



- 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:
sue.williams@gazette.com

Date: 7/1/2026
Account #: 90419
Account Name: El Paso County
Contact: Planning &
Address: Community Dev.
Petra Rangel
2880 International
Circle, Suite 110

Telephone: 7195207300

Run Dates:
07/03/2026, 07/04/2026,
07/05/2026, 07/06/2026,
07/07/2026, 07/08/2026, 07/09/2026

Ad ID: 247011

Start: 07/03/2026
Stop: 07/09/2026

Total Cost: \$78.04
of Lines: 61
Total Depth:
of Inserts: 8
Ad Class: Legal Notices

REZONING (MAP AMENDMENT) SEARLE RANCH REZONE

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.epcdev-planreview.com, searching file number P2510.

A request by Searle Development, Inc for approval of a Rezoning (Map Amendment) from PUD to RR-2.5. The subject property is located on Cherry Springs Ranch Road approximately .37 miles from the intersection of Cherry Springs Ranch Road and State Highway 105. (Parcel No. 6109000004) (Commissioner District No. 1)

Dated at Colorado Springs, Colorado, this 26th of June 2026.

THE BOARD OF COUNTY COMMISSIONERS OF

EL PASO COUNTY, COLORADO

BY /s/ Carrie Geitner Chair

EXHIBIT A

SEARLE RANCH SOUTH LOTS

A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 11, CHERRY SPRINGS RANCH FILING NO. 1, AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 208712762 OF THE EL PASO COUNTY RECORDS;

THENCE N12°30'00"E ON THE EASTERLY RIGHT OF WAY OF CHERRY SPRINGS RANCH DRIVE AS

PLATTED BY SAID SUBDIVISION A DISTANCE OF 519.91 FEET TO A POINT OF CURVATURE;

THENCE CONTINUING ON SAID EASTERLY RIGHT OF WAY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 335.00 FEET, THROUGH A CENTRAL ANGLE OF 32°03'53", AN ARC DISTANCE OF 187.48 FEET TO THE SOUTHWEST CORNER OF LOT 10 OF SAID SUBDIVISION;

THENCE N70°26'07"E ON THE SOUTH LINE OF SAID LOT 10 A DISTANCE OF 100.00 FEET TO AN ANGLE POINT THEREIN;

THENCE N90°00'00"E CONTINUING ON SAID SOUTH LINE A DISTANCE OF 761.28 FEET TO THE SOUTHEAST CORNER OF LOT 10 OF SAID SUBDIVISION;

THENCE S6°58'25"E A DISTANCE OF 347.71 FEET; THENCE S22°08'59"W A DISTANCE OF 677.19 FEET;

THENCE N89°12'38"W A DISTANCE OF 400.00 FEET TO A POINT ON THE EASTERLY LINE OF THE AFORESAID LOT 11;

THENCE N29°50'00"W ON SAID EASTERLY LINE A DISTANCE OF 100.73 FEET TO A POINT OF CURVATURE;

THENCE CONTINUING ON THE NORTHERLY BOUNDARY OF SAID LOT ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 265.00 FEET, THROUGH A CENTRAL ANGLE OF 47°40'00", AN ARC DISTANCE OF 220.46 FEET;

THENCE N77°30'00"W CONTINUING ON THE NORTHERLY LINE OF SAID LOT ON THE FORWARD TANGENT OF THE PRECEDING ARC, A DISTANCE OF 123.87 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;

THE DESCRIBED TRACT CONTAINS 17.61 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF CHERRY SPRINGS RANCH DRIVE, N12°30'00"E - 519.91 FEET. THE DIRECTION IS BASED ON THE SUBDIVISION PLAT AND THE LINE IS MONUMENTED BY REBAR AND 1-1/2" DIAMETER ALUMINUM CAPS "CCES LLC PLS 30118"

Published in The Gazette July 3, 2026.



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 07/03/2026**

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.

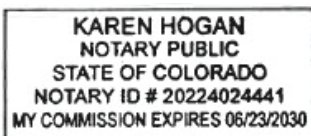


Fredrick Rogers
Sales Center Agent

Subscribed and sworn to me this 06/28/2026, at said City of Colorado Springs, El Paso County, Colorado.
My commission expires June 23, 2030.



Karen Hogan
Notary Public
The Gazette



Document Authentication Number 20224024441-487375

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