ORDINANCE NO. 25 - 20

AN ORDINANCE ANNEXING TO THE CITY OF COLORADO SPRINGS THAT AREA KNOWN AS CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1 ANNEXATION CONSISTING OF 53.84 ACRES LOCATED WEST OF HIGHWAY 115 AND SOUTH OF CHEYENNE MOUNTAIN STATE PARK.

WHEREAS, pursuant to Article II, Section 30 of the Colorado Constitution and Section 31-12-101, et seq., C.R.S., known as the Municipal Annexation Act of 1965, as amended (the "Annexation Act"), persons comprising one hundred percent (100%) of the landowners and owning one hundred percent (100%) of that certain territory known as the Cheyenne Mountain State Park Addition No. 1 Annexation, more specifically described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property") filed a Petition for Annexation with the City Clerk of the City of Colorado Springs; and

WHEREAS, the City Council of the City of Colorado Springs, after proper notice as required by Section 31-12-108 C.R.S., held a hearing on January 28, 2025, pertaining to the annexation of the Property in accord with Section 31-12-109; and

WHEREAS, in accord with Section 31-12-110 of the Annexation Act, the City Council determined, by resolution, that the applicable provisions of Section 30 of Article II of the Colorado Constitution and Section 31-12-104 and 105 of the Annexation Act have been met, an election is not required under Section 31-12-107(2) of the Annexation Act, and no additional terms and conditions are to be imposed on the annexation of the Property; and

WHEREAS, the City Council has determined that said area should be annexed forthwith as part of the City of Colorado Springs.

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

Section 1. The Property, known as the Cheyenne Mountain State Park Addition No. 1 Annexation and more specifically described on the attached Exhibit "A", is hereby annexed to the City of Colorado Springs.

Section 2. When this annexation is complete, the Property shall become a part of the City of Colorado Springs for all intents and purposes on the effective date of this ordinance, provided that the conditions of Section 31-12-113(2) C.R.S. are satisfied, with

the exception of general taxation, in which respect said annexation shall not be effective until on or after January 1 next ensuing.

Section 3. This ordinance shall be in full force and effect from and after its passage and publication as provided by the City Charter.

Introduced, read, passed on first reading and ordered published this 28th day of January 2025.

Finally passed: February 11, 2025

Randy Helms, Council President



Matrix Design Group, Inc. 2435 Research Parkway, Suite 300 Colorado Springs, CO 80920 O 719.575.0100 F 719.575.0208 matrixdesigngroup.com

CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1

A PARCEL OF LAND BEING A PORTION THAT PARCEL RECORDED AT RECEPTION NO. 200063515 TOGETHER WITH A PORTION THE 60' RIGHT-OF-WAY OF PINE OAKS ROAD, LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, FURTHER DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 30, BEING MONUMENTED BY A 2-INCH PIPE WITH A 3.25-INCH BRASS CAP AT THE WEST QUARTER CORNER OF SAID SECTION 30 AND A NO. 6 REBAR WITH A 3.25-INCH ALUMINUM CAP STAMPED PLS 19625 AT THE CENTER CORNER OF SAID SECTION 30, WHICH IS ASSUMED TO BEAR NORTH 89°02'51" WEST, A DISTANCE OF 2,557.81 FEET.

COMMENCE AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 30; THENCE NORTH 89°02'51" WEST, COINCIDENT WITH THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 191.29 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°02'51" WEST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 2,366.52 FEET;

THENCE NORTH 01°12'18" WEST, A DISTANCE OF 1,983.36 FEET;

THENCE SOUTH 49°58'30" EAST, A DISTANCE OF 3,144.44 FEET TO THE POINT OF BEGINNING.

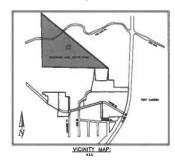
THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 2,345,160 SQUARE FEET OR (53.83747 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



JERRY R. BESSIE, PLS 38576
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO. 80920

ANNEXATION PLAT CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1

LOCATED IN SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.



