

-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) 476-1686 or email at eliana.hero@gazette.com.

LEGAL NOTICE
MAP AMENDMENT (REZONING)
TOWNSHIP 13 SOUTH RANGE 63 WEST

NOTICE IS HEREBY GIVEN that on August 28, 2025, 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, 80902; and/or online at the following web address: www.socoplanning.com, searching the number 0721.

A request by P7561 Land, LLC for approval of a Map Amendment (Rezoning) of two properties totaling 172.68 acres from A-20 (Agricultural) to R-U-25 (Residential Rural). The properties are located north of Jones Road, 0.29 miles east of the intersection of Marj Good and Jones Road, and 0.49 miles west of the intersection of North Peyton Highway and Jones Road. (Parcel Nos. 139000016 & 139000038) (Commissioner District No. 3)

Dated at Colorado Springs, Colorado, this 22nd of July 2025.

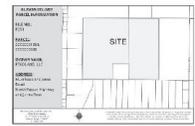
THE BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO
BY /s/ Carrie Gettner Chair

EXHIBIT A

PARCEL A: THE EAST HALF AND THE EAST HALF OF THE WEST HALF OF SECTION 19, TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO; EXCEPTING THEREFROM THE PORTION CONVEYED IN QUIT CLAIM DEED RECORDED DECEMBER 31, 2001 UNDER RECEPTION NO. 201191931.

PARCEL B: THE WEST HALF OF SECTION 20, TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO; EXCEPTING THEREFROM THE PORTION CONVEYED IN BIRTH OF WAY DEED RECORDED AUGUST 28, 1919 IN BOOK 241 AT PAGES 401 AND 402.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 13,693,856 SQUARE FEET (314.36309 ACRES), MORE OR LESS. THE ABOVE DESCRIPTIONS PRODUCE A COMBINED CALCULATED AREA OF 32,786,613 SQUARE FEET (752.67706 ACRES), MORE OR LESS.



Published in The Gazette July 23, 2025.

Date: 07/22/25

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 07/23/25

Gazette.com 07/23/25

Gazette.com 07/24/25

Gazette.com 07/25/25

Gazette.com 07/26/25

Gazette.com 07/27/25

Gazette.com 07/28/25

Gazette.com 07/29/25

Ad ID: 224531

Start: 07/23/25

Stop: 07/29/25

Total Cost: \$92.95

of Lines: 56

Total Depth: 5.208

of Inserts:

Ad Class: 910

Phone # (719) 476-1686

Email: eliana.hero@gazette.com

AFFIDAVIT OF PUBLICATION

STATE OF COLORADO
COUNTY OF EL PASO

I, Fredrick Rogers, 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 07/23/2025**

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.

Fredrick Rogers
Sales Center Agent

Subscribed and sworn to me this 07/23/2025, at said City of Colorado Springs, El Paso County, Colorado.
My commission expires December 15, 2025.

Karen Hogan
Notary Public
The Gazette

KAREN HOGAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224024441
MY COMMISSION EXPIRES 06/23/2026

