



- Ad Proof -

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7194761667 or fredrick.rogers@gazette.com

Date: 8/26/2026
Account #: AP39138
Account Name: El Paso County
Contact: Planning &
Address: Community Dev.
Petra Rangel
2880 International
Circle, Suite 110

Telephone: 7195207300

Run Dates:
Colorado Springs Gazette 08/29/2026

Ad ID: 249641

Start: 08/29/2026
Stop: 08/29/2026

Total Cost: \$426.60
of Lines: 0
Total Depth:
of Inserts: 1
Ad Class: Legal Notices

Ad Proof

MAP AMENDMENT (REZONING)
NEEDLES HIGHWAY 83 REZONING RR-5 TO RR-2.5

NOTICE IS HEREBY GIVEN that on September 24th, 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.epcdevplanreview.com, searching file number **P268**.

A request by North Ranch LLC for approval of a Map Amendment (Rezoning) totaling 47.55-acres in size from RR-5 to RR-2.5. The property is located along Colorado State Highway 83 and is 0.7 miles south of the intersection of Colorado State Highway 83 and Colorado State Highway 105. (Parcel No. 6100000369) (Commissioner District No. 1)

Dated at Colorado Springs, Colorado, this 21st of August 2026.

THE BOARD OF COUNTY COMMISSIONERS OF

EL PASO COUNTY, COLORADO

BY /s/ Carrie Geitner Chair

EXHIBIT A

Legal description

A tract of land being portions of the Southeast quarter of the Southwest quarter of Section 15 and the East half of the Northwest quarter and the Northeast quarter of the Southwest quarter of Section 22, Township 11 South, Range 66 West of the 6th P.M., all lying easterly of the easterly right-of-way line of Colorado State Highway No. 83, situate in El Paso County, Colorado, and being more particularly described as follows:

Beginning at the Southeast corner of the Northwest quarter of Section 22; said point also being the Southwest corner of Walden III as platted and recorded in Plat Book H-2 at Page 19 of the records of the El Paso County Clerk and Recorder; thence S 0 degrees 02 minutes 32 seconds W on the east line of the Northeast quarter of the Southwest quarter of Section 22 a distance of 47.44 feet to a point on the easterly right-of-way line of Colorado State Highway No. 83; the following fifteen (15) courses are on said easterly right-of-way line:

1. Thence on a curve to the right, non-tangent to the previous course, having a radius of 2232.00 feet through a central angle of 9 degrees 15 minutes 44 seconds an arc distance of 360.81 feet, the long chord of which bears N 23 degrees 25 minutes 04 seconds W 360.42 feet;
2. Thence N 10 degrees 02 minutes 21 seconds W a distance of 781.50 feet;
3. Thence N 02 degrees 59 minutes 51 seconds W a distance of 348.75 feet;
4. Thence N 04 degrees 01 minutes 09 seconds E a distance of 212.83 feet;
5. Thence N 02 degrees 25 minutes 51 seconds W a distance of 263.03 feet;
6. Thence N 25 degrees 01 minutes 51 seconds W a distance of 200.33 feet;
7. Thence on a curve to the left, non-tangent to the previous course, having a radius of 1970.26 feet through a central angle of 11 degrees 23 minutes 37 seconds an arc distance of 391.80 feet, the long chord of which bears N 22 degrees 20 minutes 51 seconds W 391.15 feet;
8. Thence N 32 degrees 51 minutes 51 seconds W a distance of 203.23 feet;
9. Thence N 31 degrees 02 minutes 51 seconds W a distance of 57.21 feet;
10. Thence N 30 degrees 08 minutes 21 seconds W a distance of 364.83 feet;
11. Thence N 34 degrees 47 minutes 08 seconds W a distance of 219.16 feet;
12. Thence N 24 degrees 50 minutes 08 seconds W a distance of 71.96 feet;
13. Thence N 16 degrees 59 minutes 08 seconds W a distance of 91.92 feet;
14. Thence N 11 degrees 14 minutes 08 seconds W a distance of 691.72 feet;
15. Thence N 04 degrees 07 minutes 38 seconds W a distance of 29.29 feet to the Southwest corner of Lot 18 of said Walden III subdivision;

Thence S 88 degrees 47 minutes 14 seconds E on the south line of Lots 18, 19 and 20 of said subdivision a distance of 1163.66 feet to the Northeast corner of the Southeast quarter of the Southwest quarter of Section 15 as established by said subdivision plat;

Thence S 0 degrees 16 minutes 42 seconds E on the westerly line of Lots 21, 22, 23 and 24 of said subdivision a distance of 1321.21 feet to the Northeast corner of the East half of the Northwest quarter of Section 15 as established by said subdivision;

