



THE EL PASO COUNTY ADVERTISER AND NEWS,  
 FOUNTAIN, COLORADO 80817  
 STATE OF COLORADO

SS.

COUNTY OF EL PASO

I, Karin B. Hill, do solemnly swear that I am Managing Editor of the El Paso County Advertiser and News, that the same is a weekly newspaper printed, in whole or in part, and published in the County of El Paso, state of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said county of El Paso for a period of more than 52 weeks next prior to the first publication of the annexed notice and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

That copies of each number of said paper in which said notice and list were published were delivered by carriers or transmitted by mail to each of the subscribers of said paper for a period of 1 consecutive insertions, once each week, and on the same day of each week; and that first publication of said notice was in the issue of said newspaper dated July 13 A.D. 2022 and that the last publication of said notice was in the issue of said newspaper dated July 13 A.D. 2022.

*Karin B. Hill*

Karin B. Hill  
 Managing Editor

Subscribed and sworn to before me, a notary public in and for the County of El Paso, State of Colorado, this 13th day of July A.D. 2022.

*Karen M. Johnson*

Karen M. Johnson  
 Notary Public  
 My Commission Expires January 11, 2026

KAREN M JOHNSON  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 20014039459  
 MY COMMISSION EXPIRES JANUARY 11, 2026

MAP AMENDMENT (REZONE)  
 KETTLE CREEK ESTATES

NOTICE IS HEREBY GIVEN that on August 2, 2022 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 on line at the following web address: <https://epcdevplanreview.com>

A request by Powroy Family Living Trust and J+M Investments, LLC for approval of a map amendment (rezoning) from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The 15.86-acre property is located at the southeast corner of the intersection of Otero Avenue and Old Ranch Road, approximately one-half of a mile east of Voyager Parkway and within Section 28, Township 12 South, Range 66 West of the 6th P.M. (Parcel Nos. 62260-05-030; 62260-05-033) (Commissioner District No. 1)(P-22-004)

Dated at Colorado Springs, Colorado, this 2ND, day of August 2022.

THE BOARD OF COUNTY COMMISSIONERS OF  
 EL PASO COUNTY, COLORADO

BY: /s/ Chair

EXHIBIT A

PARCELA A:  
 LOT 7, BLOCK E, SPRING CREST AMENDED FILING, TOGETHER WITH THE ADJACENT 20 FEET OF VACATED OTERO AVENUE, COUNTY OF EL PASO, STATE OF COLORADO  
 PARCEL B:

A NON-EXCLUSIVE EASEMENT RIGHT OF INGRESS AND EGRESS AS GRANTED IN QUIT CLAIM DEED RECORDED SEPTEMBER 8, 2003 UNDER RECEPTION NO. 203209403, COUNTY OF EL PASO, STATE OF COLORADO

LOT 8, EXCEPT THAT PORTION LYING NORTHERLY OF A TRACT OF LAND CONVEYED BY DEED RECORDED APRIL 25, 1969 IN BOOK 2288 AT PAGE 416, IN BLOCK E, IN AMENDED FILING OF SPRING CREST, TOGETHER WITH THE EAST 20 FEET OF VACATED OTERO AVENUE ADJACENT, VACATED BY RESOLUTION RECORDED FEBRUARY 15, 1972 IN BOOK 2467 AT PAGE 843, COUNTY OF EL PASO, STATE OF COLORADO.  
 Total acreage: 10.86 acres

El Paso County Parcel Information

PARCEL	NAME	FILE NO.
62260-05-030	J+M INVESTMENTS, LLC	1-22-004
62260-05-033	POWROY FAMILY LIVING TRUST	

ADDRESS	CITY	STATE	ZIP (ZIP+4)	DATE
SUN STREET & BLOCK E	COLORADO SPRINGS	CO	80908 1400	July 8, 2022
MONTICELLO ST.	COLORADO SPRINGS	CO		