Ad Proof

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-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: 07/01/25

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:

Ad ID: 223685

Start: 07/07/25
Stop: 07/13/25

Total Cost: $224.95
# of Lines: 146
Total Depth: 12.292
# of Inserts:
Ad Class: 910
Phone # (719) 476-1667
Email: fredrick.rogers@gazette.com

Run Dates:

Colorado Springs Gazette	07/07/25
Gazette.com	07/07/25
Gazette.com	07/08/25
Gazette.com	07/09/25
Gazette.com	07/10/25
Gazette.com	07/11/25
Gazette.com	07/12/25
Gazette.com	07/13/25

LEGAL NOTICE

SPECIAL DISTRICT SERVICE PLAN FALCON FIELD METROPOLITAN DISTRICT, FALCON FIELD RESIDENTIAL METROPOLITAN DISTRICT NO. 1, AND FALCON FIELD RESIDENTIAL METROPOLITAN DISTRICT NO. 2

NOTICE IS HEREBY GIVEN that on JULY 17th, 2025, at 9:00 A.M. in the Second Floor Hearing Room of the Pikes Peak Regional Development Center located at 2880 International Circle, Colorado Springs, Colorado, 80910, or at the time or place to which the hearing may be adjourned, a public hearing will be held by the Planning Commission of the County of El Paso, State of Colorado on the application described below.

NOTICE IS HEREBY GIVEN that on AUGUST 5th, 2025, at 9:00 A.M. in the Centennial Hall Auditorium of 200 S. Cascade Avenue, Colorado Springs, Colorado, 80903, or at the time or place to which the hearing may be adjourned, a date to set the public hearing on the application will be determined by the Board of County Commissioners of the County of El Paso, State of Colorado.

The proposed service plan and related documents may be viewed online at the following web address: https://epc-devplanreview.com, searching file number ID251.

A request from Spencer Fane LLP for approval of a Colorado Revised Statutes Title 32 Special District Service Plan for the Haven Valley Metropolitan District. The 13.05-acre area included within the request is zoned PUD (Planned Unit Development) and is located south of Bradley Road, and adjacent to Cable Lane. The service plan includes the following: 1) Street improvements, transportation, safety protection; 2) Design, construction, and maintenance of parks and recreation and maintenance mill levy of 10 mills for a total maximum combined mill levy of 60 mills. The statutory purposes of the district include the provision of the following: 1) Street improvements, transportation, safety protection; 2) Design, construction, and maintenance of drainage facilities; 3) Design, land acquisition, construction, and maintenance of recreation facilities; 4) Mosquito control; 5) Design, acquisition, construction, installation, and operation and maintenance of television relay and translation facilities; 6) Design, construction, and maintenance of water including fire hydrants; 7) Sanitation systems; 8) Security services; and 9) Covenant enforcement. (Parcel Nos. 6512200011, 6512200003, and 6512200001) (Commissioner District No. 4)

Dated at Colorado Springs, Colorado, this 30th day of June 2025.

THE BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO

BY /s/ Carrie Geitner Chair

EXHIBIT A

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTH HALF OF THE NW1/4 OF THE NW 1/4 AND THE NORTHEAST 1/4 OF THE NE1/4 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING INCLUSIVE OF THAT CHALLENGER COMMUNITIES, LLC PARCEL OF LAND DESCRIBED IN THAT DOCUMENT RECORDED AT RECEPTION NO. 224074839 OF THE RECORDS OF EL PASO COUNTY, COLORADO, A PORTION OF THAT FOUNTAIN MUTUAL METROPOLITAN DISTRICT PARCEL OF LAND DESCRIBED IN THAT DOCUMENT RECORDED AT RECEPTION NO. 201078268 OF SAID RECORDS AND A PORTION OF THAT PARCEL OF LAND DESCRIBED IN THAT DOCUMENT RECORDED IN BOOK 1779, PAGE 409 OF SAID RECORDS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12 AND CONSIDERING THE NORTH LINE OF THE NW 1/4 OF THE NW 1/4 OF SECTION 12 TO BEAR S89°44'12"-E, FROM WHICH, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, SAID LINE MONUMENTED AT THE WESTERLY TERMINUS BY A FOUND 2.5" ALUMINUM PIPE WITH A 3.25" ALUMINUM CAP STAMPED "T16S R66W 2 1 11 12 1995 RMLS NO. 19625" AND AT THE EASTERLY TERMINUS BY A FOUND #4 REBAR WITH A 1" YELLOW PLASTIC CAP STAMPED "WKC & ASSOC PLS 14611";