Thence S 0 degrees 02 minutes 01 seconds W on the westerly line of Lots 24 and 25 a distance of 664.98 feet to a found 1/2" rebar;

Thence S 0 degrees 01 minutes 38 seconds W on the westerly line of Lot 26 of said subdivision a distance of 559.86 feet to a found 1/2" rebar;

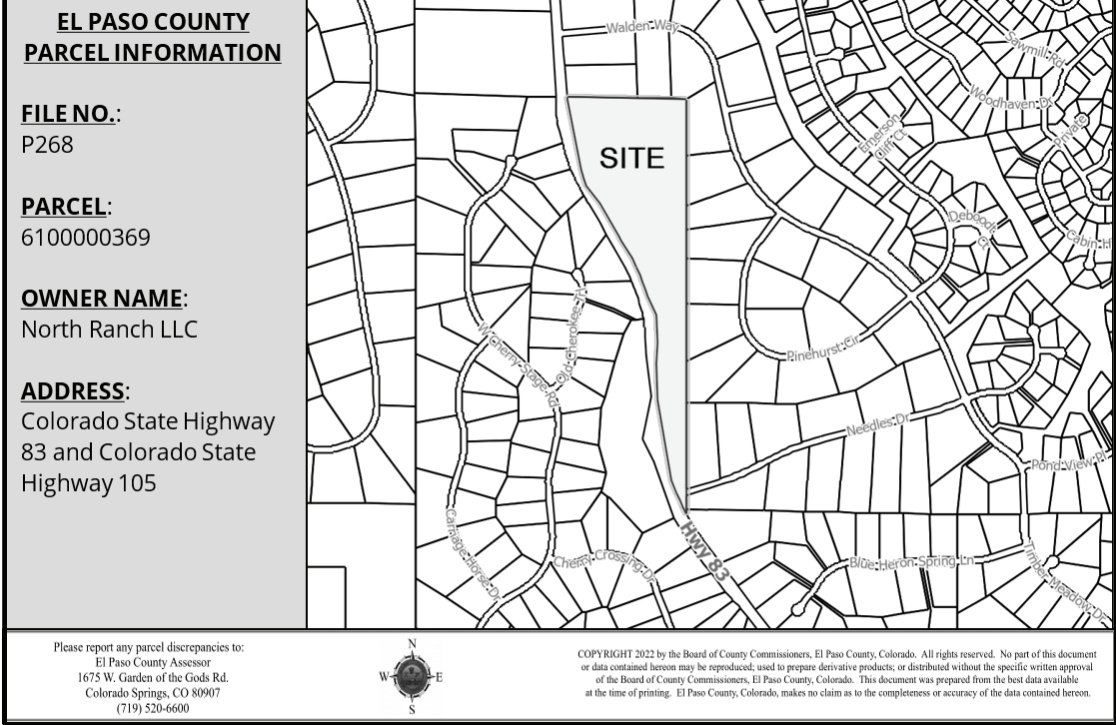
Thence S 0 degrees 12 minutes 31 seconds E on the westerly line of Lot 27 of said subdivision a distance of 390.18 feet to a found 1/2" rebar;

Thence S 0 degrees 06 minutes 42 seconds W on the westerly line of Lot 37 and the right-of-way of Needles Drive of said subdivision a distance of 906.31 to a found 1/2" rebar;

Thence S 0 degrees 16 minutes 16 seconds E on the westerly line of Lot 38 of said subdivision a distance of 128.44 feet to the point of beginning;

County of El Paso, State of Colorado

(The basis of bearings for this description is the south line of Walden III (S 88 degrees 48 minutes 11 seconds E) as shown on the recorded plat thereof; Plat Book H-2, Page 19.)



AFFIDAVIT OF PUBLICATION

249641

STATE OF COLORADO

COUNTY OF El Paso

I, Katrina Marie Gross, being first duly sworn, deposes and says that she is the Legal Sales Representative of Colorado Springs Gazette, 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) 08/29/2026**.

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 news paper duly qualified for the printing of legal notices and advertisement within the meaning of the laws of the State of Colorado.



Katrina Marie Gross

Sales Center Agent

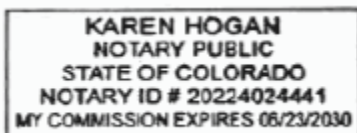
Subscribed and sworn to me this 08/31/2026, at said City of Colorado Springs, El Paso County, Colorado.
My commission expires June 23, 2030.



Karen Hogan

Notary Public

The Gazette



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