

**-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:** 06/09/26

**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:**

**Run Dates:**

Colorado Springs Gazette	06/11/26
Gazette.com	06/11/26
Gazette.com	06/12/26
Gazette.com	06/13/26
Gazette.com	06/14/26
Gazette.com	06/15/26
Gazette.com	06/16/26
Gazette.com	06/17/26

**Ad ID:** 244458

**Start:** 06/11/26

**Stop:** 06/17/26

**Total Cost:** \$226.25

**# of Lines:** 117

**Total Depth:** 9.875

**# of Inserts:**

**Ad Class:** 910

**Phone #** (719) 476-1667

**Email:** fredrick.rogers@gazette.com

**LEGAL NOTICE**  
**MAP AMENDMENT (REZONING)**  
**IRON RIDGE REZONING**

NOTICE IS HEREBY GIVEN that on JULY 23rd, 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, 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.epdevelopment.com, searching file number P2511.

A request by Atticus Land LLC for approval of a Rezoning (Map Amendment) two properties totaling 85.95-acres from RR-5 to RR-2.5. The properties are located south of Walker Road and approximately .03 miles from the intersection of Walker Road and Thompson Road. (Parcel Nos. 610000493 610000457) (Commissioner District No. 1)

Dated at Colorado Springs, Colorado, this 9th of June 2026.

THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO  
BY *Carrie Geisler*  
Chair

**EXHIBIT A**

**LEGAL DESCRIPTION PARCEL 1:**

That portion of southeast quarter of Section 13, Township 11 South, Range 66 West of the 6TH P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the southeast one-sixteenth (1/16) corner of said Section 13; thence South 88 degrees 47 minutes 25 seconds West along the south line of the northwest quarter of the southeast quarter, 1,323.10 feet to the south-center one-sixteenth corner of said Section 13;

thence North 00 degrees 33 minutes 24 seconds West along the west line of the northwest quarter of the southeast quarter, 1,322.76 feet to the center quarter corner of said Section 13;

thence North 88 degrees 45 minutes 54 seconds East along the north line of the southeast quarter of the southeast quarter, 1,802.06 feet to the east quarter corner of said Section 13;

thence South 38 degrees 51 minutes 56 seconds West, 742.99 feet to a point on the east line of the northwest quarter of the southeast quarter;

thence South 00 degrees 28 minutes 24 seconds East along the east line of the northwest quarter of the southeast quarter of said Section 13, 1,326.86 feet to the east one-sixteenth (1/16) corner of said Section 13;

Containing a calculated area of 1,893,477 square feet or 43.4682 acres, more or less.

**LEGAL DESCRIPTION PARCEL 2:**

That portion of southeast quarter of Section 13, Township 11 South, Range 66 West of the 6TH P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the southeast one-sixteenth (1/16) corner of said Section 13; thence North 82 degrees 37 minutes 02 seconds East, 1,338.80 feet to a point on the east line of the southeast quarter of said Section 13;

thence South 00 degrees 23 minutes 04 seconds East along the east line of the southeast quarter of the southeast quarter of said Section 13, 1,326.86 feet to the east one-sixteenth (1/16) corner of said Section 13;

thence South 88 degrees 44 minutes 30 seconds West along the south line of the southeast quarter of the southeast quarter of said Section 13, 1,323.59 feet to the Point of Beginning.

Containing a calculated area of 1,852,350 square feet or 42.5241 acres, more or less.

**LEGAL DESCRIPTION PARCEL 3:**

That portion of southeast quarter of Section 13, Township 11 South, Range 66 West of the 6TH P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the southeast one-sixteenth (1/16) corner of said Section 13; thence North 00 degrees 28 minutes 24 seconds West along the west line of the northeast quarter of the southeast quarter, 755.00 feet;


thence North 38 degrees 51 minutes 56 seconds East, 742.99 feet to a point on the north line of the southeast quarter;

thence North 88 degrees 45 minutes 54 seconds East along the north line of the southeast quarter, 860.00 feet to the east quarter corner of said Section 13;

thence South 00 degrees 23 minutes 03 seconds East along the east line of the southeast quarter of said Section 13, 1,180.01 feet;

thence South 82 degrees 37 minutes 02 seconds West, 1,338.80 feet to the Point of Beginning.

Containing a calculated area of 1,530,811 square feet or 35.1426 acres, more or less.



Published in The Gazette June 11, 2026.

# AFFIDAVIT OF PUBLICATION

STATE OF COLORADO  
COUNTY OF El Paso

I, Nathan Davis, 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 06/11/2026**

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.