THENCE ALONG SAID NORTH LINE, S89°44'12"-E, 539.85 FEET TO THE "TRUE POINT OF BEGINNING;" SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF SAID CHALLENGER COMMUNITIES PARCEL, THENCE CONTINUING ALONG THE NORTH LINE OF SAID NW 1/4 OF THE NW 1/4, AND THE NORTHERLY LINE OF THE CHALLENGER COMMUNITIES, LLC PARCEL, S89°44'12"-E, 518.58 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CABLE LANE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:
1) S20°41'33"-E, 58.64 FEET;
2) 211.27 FEET ALONG THE ARC TO A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, WHENCE THE RADIAL LINE BEARS S 29°58'10" W;

THENCE SOUTHEASTERLY 211.27 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CABLE LANE AS DESCRIBED IN THAT DOCUMENT RECORDED AT RECEPTION NO. 202228876 OF THE RECORDS OF EL PASO COUNTY, COLORADO TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 203.92 FEET, A CENTRAL ANGLE OF 59°21'44", AND BEING SUBTENDED BY A CHORD BEARING S30°20'58"-E, 201.95 FEET;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, S20°40'09"-E, 18.98 FEET TO THE NORTHEAST CORNER OF LOT 43 OF PHEASANT RUN RANCH FILING NO. 1 THE PLAT THEREOF RECORDED B OK OD BOOK 70 AT PAGE 18 OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO;

THENCE ALONG THE NORTH LINE OF SAID LOT 43 AND ALONG SAID FOUNTAIN MUTUAL METROPOLITAN DISTRICT LANDS, S89°19'54"-W, 100.00 FEET TO THE WEST LINE OF SAID PHEASANT RUN RANCH FILING NO. 1 AND THE EAST LINE OF THE CHALLENGER COMMUNITIES, LLC PARCEL;

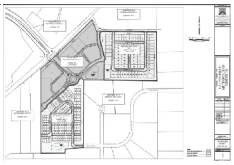
THENCE ALONG THE COMMON LINES OF THE CHALLENGER COMMUNITIES, LLC PARCEL AND PHEASANT RUN RANCH FILING NO. 1, S00°40'06"-E, 324.99 FEET TO THE NORTHEAST CORNER OF LOT 37 OF PHEASANT RUN RANCH FILING NO. 1;

THENCE ALONG THE NORTH LINE OF PHEASANT RUN RANCH FILING NO. 1, THE NORTH LINE OF THE "SUBDIVISION OF TRACT NO. 1 REFILING OF SECURITY, COLORADO ADDITION NO. 4 EL PASO COUNTY, COLORADO", THE PLAT THEREOF RECORDED IN PLAT BOOK Z AT PAGE 76 OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, S89°59'19"-W, 779.83 FEET TO THE SOUTHWEST CORNER OF THE CHALLENGER COMUNITIES, LLC PARCEL;

THENCE ALONG THE SOUTH LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 1779 AT PAGE 409 OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, S89°58'19"-W, 298.53 FEET; THENCE THE FOLLOWING FIVE (5) COURSES ALONG THE WESTERLY AND NORTHERLY LINES OF THAT EASEMENT DESCRIBED AS PARCEL "B", IN THAT DOCUMENT RECORDED AT RECEPTION NO. 212123859 OF THE RECORDS OF EL PASO COUNTY, COLORADO:

1. THENCE N00°05'21"W, 14.68 FEET;
2. THENCE N89°54'39"E, 53.51 FEET;
3. THENCE N00°05'21"W, 89.87 FEET;
4. THENCE N43°44'24"E, 288.41 FEET
5. THENCE N89°56'48"-E, 41.43 FEET TO THE WEST LINE OF THE CHALLENGER COMMUNITIES, LLC PARCEL;

THENCE ALONG SAID WEST LINE N00°43'43"W, 349.08 FEET TO THE TRUE POINT OF BEGINNING. THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 13.053 ACRES OR 568,607 SQUARE FEET, MORE OR LESS.