BE IT KNOWN BY THESE PRESENTS:

THAT THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, BEING THE CONNER OF THE POLLOWING DESCRIBED PARCELS OF LAND:

LEGAL DESCRIPTION:

A PARCEL OF LIAND RETRIG A PORTION THAT FARCEL RECORDED AT RECEPTION NO. 20083913 TOGETHER WITH A PORTION THE 9F REPORT OF HIMAY OF PIEC GASE ROAD, LOCATED IN THE NOTHINGEST GAMETIC OF ECTION A PORTION THE STATE OF THE PARCEL OF THE STATE OF THE NOTHINGEST GAMETIC OF ECTION COLORADO, PLANTING ECHABIGE AS PLOUDE WITH BEALANDER REPERPINED TO THE NORTH LIANG OF THE SOUTHWEST ONE-QUANTEE OF EADS SECTION 23, ESSEN MORRABETED BY A 2-BCCH PIEC WITH A 22-BCCH AUSBROAD CAP TO THE WITH CAPACITY CORPORATE OF EAD SECTION 23 AND A NO. AS READ WITH A 22-BCCH AUSBROAD CAP TO THE WITH CAPACITY CORPORATE OF SAUD SECTION 33, WHICH IS ASSAULD TO GOAD HOUTH CHIEF WHEN ZA DESTAN OF JEEPS OF JEEPS OF THE SAUD SECTION 33, WHICH IS ASSAULD TO GOAD HOUTH CHIEF WHEN ZA DESTAN OF JEEPS OF JEEPS

THENCE NORTH 60°02'51" WEST, CONCIDENT WITH SAID HORTH LINE, A DISTANCE OF 2,366.62 FEET;

THENCE NORTH 01"12"16" WEST, A DISTANCE OF 1,983.36 FEET;

THENCE SOUTH 49"88"30" BAST, A DISTANCE OF 3,144,44 FEET TO THE POINT OF BROBINSHIP.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 2.346,160 SQUARE FEET OR (\$3.63747 AGRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

GENERAL NOTES:

- THIS ANNEXATION PLAT DOES NOT REPRESENT A MONUMENTED LAND SURVEY NOR A LAND SURVEY PLAT. ALL BOUNDARY BROWNATION SHOWN HEREON WAS TAKEN FROM FOUND MONUMENTATION, TOGETHER WITH MAPS & DOCUMENTS OF RECORD, WITH MAPS CONSIDERED.

- RECEPTION NO. 00/10/19/8.
 RECEPTION NO. 00/10/19/8.
 VIACATION OF A PORTION OF ROCK CREEK MESA BURDONISON AND PORTIONS OF RICCK CREEK MESA.
 VIACATION OF A PORTION OF RICCK CREEK MESA BURDONISON AND PORTIONS OF RICCK CREEK MESA.
 VIACATION OF A PORTION OF RICCK CREEK MESA BURDONISON AND PORTIONS OF RICCK CREEK MESA.
 VIACATION OF RICCK CREEK M
- 2. DATE OF PREPARATION: JANUARY 03, 2024
- 4. ONE-FOURTH (SMTH) OF THE TOTAL PERIMETER: 1,873.6F (28.00%)
- 5. PERMETER OF THE AREA CONTIQUOUS TO THE EXISTING CITY LIMITS: 3,144.44" (41,99%)

FEMA FLOODPLAIN STATEMENT:

THE PROPERTY IS LOCATED WITHIN 20NE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAND, DETAILED FROM THE FLOOD INSURANCE RATE MAY (FIRING, MAP NUMBER 080H ICO8000, EFFECTIVE DECEMBER 7, 2016.

BASIS OF BEARINGS

MAPS & DOCUMENTS OF RECORD, WITH MAPS CONSIDERED.

11. CITY OF QUICADED STRESSES ARE RECORDED THE CASE A ROTTION.

RECEPTION NO. DHISHNIS, RECORDED DECEMBER 08, 1987 IN THE CLURY, AND RECORDERS OFFICE OF EL.

AND COLUMNY, COLONDO.

