

ORDINANCE NO. 25 - 25

AN ORDINANCE ANNEXING TO THE CITY OF COLORADO SPRINGS THAT AREA KNOWN AS ROCK CREEK MESA ADDITION NO. 5 ANNEXATION CONSISTING OF 7.43 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. 5 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. 5 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. 5

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 THE PAWNEE ROAD RIGHT-OF-WAY RECORDED UNDER ROCK CREEK MESA SUBDIVISION ADDITION NO. 2 IN PLAT BOOK A-2 PAGE 30, AND A PORTION OF THAT PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 224050744, BOTH IN 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" 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;

COMMENCING AT SAID CENTER CORNER OF SECTION 30;
THENCE S56°23'43"W A DISTANCE OF 1,898.77 TO A POINT ON THE SAID EXTERIOR THAT PARCEL OF LAND, BEING MONUMENTED BY A RED PLASTIC CAP STAMPED "PLS 38160", ALSO BEING THE **POINT OF BEGINNING**;

THENCE COINCIDENT WITH SAID WESTERN ROAD RIGHT-OF-WAY LINE OF COMMANCHE ROAD SOUTH 00°42'43" EAST, A DISTANCE OF 521.79 FEET;

THENCE CONTINUE SOUTH 00°42'43" EAST, A DISTANCE OF 61.94 FEET TO A POINT ON THE EXTERIOR OF SAID PARCEL;

THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL THE FOLLOWING SEVEN (7) COURSES:

1. SOUTH 00°45'24" EAST, A DISTANCE OF 142.36 FEET;
2. SOUTH 00°45'24" EAST, A DISTANCE OF 27.00 FEET;
3. SOUTH 88°33'19" WEST, A DISTANCE OF 409.44 FEET;
4. NORTH 00°43'42" WEST, A DISTANCE OF 27.00 FEET;
5. CONTINUE NORTH 00°43'42" WEST AND COINCIDENT WITH SAID LINE, A DISTANCE OF 90.69 FEET;
6. NORTH 06°34'58" EAST, A DISTANCE OF 59.95 FEET;
7. NORTH 24°20'49" EAST, A DISTANCE OF 86.76 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 665.86 FEET TO A POINT ON THE EXTERIOR OF SAID PARCEL;

THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

1. SOUTH 89°52'55" EAST, A DISTANCE OF 250.80 FEET;
2. SOUTH 00°13'37" EAST, A DISTANCE OF 159.60 FEET;
3. NORTH 89°17'29" EAST, A DISTANCE OF 107.26 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 323,735 SQUARE FEET OR (7.43192 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

