

ORDINANCE NO. 21-13

AN ORDINANCE ANNEXING TO THE CITY OF COLORADO  
SPRINGS THAT AREA KNOWN AS BANNING LEWIS  
RANCH NORTH ANNEXATION CONSISTING OF 887.08  
ACRES

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 Banning Lewis Ranch North 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 12, 2021 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 Banning Lewis Ranch North 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 12<sup>th</sup> day of January, 2021.

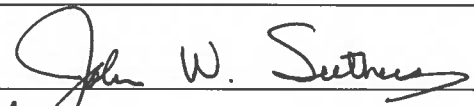
**Finally passed:** January 26<sup>th</sup> 2021

  
\_\_\_\_\_  
Council President

**Mayor's Action:**

- Approved on January 28, 2021.
- Disapproved on \_\_\_\_\_, based on the following objections:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



  
\_\_\_\_\_  
Mayor

**Council Action After Disapproval:**

- Council did not act to override the Mayor's veto.
- Finally adopted on a vote of \_\_\_\_\_, on \_\_\_\_\_.
- Council action on \_\_\_\_\_ failed to override the Mayor's veto.

\_\_\_\_\_  
Council President

ATTEST:

  
  
Sarah B. Johnson, City Clerk

I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE ANNEXING TO THE CITY OF COLORADO SPRINGS THAT AREA KNOWN AS BANNING LEWIS RANCH NORTH ANNEXATION CONSISTING OF 887.08 ACRES” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on January 12<sup>th</sup>, 2021; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 26<sup>th</sup> day of January 2021, and that the same was published by title and summary, in accordance with Section 3-80 of Article III of the Charter, in the Transcript on January 15<sup>th</sup> and the Gazette on February 1<sup>st</sup>, both newspapers published and in general circulation in said City, at least ten days before its passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this 28<sup>th</sup> day of January 2021.



1<sup>st</sup> Publication Date: January 15<sup>th</sup>, 2021

2<sup>nd</sup> Publication Date: February 1<sup>st</sup>, 2021

Effective Date: February 6<sup>th</sup>, 2021

Initial: SBS  
City Clerk



619 N. Cascade Avenue, Suite 200 (719)785-0790  
Colorado Springs, Colorado 80903 (719)785-0799(Fax)

JOB NO. 2505.01-01R3  
NOVEMBER 5, 2018  
REVISED AUGUST 28, 2019  
REVISED DECEMBER 17, 2019  
REVISED MARCH 11, 2020  
PAGE 1 of 4

**LEGAL DESCRIPTION: ANNEXATION BOUNDARY BANNING LEWIS RANCH  
NORTH**

A PARCEL OF LAND BEING A PORTION OF SECTIONS 2, 3, 10 AND 11, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE SOUTHERLY BOUNDARY OF ANNEXATION PLAT - JACKSON FULLER SUBSTATION RECORDED UNDER RECEPTION NO. 096113301, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "D & B CO LS 17664" IS ASSUMED TO BEAR S89°07'50"E, A DISTANCE OF 1120.00 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF PAWNEE RANCHEROS, FILING NO. 1 RECORDED IN PLAT BOOK I-2 AT PAGE 28, RECORDS OF EL PASO COUNTY, COLORADO SAID POINT BEING ON THE NORTH LINE OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE N89°46'29"E, ON SAID NORTH LINE OF SECTION 3, A DISTANCE OF 2684.33 FEET TO THE NORTHEAST CORNER OF SAID SECTION 3, SAID POINT BEING THE NORTHWESTERLY CORNER OF THE MEADOWS FILING NO. 2 RECORDED IN PLAT BOOK O-3 AT PAGE 94;

THENCE N89°37'31"E, ON THE NORTHERLY BOUNDARY OF SAID THE MEADOWS FILING NO. 2, A DISTANCE OF 30.00 FEET TO THE NORTHEASTERLY CORNER OF RAYGOR ROAD AS PLATTED IN SAID THE MEADOWS FILING NO. 2;

THENCE S00°45'12"W, ON A LINE 30.00 EASTERLY AND PARALLEL TO THE EAST LINE OF SAID SECTION 3, ON THE EASTERLY RIGHT OF WAY OF SAID RAYGOR ROAD AND THE EASTERLY RIGHT OF WAY OF RAYGOR ROAD AS PLATTED IN THE MEADOWS FILING NO. 1 RECORDED IN PLAT BOOK N-3 AT PAGE 125, A DISTANCE OF 3027.27 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID THE MEADOWS FILING NO. 1;

