



- 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: 249647

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)

HILLPOINTE APARTMENTS REZONE

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 **P265**.

A request by Hillpointe, LLC for approval of a Map Amendment (Rezoning) of 14.09 acres from CR (Commercial Regional) and CAD-O (Commercial Airport Overlay District) to RM-30 (Residential Multi-Dwelling) and CAD-O (Commercial Airport Overlay District). The property is located at 485 Meadowbrook Parkway and is approximately 250 feet northeast of the intersection of Highway 24 and Peterson Road. (Parcel Nos. 5408007001 5408007004 5408007008) (Commissioner District No. 4)

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

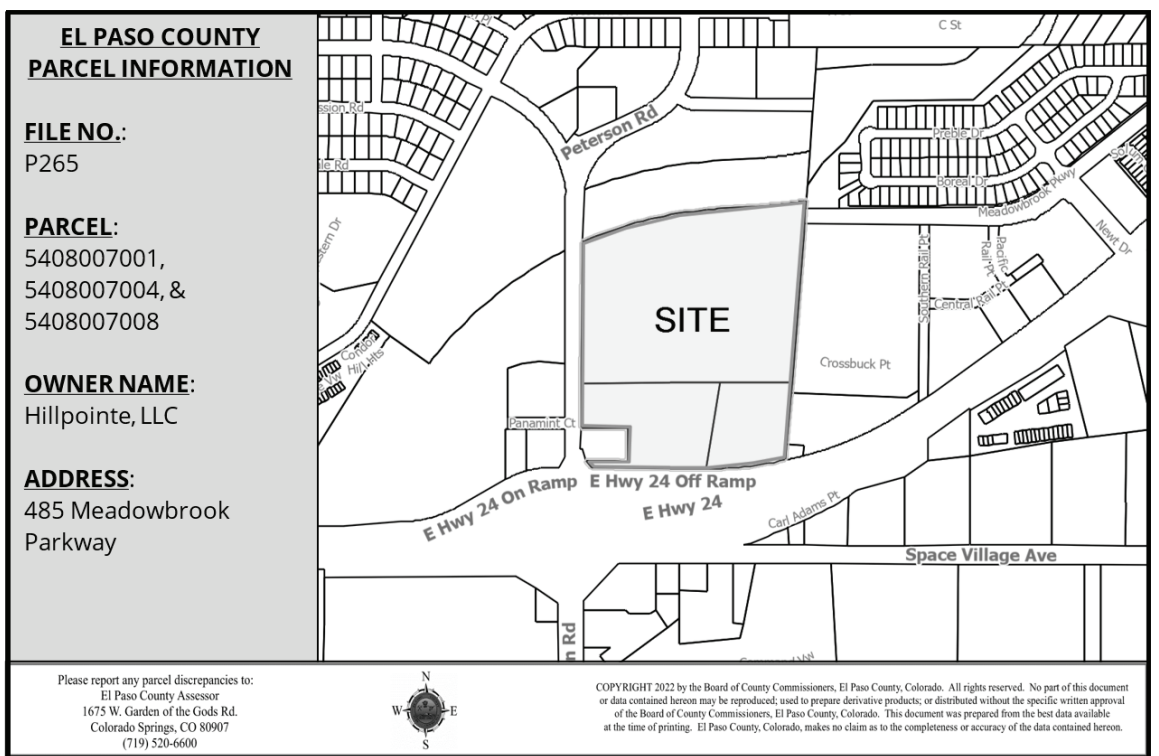
A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, BEING MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 3.25" ALUMINUM CAP STAMPED "LS 22573" IN RANGE BOX AND MONUMENTED AT THE WEST QUARTER CORNER OF SAID SOUTHWEST QUARTER BY A 3.25" ALUMINUM CAP STAMPED "BUREAU OF LAND MANAGEMENT U.S. DEPT. OF THE INTERIOR", AS BEARING OF NORTH 00°23'14" WEST, A DISTANCE OF 2,641.77 FEET;
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 8; THENCE NORTH 00°23'14" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 449.46 FEET; THENCE NORTH 89°36'46" EAST, A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF SOFTBALL WEST SUBDIVISION NO. 2, THENCE NORTH 89°36'45" EAST, ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 634.38 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 00°23'14" WEST, A DISTANCE OF 209.00 FEET; THENCE SOUTH 89°36'45" WEST, A DISTANCE OF 131.18 FEET;
THENCE NORTH 00°23'14" WEST, A DISTANCE OF 665.83 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 440.00 FEET;
THENCE NORTHEASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 52°26'35", AN ARC DISTANCE OF 402.73 FEET AND HAVING A CHORD THAT BEARS NORTH 58°40'55" EAST, A DISTANCE OF 388.82 FEET;
THENCE NORTH 32°27'38" EAST, A DISTANCE OF 40.86 FEET TO A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 360.00 FEET;
THENCE NORTHEASTERLY AND COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 56°28'31", AN ARC DISTANCE OF 354.84 FEET AND HAVING A CHORD THAT BEARS NORTH 60°41'53" EAST, A DISTANCE OF 340.65 FEET TO THE EAST LINE OF SAID SOFTBALL WEST SUBDIVISION NO. 2;
THENCE SOUTH 03°28'07" WEST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 1,227.76 FEET TO THE SOUTHEAST CORNER OF SAID SOFTBALL WEST SUBDIVISION NO. 2 AND A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,780.00 FEET;
THENCE COINCIDENT WITH THE SOUTH LINE OF SAID SOFTBALL WEST SUBDIVISION NO. 2, THE FOLLOWING TWO (2) COURSES:
S:\24.1382.003 Peterson Road and Meadowbrook Parkway Overall Development\400 Survey\400 CADD\407 LEGAL DESCRIPTIONS\LOT 1\1382-LOT 1-LD.docx
LAND DESCRIPTION CONT.

1. WESTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 13°33'05", AN ARC DISTANCE OF 421.00 FEET AND HAVING A CHORD THAT BEARS SOUTH 82°56'54" WEST, A DISTANCE OF 420.02 FEET;
2. SOUTH 89°36'45" WEST, A DISTANCE OF 22.95 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 613,849 SQUARE FEET OR (14.09 ACRES), MORE OR LESS.

ALEXANDER AGUILAR, PLS 38858

PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP 2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO. 80920



AFFIDAVIT OF PUBLICATION

249647

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

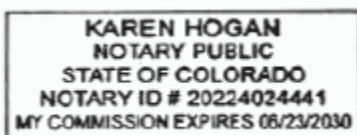
Subscribed and sworn to me this 08/31/2026, at said City of Colorado Springs, El Paso County, Colorado.
My commission expires June 23, 2030.



Karen Hogan

Notary Public

The Gazette



MAP AMENDMENT (REZONING)

HILLPOINTE APARTMENTS REZONE

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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

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PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP 2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO. 80920

EL PASO COUNTY

PARCEL INFORMATION

FILE NO.:
P265

PARCEL:
5408007001,
5408007004, &
5408007008

OWNER NAME:
Hillpoite, LLC

ADDRESS:
485 Meadowbrook
Parkway