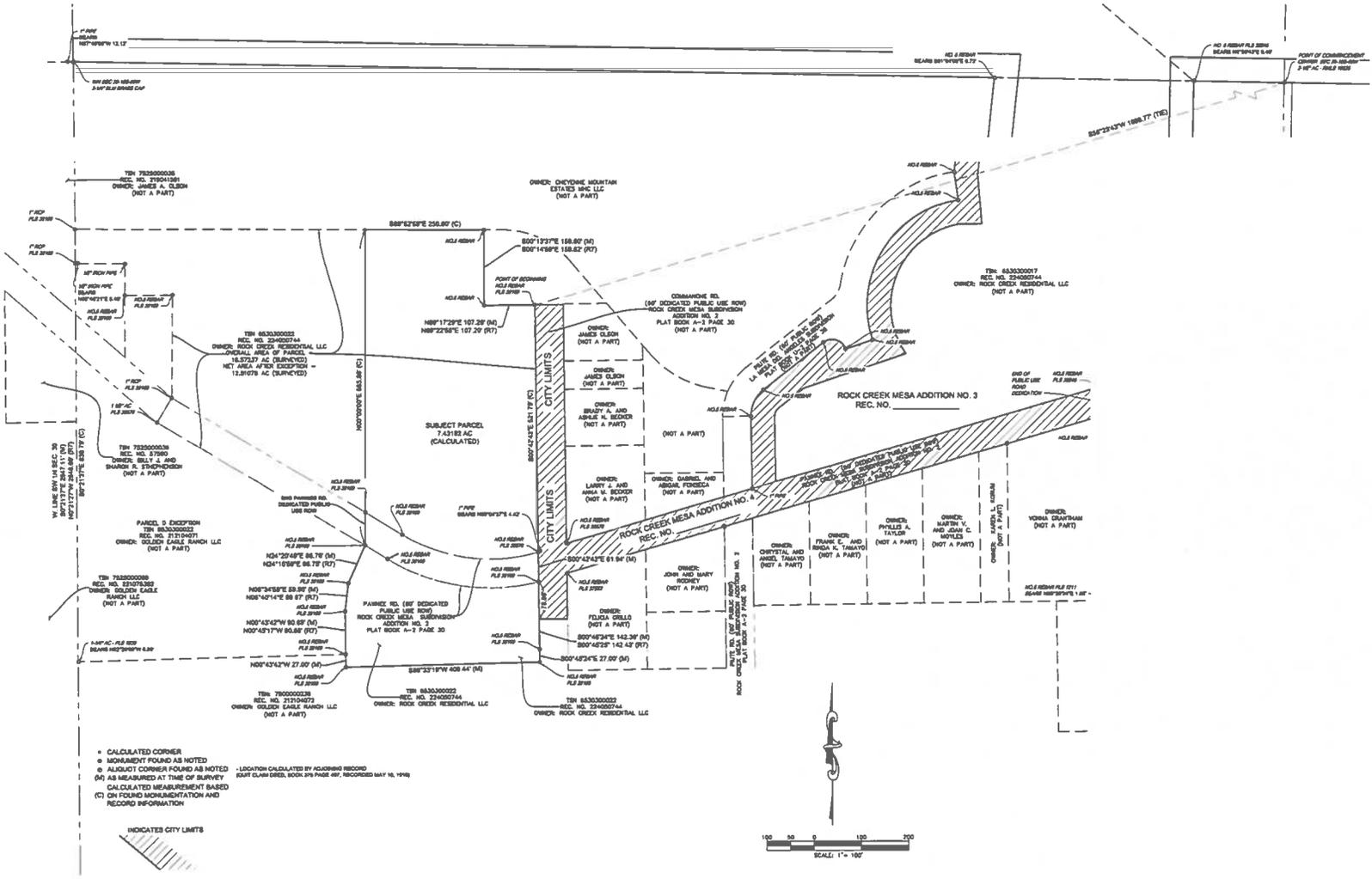


JERRY R. BESSIE, PLS 38576
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO. 80920

ANNEXATION PLAT

ROCK CREEK MESA ADDITION NO. 5

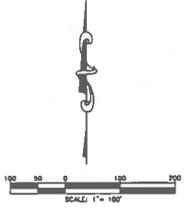
LOCATED IN SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO.



* CALCULATED CORNER
 ○ MONUMENT FOUND AS NOTED
 ⊗ ALGOLITH CORNER FOUND AS NOTED
 (M) AS MEASURED AT TIME OF SURVEY
 (C) ON FOUND MONUMENTATION AND RECORD INFORMATION

(C) CALCULATED BY ADJUSTMENT RECORD
 (M) CLAIM DEED, BOOK 278 PAGE 897, RECORDED MAY 18, 1948

INDICATES CITY LIMITS



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PREPARED BY: Matrix <i>Excellence by Design</i>	ROCK CREEK MESA ADDITION NO. 5 LOCATED IN SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO
CHECKED BY: JFB	DATE ISSUED: AUGUST 29, 2024 SHEET 2 OF 2

Mayor's Action:

Approved on FEB 12 2025.

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.

Randy Helms, Council President

ATTEST:

Sarah B. Johnson

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. 5 ANNEXATION CONSISTING OF 7.43 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: SBJ
City Clerk

