

ORDINANCE NO. 25 - 22

AN ORDINANCE ANNEXING TO THE CITY OF COLORADO SPRINGS THAT AREA KNOWN AS ROCK CREEK MESA ADDITION NO. 2 ANNEXATION CONSISTING OF 8.35 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 Rock Creek Mesa Addition No. 2 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 Rock Creek Mesa Addition No. 2 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

ROCK CREEK MESA ADDITION NO. 2

A PARCEL OF LAND IN THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE COUNTY OF EL PASO, STATE OF COLORADO, CONTAINING A PORTION OF PARCELS OR LAND RECORDED UNDER RECEPTIONS NUMBER 224050744 WITHIN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER, BEING MONUMENTED ON THE WEST END BY A 3-1/4 INCH BRASS CAP (BLM STANDARD) AND ON THE EAST END BY A 2-1/2 INCH ALUMINUM CAP STAMPED "RMLS 19625"

COMMENCING AT THE SAID CENTER CORNER OF SECTION 30;
THENCE NORTH 89°02'51" WEST, A DISTANCE OF 191.29 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT SAID RECEPTION NUMBER 224050744 AND TO **THE POINT OF BEGINNING**;
THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY SOUTH 01°02'53" WEST, A DISTANCE OF 439.71 FEET TO A POINT ON THE EXTERIOR OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 224050744;
THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY THE FOLLOWING TWO (2) COURSES:

1. SOUTH 89°02'57" EAST, A DISTANCE OF 208.00 FEET;
2. SOUTH 01°02'56" WEST, A DISTANCE OF 260.09 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT SAID RECEPTION NUMBER 224050744;

THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

1. SOUTH 89°02'40" EAST, A DISTANCE OF 598.00 FEET;
2. SOUTH 02°00'53" EAST, A DISTANCE OF 119.63 FEET;

THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 1,292.50 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 224050744;
THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY THE FOLLOWING THREE (3) COURSES:

1. NORTH 08°18'28" WEST, A DISTANCE OF 59.97 FEET;
2. NORTH 06°04'29" EAST, A DISTANCE OF 391.30 FEET;
3. NORTH 05°59'00" EAST, A DISTANCE OF 393.36 FEET;

THENCE SOUTH 04°07'26" EAST, A DISTANCE OF 462.00 FEET;
THENCE SOUTH 89°02'51" EAST, A DISTANCE OF 339.76 FEET;
THENCE NORTH 06°01'44" EAST, A DISTANCE OF 462.00 FEET TO **THE POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 363,837 SQUARE FEET OR (8.35254 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

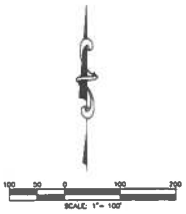


JERRY R. BESSIE, PLS 38576
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO. 80920

ANNEXATION PLAT

ROCK CREEK MESA ADDITION NO. 2

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



- (*) CALCULATED CORNER
- (M) MONUMENT FOUND AS NOTED
- (*) ALGOLY CORNER FOUND AS NOTED
- (M) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED MEASUREMENT BASED
- (M) ON FOUND MONUMENTATION AND
- (C) RECORD INFORMATION
- (*) INDICATES CITY LIMITS

CHEYENNE MOUNTAIN STATE PARK
PARCEL
TRM 800000008
REC. NO. 2005081815
OWNER: CITY OF COLORADO SPRINGS
(NOT A PART)

CHEYENNE STATE PARK ADDITION
NO. 1 REC. NO. _____

CHEYENNE MOUNTAIN STATE
PARK
OWNER: CITY OF COLORADO
J. L. BURCH ADDITION
PLAT BOOK D-4, PAGE 127
(NOT A PART)

OWNER: SUNSHINE AT ROCK CREEK LLC
REC. NO. 23074863

CENTERLINE FORMER
CANTON CITY HIGHWAY R.O.W.
BK 472, PD 84

BASIS OF BEARINGS
 & LINE NW 1/4 SEC. 30
 N89°02'51"W 2267.81 (M)
 N89°02'51"W 2267.81 (M)
 N89°02'51"W 2267.81 (M) (P4)

CITY LIMITS

CITY LIMITS

TRM 833000033
REC. NO. 234802144
OWNER: ROCK CREEK RESIDENTIAL LLC

ROCK CREEK MESA ADDITION NO. 1
REC. NO. _____

OWNER: SUE KIM KIM
(NOT A PART)

OWNER: CHEYENNE MOUNTAIN STATES INC. LLC
(NOT A PART)

SUBJECT PARCEL
8.3254 AC
(CALCULATED)

TRM 843300017
REC. NO. 241600144
OWNER: ROCK CREEK RESIDENTIAL LLC

TRM 843300033
REC. NO. 234802144
OWNER: ROCK CREEK RESIDENTIAL LLC

TRM 843300017
REC. NO. 241600144
OWNER: ROCK CREEK RESIDENTIAL LLC

TRM 843300033
REC. NO. 234802144
OWNER: ROCK CREEK RESIDENTIAL LLC

OWNER: JAMES ELSON

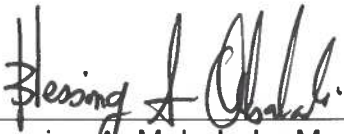
OWNER: BRADY A. AND
ASHLEY M. BOONER

PREPARED BY: Matrix Excellence by Design	ROCK CREEK MESA ADDITION NO. 2 LOCATED IN SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO	
	CHECKED BY: JPB	SCALE: 1" = 100' SHEET 2 OF 2

8.13.21.023 Rock Creek Mesa Annexation # 118890001 Survey/Map 000/000/000 PLAT/ANNEXATION PLAT/31.023.023-SURV-MAP JAMES KLSJ 2.dwg

Mayor's Action:

- Approved on FEB 12 2025
- Disapproved on ~~FEB 12 2025~~, based on the following objections:


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.

Randy Helms, Council President

ATTEST:


Sarah B. Johnson, City Clerk



CAO: MS
COS: _____

I HEREBY CERTIFY that the foregoing ordinance entitled **“AN ORDINANCE ANNEXING TO THE CITY OF COLORADO SPRINGS THAT AREA KNOWN AS ROCK CREEK MESA ADDITION NO. 2 ANNEXATION CONSISTING OF 8.35 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**.


Sarah B. Johnson, City Clerk

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

Effective Date: **February 24, 2025**

Initial: 
City Clerk