12. RECORDERS TO THE COLONDO STATEMENT 18, 2000 IN BAD RECORDERS OFFICE.

13. REPROVINENTE BURNETY PLAT OF LAME LAND SUMPLY PLAN, DIC., PROJECT IN. 22085. DATES APPL. 27, 2022.

14. LA MESSA DEL, ANDELLES BURDONSON PLAN.

15. LA CASE ADELLES BURDONSON PLAN.

16. LA PERSON BURNETY PLAT OF LAME LAND SUMPLY DA, 1972 IN SAD RECORDERS OFFICE.

17. ALTA ANSWER MAD SUMPLY THAE CLARP LAND SUMPLY DA, 1972 IN SAD RECORDERS OFFICE.

18. CENTRO IN DEL SINGENT THAE CLARP LAND SUMPLY DA, 1973 IN SAD RECORDERS OFFICE.

18. CENTRO IN DEL STRESSON, RECORDED JAME 19, 217 IN SAD RECORDERS OFFICE.

18. RECEPTION NO. 2016 TORONSON, DESCRIPTION, INC.)

18. RECEPTION NO. 2016 TORONSON, DESCRIPTION, INC.)

18. RECEPTION NO. 2016 TORONSON, DESCRIPTION AND RECORDERS OFFICE.

18. RECEPTION NO. 2016 TORONSON, DESCRIPTION AND RECORDERS OFFICE.

- ADDITIONAL DOCUMENTS CONSIDERED.

 RECEPTION NO. INSTITUTE, RECORDING OCTUBER 0.1 1968 AN ARCHITECTURE OCTUBER OF THE CONTROL OCTUBER 0.1 1968 AN ARCHITECTURE OCTUBER 0.1 1967 AN ARCHITECTURE 0.

3. TOTAL PERMETER OF THE AREA FOR ANNEXATION: 7,494.32

ALL BEARBINGS HEREIN BASED ON THE SOLITH LINE OF THE NORTHWEST OHE-GUARTER OF SECTION 30, TOWNSHIP IS SOUTH, RANGE IS WEST. IESNO SOLVABORIED BY A SOLIC PIEW WITH A 22-SHOCK BRAISS CAP-FULSH WITH ORGANICA. THE WEST CHAPTER CORNER OF SAID SECTION 30 AND A OR. SEEDAW WHITH A 22-SHOCK ALLABRISE CAP STANKED N.S. 1962, PLUSH WITH GROUND, AT THE COSTRET CORNER OF SAID SECTION 30, WHICH IS ASSUMED TO SECTION 30, WHICH IS ASSUMED TO SECTION 30 WHICH IS ASSUMED TO SECTION 30.

OWNER:

ATTEST

STATE OF COLORADO)

COUNTY OF EL PASO)

THE FOREIGHIG INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS __DAY OF ____ 2024 A.D. BY BLESSING A MOBILADE, MAYOR OF THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO AUMORDO AUMORD

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES:

NOTARY PUBLIC

SURVEYOR'S STATEMENT

JERRY R. BESSIE, PLB NO. 30676 FOR AND ON BEHALF OF MATRIX DESIGN GROUP: INC.

LETRY R. BESSER, A PROFESSIONAL LIAND SURVEYOR IN THE STATE OF COLUMNOD AND LEGALLY DOWN BUSINESS FOR AND ON BEDILET OF MATTROCKERON GROUP INC., IN E. PASO COURTY, DO HEREBY CERTIFY THAT THE MAY PREPRIOR BORNING IS A CORNER TO EMPLATION OF THE ASSANCE DESCRIPED PARCELS OF HOM AND THAT AT LEAST THROTTY-PAY PERCENT (28%) OF THE PROMETTER OF THE SOUNDARY OF AND PARCEL IS CONTROLOUS TO THE PREPRIET BURNARY OF THE COT OF COLUMNOS OF SPRINGS, ILL PASO COUNTY, COLOMADO.

CITY APPROVAL

ON BEHALF OF THE CITY OF COLORADO SPRINGS. THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT OF "CHEYEVINE MOUNTAIN STATE PARK ADDITION NO. 1".

CITY PLANNING DIRECTOR

DATE

CITY FMOREFR DATE

THE AMMENATION OF THE REAL PROPERTY SHOWN ON THIS PLAT IS APPROVED PURSUANT TO AN ORDINANCE MADE AND ADDITED BY THE CITY OF COLDINAD SPRENDS, EL PARD COUNTY, COLDINAD, BY ACTIONS OF THE CITY OF COLDINAD SPRENDS AT ITS MEETING ON DAY OF 20.

ALL.

CITY CLERK

RECORDING;

COUNTY OF IL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FLED FOR RECORD IN INY OFFICE AT D'CLOCK
ML THIS DAY OF , 2004, AD, AND IS DILLY RECORDED UNDER RECEPTION NUMBER
OF THE RECORDS OF ELF-WAS COUNTY, COUNTAIN.

