

RESOLUTION NO. 180 - 25

A RESOLUTION ADOPTING FINDINGS OF FACT AND CONCLUSIONS OF LAW BASED THEREON AND DETERMINING THE ELIGIBILITY FOR ANNEXATION OF PROPERTY KNOWN AS WOODMEN ROAD ADDITION NO. 3 ANNEXATION HEREINAFTER MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A"

WHEREAS, in accord with Section 31-12-101, *et seq.*, C.R.S., known as the Municipal Annexation Act of 1965, as amended (the "Annexation Act"), the City Clerk of the City of Colorado Springs received a petition for annexation and an annexation plat for certain territory known as Woodmen Road Addition No. 3 Annexation, more specifically described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, said petition was signed by persons comprising one hundred percent (100%) of the landowners of the Property to be annexed and owning one hundred percent (100%) of the Property, excluding public streets and alleys, in compliance with the provisions of Article II, Section 30 of the Colorado Constitution, and Section 31-12-107(1) of the Annexation Act; and

WHEREAS, on September 23, 2025, the City Council, acting by resolution, found the petition for annexation to be in substantial compliance with Section 31-12-107(1) C.R.S of the Annexation Act and Section 30 of Article II of the Colorado Constitution, set a hearing to consider the annexation of the Property to the City of Colorado Springs on November 10, 2025, in Council Chambers, City Hall, 107 North Nevada Avenue, Colorado Springs, Colorado, and directed the City Clerk to give notice of said hearing in the manner prescribed in Section 31-12-108 of the Annexation Act; and

WHEREAS, in support of the annexation the following affidavits were filed with City Council: the City Clerk's affidavit dated October 30, 2025 (the "Clerk's Affidavit"), an affidavit of Christophe Sullivan-Robinson, Senior Planner for the City of Colorado Springs dated October 23, 2025 (the "Planner's Affidavit"), and an affidavit from Robert A Pisciotta Jr., a registered professional land surveyor dated September 25, 2025 (the "Surveyor's Affidavit").

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:**

Section 1. City Council finds:

(a) that the City Council of the City of Colorado Springs has conducted a hearing to consider the annexation of the Property, described in Exhibit "A" and commonly

known as Woodmen Road Addition No. 3 Annexation, on November 10, 2025 at City of Colorado Springs, in Council Chambers, City Hall, 107 North Nevada Avenue, Colorado Springs, Colorado, in accord with the Annexation Act;

(b) that at said hearing, City Council considered the annexation petition and annexation plat, testimony presented, the Clerk's Affidavit, the Planner's Affidavit, the Surveyor's Affidavit, the record of the City Planning Commission's decision recommending annexation, all other relevant information presented;

(c) that the City Clerk has provided notice as directed and said notice complies with the requirements of Section 31-12-108 of the Annexation Act;

(d) that the Annexation Impact Report identified in Section 31-12-108.5 of the Annexation Act was not required because the Property proposed to be annexed is comprised of less than ten (10) acres;

(e) that the Property proposed to be annexed is unincorporated;

(f) that the legal description of the Property on Exhibit "A" is the same as the area described in the annexation petition and the annexation plat;

(g) that at least one-sixth ( $1/6$ th) of the boundary of the perimeter of the Property proposed to be annexed is contiguous with the existing boundary of the City of Colorado Springs;

(h) that a community of interest exists between the area proposed to be annexed and the annexing municipality; that said area is urban or will be urbanized in the near future; and that said area is integrated with or is capable of being integrated with the annexing municipality as provided for in Section 31-12-104(b) of the Annexation Act;

(i) no land held in identical ownership within the Property proposed to be annexed has been divided into separate parts or parcels by the boundaries of such annexation without the written consent of the landowner except as such tracts or parcels are separated by a dedicated street, road or other public way;

(j) no land held in identical ownership within the area proposed to be annexed, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, comprising five (5) acres or more (which, together with the buildings and improvements situated thereon, has a valuation for assessment in excess of \$200,000 for ad valorem tax purposes for the next year preceding the annexation), has been included within the boundary of the area proposed to be annexed without the written consent of the landowners;

