

**THE EL PASO COUNTY ADVERTISER AND NEWS,
FOUNTAIN, COLORADO 80817
STATE OF COLORADO**

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COUNTY OF EL PASO

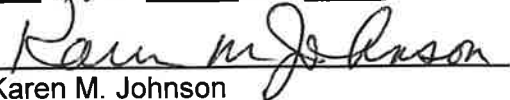
I, Karin B. Hill, do solemnly swear that I am Managing Editor of the El Paso County Advertiser and News, that the same is a weekly newspaper printed, in whole or in part, and published in the County of El Paso, state of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said county of El Paso for a period of more than 52 weeks next prior to the first publication of the annexed notice and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

That copies of each number of said paper in which said notice and list were published were delivered by carriers or transmitted by mail to each of the subscribers of said paper for a period of 1 consecutive insertions, once each week, and on the same day of each week; and that first publication of said notice was in the issue of said newspaper dated June 3, A.D. 2020 and that the last publication of said notice was in the issue of said newspaper dated June 3, A.D. 2020.

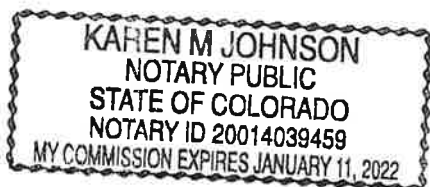


Karin B. Hill
Managing Editor

Subscribed and sworn to before me, a notary public in and for the County of El Paso, State of Colorado, this 3rd day of June A.D. 2020.



Karen M. Johnson
Notary Public
My Commission Expires January 11, 2022



**NOTICE OF PUBLIC HEARING
MAP AMENDMENT (REZONE)
ELLCOTT TOWN CENTER COMMERCIAL**

NOTICE IS HEREBY GIVEN that on June 23, 2020, at 9:00 A.M. in the Centennial Hall Auditorium 200 S. Cascade Avenue, Colorado Springs, Colorado, or at such other time and place as this hearing may be adjourned to, a public hearing will be held by the Board of County Commissioners of the County of El Paso, State of Colorado. Such text may be examined at the public office of the Planning and Community Development Department, 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 on line at the following web address: <https://epcddevplanreview.com>.

A request by Colorado Springs Mayberry, LLC, for approval of a map amendment (rezoning) from PUD (Planned Unit Development) to CS (Commercial Service). The three parcels, totaling 9.5 acres, are located south of Highway 94, approximately 1.3 miles west of the Highway 94 and North Ellicott Highway intersection and are within Section 14, Township 14 South, Range 63 West of the 6th P.M. (Parcel Nos. 34000-00-259, 34000-00-260, and 34000-00-350) (Commissioner District No. 4) (CS-19-002) (Ruiz)

LEGAL DESCRIPTION - ZONE CHANGE:

A TRACT OF LAND LOCATED IN THE NORTH ONE-HALF OF THE NORTH ONE-HALF (N1/2 N1/2) OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 14, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 14, AS MONUMENTED BY A REBAR AND 2" ALUMINUM CAP IN A RANGE BOX STAMPED "U.P.&E. PLS 11624 1999", FROM WHICH THE NORTHWEST CORNER OF SAID NW1/4, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 15 OF SAID TOWNSHIP 14 SOUTH, RANGE 63 WEST, AS MONUMENTED BY A REBAR AND 3-1/2" ALUMINUM CAP STAMPED "U.P.&E. PLS 116 4 1999" BEARS N89°44'49"W, A DISTANCE OF 2806.55 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE S89°44'50"E ALONG THE NORTH LINE OF THE NE1/4 OF SAID SECTION 14, A DISTANCE OF 651.61 FEET TO THE CALCULATED POSITION OF THE NORTHWEST CORNER OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER (E1/2 W1/2 NE1/4) OF SAID SECTION 14, SAID POINT ALSO BEING THE CALCULATED POSITION OF THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER (W1/2 W1/2 NE1/4) OF SAID SECTION 14; THENCE S00°17'46"E ALONG THE WESTERLY LINE OF SAID E1/2 W1/2 NE1/4, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID W1/2 W1/2 NE1/4, A DISTANCE OF 76.51 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE S89°28'49"E, A DISTANCE OF 233.36 FEET;
 THENCE S00°00'00"E, A DISTANCE OF 201.26 FEET;
 THENCE S89°28'59"E, A DISTANCE OF 40.00 FEET;
 THENCE S00°00'00"E, A DISTANCE OF 223.01 FEET;
 THENCE N89°28'59"W, A DISTANCE OF 341.89 FEET;
 THENCE S00°00'00"E, A DISTANCE OF 10.73 FEET;
 THENCE N89°28'59"W, A DISTANCE OF 665.30 FEET;
 THENCE N00°00'00"E, A DISTANCE OF 173.74 FEET;
 THENCE S89°28'59"E, A DISTANCE OF 23.35 FEET;
 THENCE N00°00'00"W, A DISTANCE OF 154.53 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 5527 AT PAGE 376 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;
 THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID TRACT THE FOLLOWING TWO (2) COURSES;
 1.) THENCE S89°43'36"E, A DISTANCE OF 59.20 FEET;
 2.) THENCE N00°14'20"W, A DISTANCE OF 106.50 FEET;
 THENCE S89°28'59"E, A DISTANCE OF 651.72 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 9.50 ACRES OF LAND, MORE OR LESS.

PARCEL CONTAINS 24.53 ACRES MORE OR LESS

Dated at Colorado Springs, Colorado, this 23rd day of June, 2020.

THE BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO

BY /s/ Chair

El Paso County Parcel Information					File Name: <input type="text"/>
PARCEL#	NAME				Zone Map No. <input type="text"/>
15241	COLORADO SPRINGS MAYBERRY LLC				
15242	COLORADO SPRINGS MAYBERRY LLC				
15243	COLORADO SPRINGS MAYBERRY LLC				
ADDRESS	CITY	STATE	ZIP	ZIP+4	Date: <input type="text"/>
15241 TEMBUCLA PKWY	TEMBUCLA	CA	92090	92090-9348	
15242 TEMBUCLA PKWY	TEMBUCLA	CA	92090	92090-9348	
15243 TEMBUCLA PKWY	TEMBUCLA	CA	92090	92090-9348	