THENCE S89°08'23"E, ON THE SOUTHERLY BOUNDARY OF SAID THE MEADOWS FILING NO. 1, A DISTANCE OF 2057.61 FEET TO THE NORTHWESTERLY CORNER OF A PARCEL OF AND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 215124409;

THENCE S00°45'18"W, ON THE WESTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 215124409, THE WESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 5095 AT PAGE 347, A DISTANCE OF 1981.66 FEET TO THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED AS PARCEL B, IN A DOCUMENT RECORDED IN BOOK 6708 AT PAGE 352;

THENCE S89°07'12"E, ON THE NORTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED AS PARCEL B, RECORDED IN BOOK 6708 AT PAGE 352, A DISTANCE OF 695.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED UNDER RECEPTION NO. 215124409;

THENCE S44°10'57"E, ON SAID WESTERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED UNDER RECEPTION NO. 215124409 AND THE EASTERLY BOUNDARY OF

**EXHIBIT A**

SAID PARCEL B AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 6708 AT PAGE 352, A DISTANCE OF 106.24 TO A POINT ON THE NORTHERLY RIGHT OF WAY OF WOODMEN ROAD AS DESCRIBED IN RESERVATION RECORDED IN ROAD BOOK A AT PAGE 78;

THENCE S89°07'43"E, ON SAID NORTHERLY RIGHT OF WAY OF WOODMEN ROAD, A DISTANCE OF 845.80 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED UNDER RECEPTION NO. 215124409, SAID POINT BEING ON THE WESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED AS PARCEL A, IN A DOCUMENT RECORDED IN BOOK 6708 AT PAGE 352;

THENCE N45°52'26"E, ON SAID EASTERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED UNDER RECEPTION NO. 215124409 AND SAID WESTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED AS PARCEL A, IN A DOCUMENT RECORDED IN BOOK 6708 AT PAGE 352, A DISTANCE OF 206.44 FEET;

THENCE S00°08'46"W, A DISTANCE OF 145.98 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY OF WOODMEN ROAD AS DESCRIBED IN RESERVATION RECORDED IN ROAD BOOK A AT PAGE 78;

THENCE S89°07'43"E, ON SAID NORTHERLY RIGHT OF WAY OF WOODMEN ROAD, A DISTANCE OF 622.32 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID MEADOWS FILING NO. 1;

THENCE S00°52'01"W, ON SAID WESTERLY BOUNDARY AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 219.74 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF ROLLING THUNDER BUSINESS PARK AS RECORDED UNDER RECEPTION NO. 208712872;

THENCE ON SAID NORTHERLY BOUNDARY OF ROLLING THUNDER BUSINESS PARK, THE FOLLOWING (3) THREE COURSES:

1. N89°07'43"W, A DISTANCE OF 552.67 FEET;
2. S45°54'24"W, A DISTANCE OF 59.86 FEET;
3. N89°06'29"W, A DISTANCE OF 24.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF GOLDEN SAGE ROAD AS PLATTED IN SAID ROLLING THUNDER BUSINESS PARK;

THENCE ON SAID EASTERLY RIGHT OF WAY LINE OF GOLDEN SAGE ROAD, THE FOLLOWING (3) THREE COURSES:

1. S00°08'46"W, A DISTANCE OF 395.71 FEET;
2. S44°29'27"E, A DISTANCE OF 28.45 FEET;
3. S00°08'46"W, A DISTANCE OF 102.07 FEET TO THE NORTHWESTERLY CORNER OF ANNEXATION PLAT - JACKSON FULLER SUBSTATION RECORDED UNDER RECEPTION NO. 096113301;

THENCE S00°08'46"W, ON THE WESTERLY BOUNDARY OF SAID ANNEXATION PLAT - JACKSON FULLER SUBSTATION, A DISTANCE OF 974.85 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF ANNEXATION PLAT - BANNING-LEWIS RANCH NO. 2 RECORDED IN PLAT BOOK D-4 AT PAGE 67;

THENCE ON SAID NORTHERLY BOUNDARY THE FOLLOWING (2) COURSES:

