

ORDINANCE NO. 24 - 49

AN ORDINANCE ANNEXING TO THE CITY OF COLORADO
SPRINGS THAT AREA KNOWN AS EXTOL PARK VISTA
ADDITION NO. 2 ANNEXATION CONSISTING OF 0.66
ACRES LOCATED AT 4401 SIFERD BOULEVARD

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 Extol Park Vista 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 July 9, 2024, 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 Extol Park Vista 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.

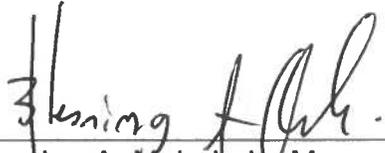
Introduced, read, passed on first reading and ordered published this 9th day of July 2024.

Finally passed: July 23, 2024


Randy Helms, Council President

Mayor's Action:

- Approved on JUL 24 2024.
- Disapproved on _____, 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: _____
COS: _____

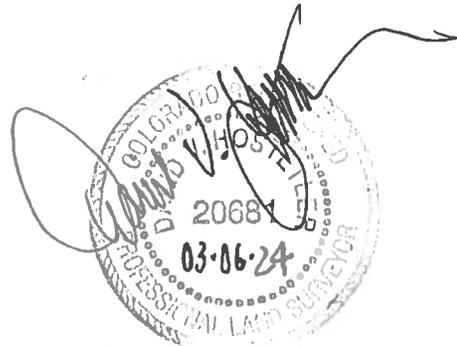
ANNEXATION PLAT - EXTOL PARK VISTA ADDITION NO. 2 LEGAL DESCRIPTION

PROPERTY DESCRIPTION: 4401, 4405, 4409 and 4413 Siferd Boulevard

A portion of the Northwest Quarter of Section 26, Township 13 South, Range 66 West of the 6th P.M., to be situated in the City of Colorado Springs, El Paso County, Colorado, described as follows:

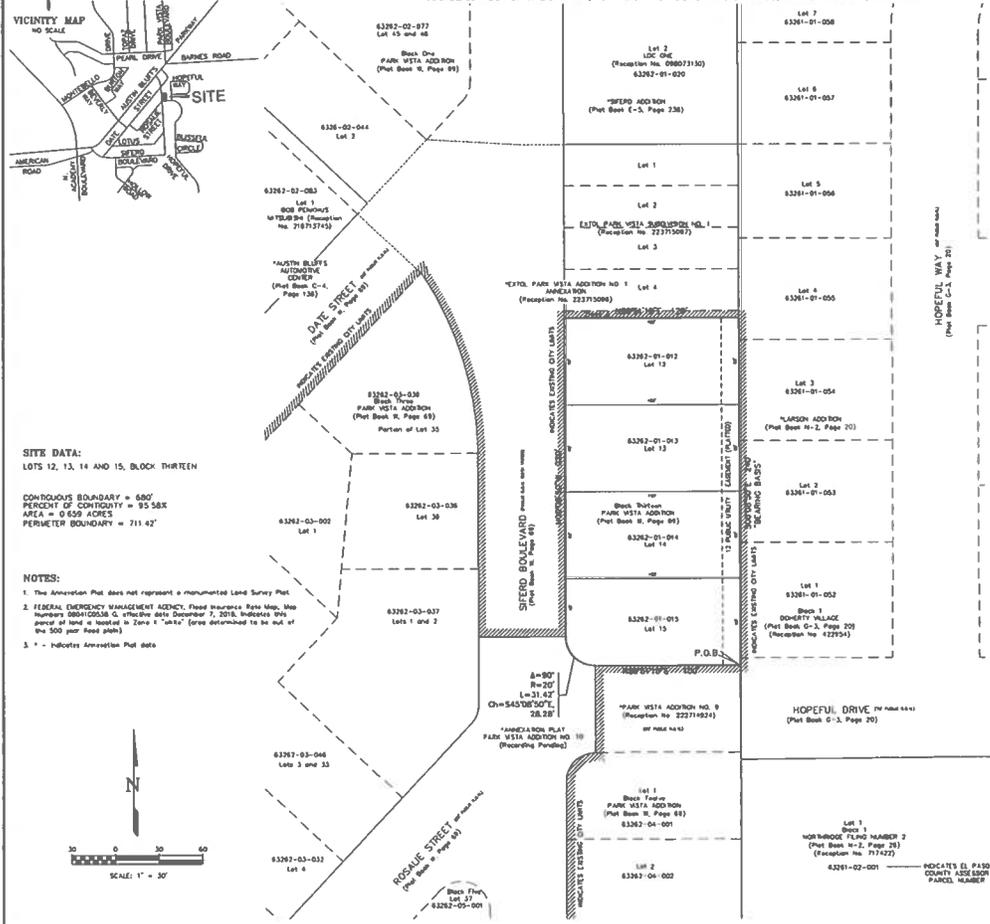
Lots 12, 13, 14 and 15, Block Thirteen, PARK VISTA ADDITION (Plat Book W, Page 69, El Paso County, Colorado records);

Containing 0.659 acres (28,714 square feet), more or less.



