

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 01/06/2023**
CS-22-003

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 01/09/2023, 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

Document Authentication Number
20224024441-671419

LEGAL NOTICE
MAP AMENDMENT (REZONE)
4-WAY COMMERCIAL REZONING

NOTICE IS HEREBY GIVEN that on February 7th, 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://epcdceplanreview.com>, searching file number 65223.

A request by The O'Neil Group for approval of a map amendment (rezoning) of 67.14 acres from PUD (Planned Unit Development) to CS (Commercial Service). If the request for map amendment (rezoning) is approved, the applicant will be required to submit any applicable preliminary plans, final plats, and site development plans prior to the initiation of any uses. The applicant may also be required to submit application(s) for preliminary plans and/or final plat(s) if future subdivision of the property is proposed. The 67.14-acre property is located directly west of the intersection of Highway 24 and Stapleton Drive. The subject property encompasses land that is situated on the north and south side of Stapleton Road and is within Section 28 and 33, Township 12 South, Range 64 West of the 6th P.M. (Parcel No. 42000-00-399) (Commissioner District No. 2).

Dated at Colorado Springs, Colorado, this 3rd of January 2023.

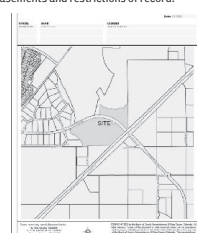
THE BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO

BY /s/ Chair

EXHIBIT A

Description:
A tract of land in the Northwest Quarter of Section 33 Township 12 South, Range 64 West of the Sixth Principal Meridian, El Paso County, Colorado described as follows:
Beginning at a point that is S 00°32'40" E 1248.74 feet and S 89°27'20" W 756.12 feet from the Northeast Corner of the Northwest Quarter of said Section 33; thence
S 89°21'54" W 518.34 feet to a capped PLS 38254 rebar; thence
S 89°05'22" W 196.52 feet to a capped PLS 38254 rebar; thence
S 89°24'58" W 416.30 feet to a capped PLS 38254 rebar; thence
S 00°17'22" E 39.41 feet to capped PLS 38254 rebar; thence
N 89°52'17" W 237.85 feet to the Southwest Corner of Lot 13, 4 Way Ranch Filing No. 1, as platted in the El Paso County Records under Reception No. 206712416; thence
Along the Easterly Line of said Lots 13 and 14, 4 Way Ranch Filing No. 1, the following 13 courses,
Course 1: N 02°32'27" E 104.58 feet,
Course 2: N 17°20'58" W 90.67 feet,
Course 3: N 33°10'19" W 117.65 feet,
Course 4: N 45°32'54" W 111.92 feet,
Course 5: N 45°38'56" W 135.79 feet,
Course 6: N 37°49'00" W 77.43 feet,
Course 7: N 60°33'24" W 65.38 feet,
Course 8: N 81°58'46" W 73.71 feet,
Course 9: N 64°01'48" W 65.05 feet,
Course 10: N 40°22'05" W 60.18 feet,
Course 11: N 21°05'02" W 45.89 feet,
Course 12: N 03°48'16" E 78.58 feet,
Course 13: N 09°35'20" E 72.86 feet to the South right of way line of Stapleton Drive; thence
Along the Southerly Line of Stapleton Drive the following 9 courses,
Course 1: N 64°28'13" E 855.66 feet,
Course 2: On a curve to the right with a radius of 1275.00 feet, an arc distance of 1198.14 feet, chord being S 88°55'14" E 1154.54 feet,
Course 3: On a curve to the right with a radius of 20.00 feet, an arc distance of 33.70 feet, chord being S 13°43'29" E 29.85 feet,
Course 4: S 24°33'11" W 70.10 feet,
Course 5: S 55°26'59" E 100.11 feet,
Course 6: N 34°33'01" E 87.29 feet,
Course 7: On a curve to the right with a radius of 20.00 feet, an arc distance of 31.37 feet, chord being N 79°29'01" E 28.25 feet,
Course 8: On a curve to the right with a radius of 1275.00 feet, an arc distance of 256.18 feet, chord being S 49°36'31" E 265.70 feet,
Course 9: S 43°01'01" E 345.14 feet; thence
S 45°58'32" W 894.27 feet to the point of beginning, containing 51.6 acres.
Subject to easements and restrictions of record.

Description:
A tract of land in the Southwest Quarter of Section 28 and the Northwest Quarter of Section 33 Township 12 South, Range 64 West of the Sixth Principal Meridian, El Paso County, Colorado described as follows:
Beginning at the Northeast Corner of the Northwest Quarter of said Section 33; thence
S 00°32'40" E 531.25 feet along the East Line of the Northwest Quarter of said Section 33; thence
S 45°52'54" W 18.02 feet to the North right of way line of Stapleton Drive; thence
Along the North right of way line of Stapleton Drive the following 2 courses,
Course 1: N 43°41'10" W 344.15,
Course 2: On a curve to the left with a radius of 1405.00 feet, an arc distance of 1177.25 feet, chord being N 6°37'01" W 1097.26 feet; thence
N 00°02'16" E 472.31 feet; thence
S 33°06'23" W 58.23 feet; thence
S 47°20'54" E 86.31 feet; thence
S 64°11'25" E 94.79 feet; thence
S 80°44'44" E 101.96 feet; thence
S 61°15'24" E 141.09 feet; thence
N 82°37'58" E 108.63 feet; thence
S 88°02'58" E 52.46 feet; thence
S 80°29'21" E 62.10 feet; thence
S 64°44'27" E 28.07 feet; thence
S 72°28'24" E 39.10 feet; thence
N 80°32'12" E 53.40 feet; thence
S 62°41'35" E 58.14 feet; thence
N 68°54'08" E 67.16 feet; thence
N 81°40'00" E 79.00 feet; thence
N 89°54'58" E 64.36 feet; thence
S 50°43'58" E 50.43 feet; thence
N 38°28'19" E 283.60 feet; thence
On a curve to the right with a radius of 640.00 feet, an arc distance of 65.22 feet, chord being N 41°29'13" E 65.19 feet to the East Line of the Southwest Quarter of said Section 28; thence
S 00°26'54" E 685.50 feet to the point of beginning, containing 15.5 acres.
Subject to easements and restrictions of record.



Published in The Gazette January 6, 2023.