(k) that no annexation of all or any part of the Property has been commenced by any other municipality;

(l) the proposed annexation will not result in the detachment of an area from any school district and attachment of the same area to another school district;

(m) the proposed annexation will not extend boundaries of the city limits of the City of Colorado Springs more than three (3) miles in any direction from the municipal boundary;

(n) in establishing the boundaries of the Property proposed to be annexed, if a portion of a platted street or alley is annexed, the entire width of said street or alley is included within the Property proposed to be annexed;

(o) the applicable requirements of Section 31-12-105 of the Annexation Act have been satisfied;

(p) no petition for election has been received nor is an election otherwise required under the provisions of Section 31-12-107(2) of the Annexation Act;

(q) the annexation of the Property, commonly known as Woodmen Road Addition No. 3 Annexation and legally described in Exhibit "A" attached hereto, meets the requirements of and fully complies with Part 1 of Article 12 of Title 31 C.R.S., the Municipal Annexation Act of 1965 as amended, and Section 30 of Article II of the Colorado Constitution;

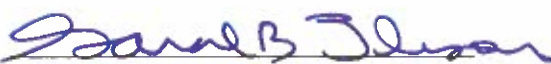
(r) the Property is eligible for annexation to the City of Colorado Springs.

Section 2. No additional terms or conditions are to be imposed by the governing body upon this annexation.

Dated at Colorado Springs, Colorado this 10<sup>th</sup> day of November 2025.

  
Lynette Crow-Iverson, Council President

ATTEST:

  
Sarah B. Johnson, City Clerk



LEGAL DESCRIPTION :

A parcel of land located in southeast one-quarter of SECTION 2, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., El Paso County, Colorado in the records of El Paso County, Colorado. More particularly described as follows;

BEGINNING at the southwest corner of an unplatted tract as recorded at reception number 203022065 in the records of El Paso County, Colorado;

thence S79°26'57"E and coincident with the south line of said tract and the north boundary of the existing 60 foot road right of way as described at Book 1625 at Page 20 as recorded in the records of El Paso County, Colorado, a distance of 12.34 feet to the northwest corner of an ANNEXATION PLAT A.K.A. FALCON RIDGE ANNEX as recorded at Plat Book U-3 Page 24 in the records of El Paso County, Colorado;

thence S80°09' 40" E and coincident with the boundary of said ANNEXATION PLAT a distance of 46.88 feet to an angle point;

thence S36°14'25" W and coincident with the west boundary of said ANNEXATION PLAT to a point on the north line of WOODMEN ROAD FILING NO. 1 as recorded at Plat Book C-4 Page 37 in the records of El Paso County, Colorado a distance of 67.67 feet more or less;

thence N79°12'49"W and coincident with the north line of said WOODMEN ROAD FILING NO. 1 a distance of 95.89 more or less to the northwest corner of said WOODMEN ROAD FILING NO. 1 and the northeast corner of an unplatted tract with tax schedule number 7302400001, reception no. 205118315;

thence N58°16'52"E a distance of 89.20 feet to the point of beginning.

Said portion containing a protracted area of 4,683 Square feet.

All bearings in this description are relative to a line between the most northerly corner of Lot 28, a found red cap PLS #27234 and the most easterly corner of lot 29, a found #4 rebar all in said THE VILLAGE AT PEREGRINE FILING NO. 1 subdivision which is assumed to bear S44°57'31"E. Tie to P.O.B. from said #4 rebar bears S85°37'21"E a distance of 557.92 feet.

This legal description was prepared for and on behalf of The City of Colorado Springs by  
Robert A. Pisciotto, Jr., Colorado P.L.S. 38224  
30 S. Nevada Ave., Suite 402  
Colorado Springs, CO.  
719-385-5545



**ANNEXATION**

Woodmen Road Addition No.3  
Description

Drawn By: R. Kotwica Date: 02/28/2022

Job Number: 2022013 PAGE 1 OF 1