

ORDINANCE NO. 25 - 82

AN ORDINANCE ANNEXING TO THE CITY OF COLORADO SPRINGS THAT AREA KNOWN AS MILLER DOWNS AT WYOMING LANE ADDITION NO. 1 ANNEXATION CONSISTING OF 21.37 ACRES LOCATED AT 7020 WYOMING LANE

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 Miller Downs at Wyoming Lane 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 October 14, 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 Miller Downs at Wyoming Lane Addition No. 1 Annexation and more specifically described on the attached Exhibit "A", is hereby annexed to the City of Colorado Springs.

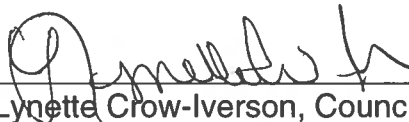
Section 2. When this annexation is complete, the Property shall become a part of the City of Colorado Springs for all intents and purposes on the effective date of this ordinance, provided that the conditions of Section 31-12-113(2) C.R.S. are satisfied, with

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 14th day of October 2025.

Finally passed: October 28, 2025



Lynette Crow-Iverson, Council President

Mayor's Action:

- ☐ Approved on _____.
- ☐ Disapproved on _____, based on the following objections:

Blessing A. Mobolade

Blessing A. Mobolade, 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.

Lynette Crow-Iverson, Council President

ATTEST:

Sarah B. Johnson
Sarah B. Johnson, City Clerk



CAO: ms
COS: _____

Exhibit A – Legal Description
Miller Downs at Wyoming Lane Addition No. 1 Annexation

That portion of the East half of Section 8, Township 13 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, described as follows:

BASIS OF BEARINGS: Bearings are based upon the West line of the Southeast Quarter of Section 8, Township 13 South, Range 65 West of the 6th P.M., monumented at the North end with a #5 rebar & 1.5" aluminum cap stamped "MSM/SP GROUP 6169" and monumented at the South end with a #6 rebar & 3.25" aluminum cap stamped "WATTS PLS 9853", and is assumed to bear S 00°06'23" W, a field measured distance of 1,329.76 feet.

BEGINNING at the Northwest corner of the Southeast Quarter of said Section 8; thence S 00°06'23" W along the West line of the Southeast Quarter of said Section 8, a distance of 1329.76 feet to the Southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 8;

thence N 89°06'33" E along the South line of the Northwest Quarter of the Southeast Quarter of said Section 8, a distance of 500.15 feet to intersect the Southerly extension of the West line of the Ruth K. Adams Tract as recorded under Book 2088 at Page 738 of the records of the El Paso County Clerk and Records Office;

thence N 00°01'48" W along said Southerly extension of said West line, a distance of 897.10 feet to the Northwest corner of said Ruth K. Adams Tract, said corner also being the most Southerly corner of that parcel of land as described under the Quitclaim Deed as recorded under Reception No. 225004905; thence the following three (3) courses along the West and North lines of said parcel:

1) N 00°41'29" W, a distance of 432.17 feet to a point on the North line of said Southeast Quarter of Section 8;

2) N 00°41'29" W, a distance of 38.00 feet;

3) N 89°09'21" E, parallel to said North line of the Southeast Quarter of Section 8, a distance of 205.51 feet;

thence N 00°10'20" E, a distance of 336.96 feet to the South line of the Lois Slocum Tract as recorded under Book 1537 at Page 546 of said records, said corner also being the Southeast corner of that parcel of land as described under the Quitclaim Deed as recorded under Reception No. 225004903;

thence the following three (3) courses along the East, North and West lines of said parcel:

1) N 00°10'20" E, a distance of 18.50 feet;

2) S 89°49'06" W, a distance of 697.41 feet to a point on the West line of the Northeast Quarter of said Section 8;

3) S 00°05'23" W, along said West line of the Northeast Quarter of Section 8, a distance of 18.50 feet to the Southwest corner of said Lois Slocum Tract;

thence continuing S 00°05'23" W along said West line of the Northeast Quarter of Section 8, a distance of 383.02 feet to the POINT OF BEGINNING.

Containing a calculated area of 930,986 square feet (21.372 acres) of land, more or less.

I HEREBY CERTIFY that the foregoing ordinance entitled **“AN ORDINANCE ANNEXING TO THE CITY OF COLORADO SPRINGS THAT AREA KNOWN AS MILLER DOWNS AT WYOMING LANE ADDITION NO. 1 ANNEXATION CONSISTING OF 21.37 ACRES LOCATED AT 7020 WYOMING LANE”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on **October 14, 2025**; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the **28th day of October 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, **28th day of October 2025**


Sarah B. Johnson, City Clerk

1st Publication Date: **October 17, 2025**

2nd Publication Date: **November 5, 2025**

Effective Date: **November 10, 2025**

Initial: SBS
City Clerk

