC 7, TH ALG E LN OF CORRAL VALLEY RD ON A CUR TO L HAVING A RAD OF 861.68 FT A C/A OF 14<59'22" WHICH CHORD BEARS N 07<29'34" E 230.86 FT, TH N 00<00'06" W 287.83 FT, S 89<39'59" E ALG S LN BEING PARA WITH & 252.71 FT S OF THE N LN OF THE S2NW4 OF SEC 7 1571.11 FT, S 00<27'14" W PARA WITH THE N/S C/L OF SEC 7 1332.35 FT, TH N 89<42'00" W PARA WITH SD E/W C/L 919.31 FT TO POB

El Paso County Parcel Information

File Name: P2220

Date: MARCH 17, 2023

PARCEL	NAME	ADDRESS
4400000466	KELNHOFER STEVEN K	1165 CORRAL VALLEY RD COLORADO SPRINGS CO, 80929



Please report any parcel discrepancies to:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
(719) 520-6600



COPYRIGHT 2022 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained hereon may be reproduced; used to prepare derivative products; or distributed without the specific written approval of the Board of County Commissioners, El Paso County, Colorado. This document was prepared from the best data available at the time of printing. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained hereon.