ANNEXATION PLAT - EXTOL PARK VISTA ADDITION NO. 2

AN ANNEXATION OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH,
RANGE 86 WEST OF THE 6TH P.M., TO THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



SITE DATA:
 LOTS 12, 13, 14 AND 15, BLOCK THIRTEEN

CONTIGUOUS BOUNDARY = 680'
 PERCENT OF CONTIGUITY = 95.58X
 AREA = 0.656 ACRES
 PERIMETER BOUNDARY = 711.42'

- NOTES:**
1. The Annexation Plat does not represent a Monumental Land Survey Plat.
 2. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 0801020386 C, effective date December 7, 2018, indicates this parcel of land is located in Zone X "other" (area determined to be out of the 500 year flood plain).
 3. * - Indicates Annexation Plat date.

BE IT KNOWN BY THESE PRESENTS:
 That EXTOL HOMES, LLC, a Colorado Limited Liability Company, being the owner of the following described tract of land to-wit:

A tract of land being a portion situated in the Northwest Quarter of Section 26, Township 13 South, Range 86 West of the 6th P.M., El Paso County, Colorado, described as follows:

Lots 12, 13, 14 and 15, Block Thirteen, PARK VISTA ADDITION (Plat Book R, Page 89, El Paso County, Colorado 200802)

Containing 0.656 acres (28,714 square feet), more or less.

IN WITNESS WHEREOF:
 The aforementioned, EXTOL HOMES, LLC, a Colorado Limited Liability Company, has executed this instrument this _____ day of _____, 20____ A.D.

EXTOL HOMES, LLC, a Colorado Limited Liability Company

 Brad Gradenberg, President

NOTARIAL:
 STATE OF COLORADO) SS
 COUNTY OF EL PASO)

I, _____, Notary Public in and for the State of Colorado, do hereby certify that the above and aforementioned was acknowledged before me this _____ day of _____, 20____ A.D., by Brad Gradenberg, President of EXTOL HOMES, LLC, a Colorado Limited Liability Company.

Witness my Hand and Seal
 My Commission Expires _____

SURVEYOR'S CERTIFICATE:
 I, David V. Heister, a Professional Land Surveyor in the State of Colorado, do hereby state that the map shown herein is a correct depiction of the above described parcel of land and that at least one-half (1/2) of the perimeter boundary of said parcel is contiguous to the correct boundary of the City of Colorado Springs, El Paso County, Colorado.

David V. Heister
 Colorado Professional Land Surveyor No. 20681

CITY APPROVAL:
 On behalf of the City of Colorado Springs, I, the undersigned hereby approve for filing the accompanying annexation plat of "ANNEXATION PLAT - EXTOL PARK VISTA ADDITION NO. 2".

City Planning Director _____ Date _____ City Engineer _____ Date _____

The annexation of the real property shown on this plat is approved pursuant to an ordinance passed and adopted by the City of Colorado Springs, El Paso County, Colorado, by ordinance of the City Council of the City of Colorado Springs on its meeting on the _____ day of _____, 20____ A.D.

City Clerk _____ Date _____

RECORDING:
 STATE OF COLORADO) SS
 COUNTY OF EL PASO)

I hereby certify that this instrument was filed for record in my office at _____ o'clock _____ M., this _____ day of _____, 20____ A.D., and is duly recorded under Reception No. _____ of the records of El Paso County, Colorado.

SURCHARGE: _____
 FEE: _____

Steve Scholzer, Recorder

 Deputy

LOT 1
 BLOCK 1
 NON-RESIDENT FLOOD NUMBER 2
 (Plat Book R-2, Page 93)
 (Reception No. 717427)

63261-02-001

INDICATES EL PASO COUNTY ASSIGNOR PARCEL NUMBER

CALL BEFORE YOU DIG

811

Project No: 21017
 Sheet: 1 of 1

ANNEXATION PLAT - EXTOL PARK VISTA ADDITION NO. 2

City File Number: AHS-23-0001

I HEREBY CERTIFY that the foregoing ordinance entitled **“AN ORDINANCE ANNEXING TO THE CITY OF COLORADO SPRINGS THAT AREA KNOWN AS EXTOL PARK VISTA ADDITION NO. 2 ANNEXATION CONSISTING OF 0.66 ACRES LOCATED AT 4401 SIFERD BOULEVARD”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on July 9, 2024; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 23rd day of July 2024, and that the same was published by title and in summary, 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, this 23rd day of July 2024.


Sarah B. Johnson, City Clerk

1st Publication Date: July 12, 2024
2nd Publication Date: July 31, 2024

Effective Date: August 5, 2024

Initial: 
City Clerk