Nathan Davis  
Sales Center Agent

Subscribed and sworn to me this 06/11/2026, at said City of Colorado Springs, El Paso County, Colorado.  
My commission expires June 23, 2026.

Karen Hogan  
Notary Public  
The Gazette



Document Authentication Number 2022402441-899585

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**MAP AMENDMENT (REZONING)**  
**IRON RIDGE REZONING**

NOTICE IS HEREBY GIVEN that on JULY 23rd, 2026, at 9:00 A.M. in the Centennial Hall Auditorium 2905 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 Office, Centennial Hall 2905 S. Cascade, Colorado Springs, Colorado, 80903, and/or online at the following web address: [www.epcde.com/planreview.com](http://www.epcde.com/planreview.com), searching file number P231.

A request by Arthurs Land LLC for approval of a Rezonning (Map Amendment) two parcels totaling 85.99 acres from RR-5 to RR-25. The properties are located south of Walker Road and approximately .03 miles from the intersection of Walker Road and Thompson Road. (Parcel Nos. 610000429 610000457) (Commissioner District No. 1)

Dated at Colorado Springs, Colorado, this 9th of June 2026.

THE BOARD OF COUNTY COMMISSIONERS OF  
EL PASO COUNTY, COLORADO  
By: /s/ Carrie Galtner  
Chair

EXHIBIT A

**LEGAL DESCRIPTION PARCEL 1:**  
That portion of southeast quarter of Section 13, Township 11 South, Range 66 West of the 6TH P.M., County of El Paso, State of Colorado, being more particularly described as follows:  
Beginning at the southeast one-sixteenth (1/16) corner of said Section 13; thence South 88 degrees 47 minutes 15 seconds West along the south line of the northwest quarter of the southeast quarter, 1,328.10 feet to the south-center one-sixteen corner of said Section 13;  
thence North 00 degrees 33 minutes 24 seconds West along the west line of the northwest quarter of the southeast quarter, 1,323.75 feet to the center quarter corner of said Section 13;  
thence North 88 degrees 45 minutes 54 seconds East along the north line of the southeast quarter, 1,406.40 feet to the east quarter corner of said Section 13;  
thence South 38 degrees 51 minutes 55 seconds West, 742.99 feet to a point on the east line of the northwest quarter of the southeast quarter;  
thence South 00 degrees 28 minutes 24 seconds East along the east line of the northwest quarter of the southeast quarter, 735.00 feet to the Point of Beginning.  
Containing a calculated area of 1,893,477 square feet or 43.4682 acres, more or less.

**LEGAL DESCRIPTION PARCEL 2:**  
That portion of southeast quarter of Section 13, Township 11 South, Range 66 West of the 6TH P.M., County of El Paso, State of Colorado, being more particularly described as follows:  
Beginning at the southeast one-sixteenth (1/16) corner of said Section 13; thence North 82 degrees 39 minutes 52 seconds East, 1,338.80 feet to a point on the east line of the southeast quarter of said Section 13;  
thence South 00 degrees 23 minutes 04 seconds East along the east line of the southeast quarter, 1,406.40 feet to the southeast corner of said Section 13;  
thence South 88 degrees 44 minutes 39 seconds West along the south line of the southeast quarter of the southeast quarter of said Section 13, 1,338.80 feet to the east one-sixteen (1/16) corner of said Section 13;  
thence North 00 degrees 28 minutes 24 seconds West along the west line of the southeast quarter of the southeast quarter of said Section 13, 1,323.88 feet to the Point of Beginning.  
Containing a calculated area of 1,852,350 square feet or 42.5241 acres, more or less.

**LEGAL DESCRIPTION PARCEL 3:**  
That portion of southeast quarter of Section 13, Township 11 South, Range 66 West of the 6TH P.M., County of El Paso, State of Colorado, being more particularly described as follows:  
Beginning at the southeast one-sixteenth (1/16) corner of said Section 13; thence North 00 degrees 23 minutes 04 seconds East along the east line of the southeast quarter of the southeast quarter of said Section 13, 1,338.80 feet to the east one-sixteen (1/16) corner of said Section 13;  
thence North 38 degrees 51 minutes 55 seconds East, 742.99 feet to a point on the north line of the southeast quarter;  
thence North 88 degrees 45 minutes 54 seconds East along the north line of the southeast quarter, 850.00 feet to the east quarter corner of said Section 13;  
thence South 00 degrees 23 minutes 03 seconds East along the east line of the southeast quarter of said Section 13, 1,188.00 feet;  
thence South 82 degrees 37 minutes 02 seconds West, 1,338.80 feet to the Point of Beginning.  
Containing a calculated area of 1,530,811 square feet or 35.1426 acres, more or less.

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