

-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: 06/09/26
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: 244463
Start: 06/11/26
Stop: 06/17/26
Total Cost: \$212.58
of Lines: 109
Total Depth: 9.208
of Inserts:
Ad Class: 910
Phone # (719) 476-1667
Email: fredrick.rogers@gazette.com

Run Dates:

Colorado Springs Gazette	06/11/26
Gazette.com	06/11/26
Gazette.com	06/12/26
Gazette.com	06/13/26
Gazette.com	06/14/26
Gazette.com	06/15/26
Gazette.com	06/16/26
Gazette.com	06/17/26

LEGAL NOTICE
MAP AMENDMENT (REZONING)
MA SUBDIVISION TRACT A REZONE TO RM-30

NOTICE IS HEREBY GIVEN that on JULY 23rd, 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.epcdvplanreview.com, searching file number P282.

A request by MA Infrastructure, LLC for approval of a Map Amendment (Rezoning) of 7.79 acres from RR-5 (Residential Rural) to RM-30 (Residential Multi-Dwelling). The property is located at the southeast corner of the intersection of Walker Road and Highway 83. (Parcel No. 6115011001) (Commissioner District No. 1)

Dated at Colorado Springs, Colorado, this 9th of June 2026.

THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO
BY *Carrie Geilner*
Chair

EXHIBIT A
ZONING AREA RM-30 AREA:

That portion of Tract A of MA Subdivision, recorded at Reception No. 223715214, on November 1, 2023, lying north of the centerline of the access easement recorded at Reception No. 222869436 on June 10, 2022, both in the official records of the El Paso County Clerk and Recorder, and shown across said Tract A, located in the East Half of the Northwest Quarter of Section 15, Township 11 South Range 66 West of the 6th P.M., in El Paso County, Colorado, additionally described as follows:

Beginning at a point on westerly line of said Tract A on the northerly line of the AT&T Parcel as described in Book 2086 at Page 528 in said official records:

THENCE the following eleven (11) courses coincident with said westerly line, and the northerly and easterly lines of said Tract A:

- 1) N04°02'11"E, tangent with the following described curve, a distance of 16.74 feet;
- 2) Along the arc of a curve to the left, having a radius of 5830.00 feet, a central angle of 05°20'18", a chord bearing of N00°33'35"E a distance of 543.00 feet, and an arc distance of 543.19 feet;
- 3) N46°03'44"E, a distance of 87.03 feet;
- 4) S88°12'19"E, non-tangent with the following described curve, a distance of 42.80 feet;
- 5) Along the arc of a curve to the right, having a radius of 70.00 feet, a central angle of 21°26'18", a chord bearing of S77°29'07"E a distance of 26.04 feet, and an arc distance of 26.19 feet;
- 6) S66°45'58"E, tangent with the last and following described curves, a distance of 96.19 feet;
- 7) Along the arc of a curve to the left, having a radius of 344.49 feet, a central angle of 31°40'13", a chord bearing of S82°36'04"E a distance of 188.00 feet, and an arc distance of 190.42 feet;
- 8) Along the arc of a reverse curve to the right, having a radius of 87.00 feet, a central angle of 80°13'50", a chord bearing of S53°49'13"E a distance of 122.21, and an arc distance of 135.49 feet;
- 9) Along the arc of a tangent curve to the right, having a radius of 987.87 feet, a central angle of 27°30'10", a chord bearing of S04°32'45"W a distance of 469.65 feet, and an arc distance of 474.19 feet;
- 10) S18°17'50"W, tangent with the last and following described curve, a distance of 153.45 feet;
- 11) Along the arc of a curve to the left, having a radius of 1540.00 feet, a central angle of 07°03'08", a chord bearing of S16°46'16"W a distance of 82.02 feet, and an arc distance of 82.03 feet to the centerline of said access easement.


THENCE the following four (4) courses coincident with said centerline:

- 1) N84°46'17"W, non-tangent with the last described curve and tangent with the following described curve, a distance of 29.53 feet;
- 2) Along the arc of a curve to the right having a radius of 75.00 feet, a central angle of 23°05'58", a chord bearing of N73°13'18"W a distance of 30.03 feet, and an arc distance of 30.24 feet;
- 3) N61°40'19"W, tangent with the last and following described curves, a distance of 186.84 feet;
- 4) Along the arc of a curve to the left, having a radius of 85.00 feet, a central angle of 25°15'18", a chord bearing of N4°17'59"W a distance of 37.16 feet, and an arc distance of 37.47 feet, to the easterly line of said AT&T Parcel.

THENCE the following two (2) courses coincident with said easterly line, and the northerly line of said parcel:

- 1) N03°04'22"E, non-tangent with the last described curve, a distance of 105.13 feet;
- 2) N80°50'03"W, a distance of 146.07 feet to the Point of Beginning.

Said parcel contains 7.79 acres more or less.



Published in The Gazette June 11, 2026.