1. N89°08'43"W, A DISTANCE OF 3883.63 FEET;
2. S89°52'06"W, A DISTANCE OF 3954.87 FEET;

THENCE N00°13'08"W, ON THE EASTERLY BOUNDARY OF SAID ANNEXATION PLAT - BANNING-LEWIS RANCH NO. 2, A DISTANCE OF 394.37 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE S89°57'52"W, ON SAID SOUTH LINE, A DISTANCE OF 100.00 FEET TO THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 10, SAID POINT BEING THE NORTHEASTERLY CORNER OF ANNEXATION PLAT-BANNING-LEWIS RANCH NO. 10;

THENCE N00°13'08"W, ON THE EASTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 213120770 AND ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, A DISTANCE OF 1015.14 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 213120770;

THENCE ON THE NORTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 213120770, THE FOLLOWING (4) FOUR COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N07°27'45"W, HAVING A DELTA OF 06°57'27", A RADIUS OF 10,088.00 FEET AND A DISTANCE OF 1225.02 FEET TO A POINT ON CURVE;
2. S44°52'43"W, A DISTANCE OF 70.61 FEET;
3. S00°29'21"E, A DISTANCE OF 30.03 FEET;
4. S89°51'10"W, A DISTANCE OF 86.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF DCL-PRIDE ANNEXATION RECORDED UNDER RECEPTION NO. 208712889;

THENCE ON THE NORTHERLY BOUNDARY OF SAID DCL-PRIDE ANNEXATION, THE FOLLOWING (6) SIX COURSES:

1. S89°54'44"W, A DISTANCE OF 34.21 FEET;
2. N00°29'10"W, A DISTANCE OF 30.00 FEET;
3. N44°38'08"W, A DISTANCE OF 71.40 FEET TO A POINT ON CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N00°44'51"E, HAVING A DELTA OF 06°39'41", A RADIUS OF 10,088.00 FEET AND A DISTANCE OF 1172.85 FEET TO A POINT OF REVERSE CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 07°29'49", A RADIUS OF 9912.00 FEET AND A DISTANCE OF 1296.93 FEET TO A POINT OF TANGENT;
6. S89°54'44"W, A DISTANCE OF 99.66 FEET TO A POINT ON THE EASTERLY BOUNDARY OF WOODMEN HEIGHTS NO. 5 RECORDED UNDER RECEPTION NO. 204160924;

THENCE N00°05'32"W, ON THE EASTERLY BOUNDARY OF SAID WOODMEN HEIGHTS NO. 5, A DISTANCE OF 160.00 FEET TO THE SOUTHEASTERLY CORNER OF WOODMEN HEIGHTS NO. 3 RECORDED UNDER RECEPTION NO. 204160918;

THENCE N00°42'54"E, ON THE EASTERLY BOUNDARY OF SAID WOODMEN HEIGHTS FILING NO.3, A DISTANCE OF 60.00 FEET TO THE SOUTHWESTERLY CORNER OF BAR J-B ACRES RECORDED IN PLAT BOOK A-2 AT PAGE 10;

THENCE ON THE SOUTHERLY BOUNDARY OF SAID BAR J-B ACRES AND THE SOUTHERLY AND EASTERLY BOUNDARY OF PAWNEE RANCHERO FILING NO. 1 RECORDED IN PLAT BOOK I-2 AT PAGE 28, THE FOLLOWING (5) FIVE COURSES:

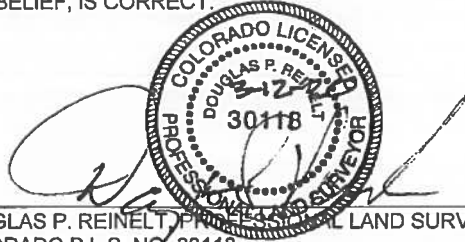
1. N89°54'43"E, A DISTANCE OF 2642.52 FEET;
2. N89°51'17"E, A DISTANCE OF 1453.16 FEET TO THE SOUTHEASTERLY CORNER OF SAID PAWNEE RANCHEROS, FILING NO. 1;
3. N00°01'35"E, A DISTANCE OF 3924.92 FEET;
4. N89°31'52"E, A DISTANCE OF 1324.07 FEET;
5. N02°04'36"E, A DISTANCE OF 1147.17 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 887.082 ACRES.

JOB NO. 2505.00-01R3  
NOVEMBER 5, 2018  
REVISED AUGUST 28, 2019  
REVISED DECEMBER 17, 2019  
REVISED MARCH 11, 2020  
PAGE 4 OF 4

**LEGAL DESCRIPTION STATEMENT:**

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.



DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING,  
ENGINEERS AND SURVEYORS, LLC.

MARCH 12, 2020  
DATE