

# 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 11/18/2024**

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 11/20/2024, 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

Document Authentication Number

**LEGAL NOTICE**  
**MAP AMENDMENT (REZONING)**  
**MONUMENT RIDGE EAST RM-12**

NOTICE IS HEREBY GIVEN that on **December 12, 2024**, at 9:00 A.M. in the Centennial Hall Auditorium at 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.epccdevelopment.com](http://www.epccdevelopment.com), searching the number **P245**.


A request by Vertex Consulting Services for approval of a Map Amendment (Rezoning) of 40.51 acres from PUD (Planned Unit Development), C-1 (Commercial), C-5 (Commercial Services), and CC (Commercial Community) to RM-12 (Residential, Multi-Dwelling). The property is located directly east of Monument Hill Road and west of Misty Acres Boulevard, one-quarter of a mile south of the intersection of I-25 and County Line Road and one-half of a mile north of the intersection of Monument Hill Road and Misty Acres Boulevard. (Parcel Nos. 710220006, 710220010, and 7102201013) (Commissioner District No. 1)

Dated at Colorado Springs, Colorado, this 13th of November 2024.

THE BOARD OF COUNTY COMMISSIONERS OF  
EL PASO COUNTY, COLORADO  
BY /s/ Carrie Geitner Chair

**EXHIBIT A**

A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 2; AND THE WEST 1/2 OF SECTION 11 TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST SECTION CORNER OF SAID SECTION 2 WHENCE THE WEST 1/4 CORNER OF SAID SECTION 2 BEARS SOUTH 00°07'21" EAST, A DISTANCE OF 2767.12 FEET;  
THENCE NORTH 89°46'22" EAST, A DISTANCE OF 1918.35 FEET;  
THENCE SOUTH 00°13'38" EAST, A DISTANCE OF 186.77 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE FROM THE POINT OF BEGINNING, SOUTH 00°13'38" EAST, A DISTANCE OF 554.59 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A LENGTH OF 412.13 FEET, A RADIUS OF 715.00 FEET;  
THENCE SOUTH 32°47'55" WEST, A DISTANCE OF 226.03 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A LENGTH OF 704.54 FEET, A RADIUS OF 835.00 FEET;  
THENCE SOUTH 15°34'31" EAST, A DISTANCE OF 375.61 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A LENGTH OF 254.36 FEET, A RADIUS OF 501.00 FEET;  
THENCE SOUTH 13°50'59" WEST, A DISTANCE OF 382.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WITH A LENGTH OF 254.82 FEET, A RADIUS OF 530.71 FEET; THENCE SOUTH 89°49'59" EAST, A DISTANCE OF 221.86 FEET, ALONG THE NORTH LINE OF A DEED RECORDED UNDER RECEPTION NUMBER 22018949 RECORDS OF EL PASO COUNTY;  
THENCE NORTH 00°45'57" EAST, A DISTANCE OF 443.14 FEET;  
THENCE NORTH 89°08'55" WEST, A DISTANCE OF 394.97 FEET;  
THENCE NORTH 07°26'22" EAST, A DISTANCE OF 1273.67 FEET, ALONG THE WEST LINE OF A DEED RECORDED UNDER RECEPTION NUMBER 2903205 RECORDS OF EL PASO COUNTY;  
THENCE NORTH 07°26'00" EAST, A DISTANCE OF 733.89 FEET;  
THENCE NORTH 29°57'52" EAST, A DISTANCE OF 675.33 FEET;  
THENCE SOUTH 89°46'22" EAST, A DISTANCE OF 417.07 FEET TO THE POINT OF BEGINNING;  
SAID PARCEL CONTAINS 40.51 ACRES MORE OR LESS.



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