AFFIDAVIT OF PUBLICATION

STATE OF COLORADO
COUNTY OF El Paso

I, Nathan Davis, 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 06/11/2026**

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

Nathan Davis
Sales Center Agent

Subscribed and sworn to me this 06/11/2026, at said City of Colorado Springs, El Paso County, Colorado.
My commission expires June 23, 2026.

Karen Hogan
Notary Public
The Gazette

KAREN HOGAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 2022402441
MY COMMISSION EXPIRES 06/23/2026

Document Authentication Number 2022402441-905125

LEGAL NOTICE
MAP AMENDMENT (REZONING)
MA SUBDIVISION TRACT A REZONE TO RM-30

NOTICE IS HEREBY GIVEN that on July 23rd, 2026, at 9:00 A.M. in the Centennial Hall Auditorium 2905 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, 2909 International Circle, Colorado Springs, Colorado, 80910, and/or the Board of County Commissioners Office, Centennial Hall 2905 S. Cascade, Colorado Springs, Colorado, 80903, and/or online at the following web address: www.epcdeplanreview.com, searching file number P262.

A request by MA Infrastructure, LLC for approval of a Map Amendment (Re-zoning) of 7.79 acres from RM-5 (Residential Rural) to RM-30 (Residential Multi-Dwelling). The property is located at the southeast corner of the intersection of Walker Road and Highway 53, (Parcel No. 6115011001) (Commissioner District No. 1)

Dated at Colorado Springs, Colorado, this 8th of June 2026.

THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO
By: /s/ Carrie Getzner
Chair

EXHIBIT A
ZONING AREA RM-30 AREA:

That portion of Tract A of MA Subdivision, recorded at Reception No. 223715214, on November 1, 2021, along north of the centerline of the access easement recorded at Reception No. 223904263 on June 10, 2022, both in the official records of the El Paso County Clerk and Recorder, and shown across said Tract A, located in the East Half of the Northwest Quarter of Section 15, Township 11 South Range 66 West of the 6th P.M., in El Paso County, Colorado, additionally described as follows:

Beginning at a point on westerly line of said Tract A on the northerly line of the AT&T Parcel as described in Book 2886 of Page 528 in said official records:

THENCE the following eleven (11) courses coincident with said westerly line, and the northerly and easterly lines of said Tract A:

- 1) N04°02'13"E, tangent with the following described curve, a distance of 16.74 feet;
- 2) Along the arc of a curve to the left, having a radius of 8530.00 feet, a central angle of 05°20'18", a chord bearing of N00°13'35"E a distance of 543.00 feet, and an arc distance of 543.19 feet;
- 3) N86°59'58"E, a distance of 87.03 feet;
- 4) S88°12'48"E, non-tangent with the following described curve, distance of 42.80 feet;
- 5) Along the arc of a curve to the right, having a radius of 70.00 feet, a central angle of 21°20'18", a chord bearing of S77°29'27"E a distance of 26.04 feet, and an arc distance of 26.29 feet;
- 6) S66°49'58"E, tangent with the last and following described curves, a distance of 96.19 feet;
- 7) Along the arc of a curve to the left, having a radius of 144.40 feet, a central angle of 11°49'13", a chord bearing of S83°38'04"E a distance of 188.00 feet, and an arc distance of 190.42 feet;
- 8) Along the arc of a reverse curve to the right, having a radius of 87.00 feet, a central angle of 89°13'50", a chord bearing of S57°29'15"E, a distance of 121.21, and an arc distance of 125.49 feet;
- 9) Along the arc of a tangent curve to the right, having a radius of 987.87 feet, a central angle of 27°20'18", a chord bearing of S04°24'40"W a distance of 466.65 feet, and an arc distance of 474.19 feet;
- 10) S15°05'58"W, tangent with the last and following described curve, a distance of 183.05 feet;
- 11) Along the arc of a curve to the left, having a radius of 1540.00 feet, a central angle of 103°03'08", a chord bearing of S39°46'25"W a distance of 82.00 feet, and an arc distance of 82.23 feet to the centerline of said access easement;

THENCE the following four (4) courses coincident with said centerline:

- 1) N8°46'17"W, non-tangent with the last described curve and tangent with the following described curve, a distance of 29.93 feet;
- 2) Along the arc of a curve to the right having a radius of 75.00 feet, a central angle of 12°09'58", a chord bearing of N77°17'18"W a distance of 30.03 feet, and an arc distance of 30.24 feet;
- 3) N61°40'19"W, tangent with the last and following described curves, a distance of 186.64 feet;
- 4) Along the arc of a curve to the left, having a radius of 85.00 feet, a central angle of 22°19'19", a chord bearing of N47°17'59"W a distance of 27.16 feet, and an arc distance of 37.47 feet, to the easterly line of said AT&T Parcel;

THENCE the following two (2) courses coincident with said easterly line, and the northerly line of said parcel:

- 1) N03°42'22"E, non-tangent with the last described curve, a distance of 105.13 feet;
- 2) N86°50'03"W, a distance of 146.07 feet to the Point of Beginning.

Said parcel contains 7.79 acres more or less.

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