Published in The Gazette July 7, 2025.

223682

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 07/07/2025**

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 07/07/2025, 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

Document Authentication Number 20224024441-598828

LEGAL NOTICE

SPECIAL DISTRICT SERVICE PLAN HAVEN VALLEY METROPOLITAN DISTRICT

NOTICE IS HEREBY GIVEN that on JULY 17th, 2025, at 9:00 A.M. in the Second Floor Hearing Room of the Pikes Peak Regional Development Center located at 2880 International Circle, Colorado Springs, Colorado, 80910, or at the time or place to which the hearing may be adjourned, a public hearing will be held by the Planning Commission of the County of El Paso, State of Colorado on the application described below.

NOTICE IS HEREBY GIVEN that on AUGUST 5th, 2025, at 9:00 A.M. in the Centennial Hall Auditorium of 200 S. Cascade Avenue, Colorado Springs, Colorado, 80903, or at the time or place to which the hearing may be adjourned, a date to set the public hearing on the application will be determined by the Board of County Commissioners of the County of El Paso, State of Colorado.

The proposed service plan and related documents may be viewed online at the following web address: https://epc-devplanreview.com, searching file number 02351.

A request from Spencer Fane LLP for approval of a Colorado Revised Statutes Title 32 Special District Service Plan for the Haven Valley Metropolitan District. The 12.00-acre area included within the request is zoned PUD (Planned Unit Development) and is located south of Bradley Road, and adjacent to Cable Lane. The service plan includes the following: 1) Maximum authorized debt of $30,000,000; 2) Mill levy of 50 mills for debt service; 3) Mill levy of 5 mills for operation and maintenance mill levy of 10 mills for a total maximum combined mill levy of 60 mills. The statutory purposes of the district include the provision of the following: 1) Street improvements, transportation, safety protection; 2) Design, construction, and maintenance of drainage facilities; 3) Design, land acquisition, construction, and maintenance of recreation facilities; 4) Mosquito control; 5) Design, acquisition, construction, installation, and operation and maintenance of fire hydrants and other fire protection facilities; 6) Design, acquisition, construction, installation, and operation of 7) Sanitation systems; 8) Security services; and 9) Covenant enforcement. (Parcel Nos. 6512200011, 6512200003, and 6512200001) (Commissioner District No. 4)

Dated at Colorado Springs, Colorado, this 30th day of June 2025.

THE BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO

BY /s/ Carrie Geitner Chair

EXHIBIT A

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTH HALF OF THE NW1/4 OF THE NW 1/4 AND THE NORTH HALF OF THE NE1/4 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING INCLUSIVE OF THAT CHALLENGER COMMUNITIES, LLC PARCEL OF LAND DESCRIBED IN THAT DOCUMENT RECORDED AT RECEPTION NO. 212123059 OF THE RECORDS OF EL PASO COUNTY, COLORADO, A PORTION OF THAT FOUNTAIN MUTUAL METROPOLITAN DISTRICT PARCEL OF LAND DESCRIBED IN THAT DOCUMENT RECORDED AT RECEPTION NO. 203070058 OF SAID RECORDS AND A PORTION OF THE PARCEL OF LAND DESCRIBED IN THAT DOCUMENT RECORDED IN BOOK 2720, PAGE 498 OF SAID RECORDS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12 AND CONSIDERING THE NORTH LINE OF THE NW 1/4 OF THE NW 1/4 OF SECTION 12 TO BEAR S89°44'12"E, 1056.43 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, SAID NORTH LINE BEING MONUMENTED AT THE NORTHWEST CORNER BY A FOUND #4 REBAR WITH A 2.25" ALUMINUM CAP STAMPED "T165 RGSM 2 1/2 12 2005 PLS NO. 19655" AND AT THE EASTERLY TERMINUS BY A FOUND #4 REBAR WITH A 1" YELLOW PLASTIC CAP STAMPED "WAC & ASSOC PLS 34017";

