

AFFIDAVIT OF PUBLICATION

STATE OF COLORADO
COUNTY OF EL PASO

I, Lorre Cosgrove, being first duly sworn, deposes and says that she 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 09/30/2023**

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.



Lorre Cosgrove
Sales Center Agent

Subscribed and sworn to me this 10/02/2023, at said City of Colorado Springs, El Paso County, Colorado.
My commission expires June 23, 2026.



Karen Hogan
Notary Public

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

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LEGAL NOTICE
PUD/PRELIMINARY PLAN
COPPER CHASE AT STERLING RANCH PUD PRELIMINARY PLAN

NOTICE IS HEREBY GIVEN that on October 12, 2023, 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.epcdevplanreview.com, searching file number PUDSP222.

A request by Challenger Communities, LLC, for approval of a combined planned unit development and preliminary plan to create 138 single-family residential lots in one phase. The 19.6-acre property is zoned RS-5000 (Residential Suburban) and is located immediately adjacent and to the north of the recent extension of MarkShelfel Road and immediately adjacent and to the east of Vollmer Road. The PUD/ preliminary plan is within the approved Sterling Ranch Sketch Plan area. If the request for a PUD/preliminary plan is approved, the applicant will be required to obtain final plat approval, prior to the issuance of any building permits on the property. Item was heard on the regular calendar, at the Planning Commission. No opposition to the request. The Planning Commission recommended approval (9-0). (Parcel No. 52324-10-003) (Commissioner District Nos. 1 and 2).

Dated at Colorado Springs, Colorado, this 27th day of September 2023.


THE BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO

BY /s/ Cami Bremer Chair

EXHIBIT A

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4, SE 1/4) OF SECTION 32, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4, SW 1/4) OF SECTION 33, T12S, R65W OF THE 6TH P.M., AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4, NE 1/4) OF SECTION 5, T12S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING TRACT E - "STERLING RANCH PLING NO. 2" AS RECORDED UNDER RECEPTION NO. 22274884 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE.

SAID PARCEL CONTAINS 856,016 SQUARE FEET (19.651 ACRES, MORE OR LESS).



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