STEVE SCHLEIKER, EL PASO COUNTY CLERK AND RECORDER

BY:

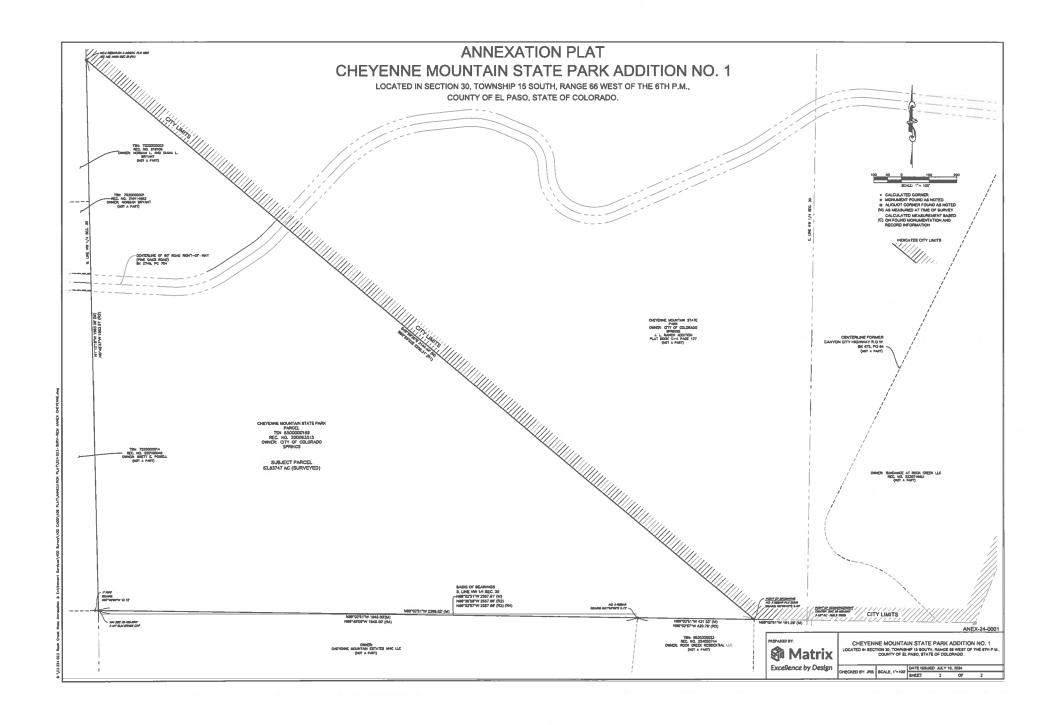
FEE SURCHWAGE

Matrix Excellence by Design

ANEX-24-0001

CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1 LOCATED IN SECTION 30, TOWNSHIP 16 SOUTH, RANGE 66 WEST OF THE 6TH P.M. COUNTY OF EL PABO, STATE OF COLORADO.

PRECIZED BY: JRIS SCALE: NA DATE ISSUED: JULY 16, 2024



Mayor's Action:		
6	Approved on FEB 12, 2025 Disapproved on	_•
	Disapproved on	, based on the following objections:
	i winiwania wa	
Zimili kone		
		Blessing A. Mobolade, Mayor
Coun	ncil Action After Disapproval:	
	Council did not act to override the Mayor	r's veto.
	Finally adopted on a vote of	
	Council action on	failed to override the Mayor's veto.
		Randy Helms, Council President
ATTE	ST:	
Sarah	B. Johnson, City Clerk Control	

TO THE CITY OF COLORADO SPRINGS THAT AREA KNOWN AS CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1 ANNEXATION CONSISTING OF 53.84 ACRES LOCATED WEST OF HIGHWAY 115 AND SOUTH OF CHEYENNE MOUNTAIN STATE PARK." was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on January 28, 2024; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 11thth day of February 2025, and that the same was published by title and in summary or in full, in accordance with Section 3-80 of Article III of the Charter, a newspaper published and in general circulation in the Gazette, at least ten days before its passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, 11thth day of February 2025.

1st Publication Date: **January 31, 2025** 2nd Publication Date: **February 19, 2025**

Effective Date: February 24, 2025

Sarah B. Johnson, Gity Glerk

Initial: ___ City Clerk