THENCE ALONG SAID NORTH LINE, S89°44'12"E, 630.85 FEET TO THE "TRUE POINT OF BEGINNING" SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF SAID CHALLENGER COMMUNITIES PARCEL; THENCE CONTINUING ALONG THE NORTH LINE OF SAID PARCEL, AND ALONG THE NORTH LINE OF THE CHALLENGER COMMUNITIES, LLC PARCEL, S89°44'12"E, 926.58 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CABLE LANE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING 3 BEARINGS AND DISTANCES:
1) S00°15'48"W, 94.92 FEET;
2) S49°02'56"E, 241.03 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, WHENCE THE RADIAL LINE BEARS S 29°59'10" W;

THENCE SOUTHEASTERLY 251.27 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CABLE LANE AS DESCRIBED IN THAT DOCUMENT RECORDED AT RECEPTION NO. 202226076 OF THE RECORDS OF EL PASO COUNTY, COLORADO TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 203.02 FEET, A CENTRAL ANGLE OF 59°21'44", AND BEING SUBTENDED BY A CHORD BEARING S48°20'49"E, 201.05 FEET;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, TANGENT TO THE PREVIOUS CURVE, AND ALONG THE WEST LINE OF PHEASANT RUN RANCH FILING NO. 1, THE PLAT THEREOF RECORDED IN PLAT BOOK X1 AT PAGE 18 OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO:

THENCE ALONG THE NORTH LINE OF SAID LOT 43 AND ALONG SAID FOUNTAIN MUTUAL METROPOLITAN DISTRICT LANDS, S88°19'54"W, 100.00 FEET TO THE WEST LINE OF SAID PHEASANT RUN RANCH FILING NO. 1 AND THE EAST LINE OF THE CHALLENGER COMMUNITIES, LLC PARCEL;

THENCE ALONG THE COMMON LINES OF THE CHALLENGER COMMUNITIES, LLC PARCEL AND PHEASANT RUN RANCH FILING NO. 1, S00°40'00"E, 324.95 FEET TO THE NORTHEAST CORNER OF LOT 37 OF PHEASANT RUN RANCH FILING NO. 1;

THENCE ALONG THE NORTH LINE OF PHEASANT RUN RANCH FILING NO. 1, THE SOUTH LINE OF THE CHALLENGER COMUNITIES PARCEL AND ALONG THE NORTH LINE OF THE "SUBDIVISION OF TRACT NO. 1 REFILING OF SECURITY, COLORADO SPRINGS" THE PLAT THEREOF RECORDED IN PLAT BOOK 2 AT PAGE 70 AND RECORDED IN PLAT BOOK 2 AT PAGE 70 OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, S89°58'19"W, 779.83 FEET TO THE SOUTHWEST CORNER OF THE CHALLENGER COMUNITIES, LLC PARCEL;

THENCE ALONG THE SOUTH LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 5775 AT PAGE 469 OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, AND ALONG THE WESTERLY BOUNDARY LINES OF THAT LANDS DESCRIBED AS PARCEL "B" IN THAT DOCUMENT RECORDED AT RECEPTION NO. 212123059 OF THE RECORDS OF EL PASO COUNTY, COLORADO:

1. THENCE N00°05'31"W, 14.68 FEET;
2. THENCE N00°54'38"E, 52.51 FEET;
3. THENCE N02°56'21"W, 86.87 FEET;
4. THENCE N02°56'34"E, 288.43 FEET;
5. THENCE N00°40'43"W, 1.67 FEET TO THE WEST LINE OF THE CHALLENGER COMMUNITIES, LLC PARCEL;

THENCE ALONG SAID WEST LINE N00°40'43"W, 149.08 FEET TO THE TRUE POINT OF BEGINNING. THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 12.052 ACRES OR 524,607 SQUARE FEET, MORE OR LESS.

VICINITY MAP

Published in The Gazette July 7, 2025.