

RESOLUTION NO. 53 - 26

A RESOLUTION FINDING A PETITION FOR ANNEXATION OF THE AREA KNOWN AS PTAA ADDITION NO. 1 CONSISTING OF 14.12 ACRES TO BE IN SUBSTANTIAL COMPLIANCE WITH SECTION 31-12-107(1), C.R.S. AND SETTING A HEARING DATE OF JULY 14, 2026, FOR THE COLORADO SPRINGS CITY COUNCIL TO CONSIDER THE ANNEXATION OF THE AREA

WHEREAS, a petition for annexation of the area known as PTAA Addition No. 1 consisting of 14.12 acres and as more specifically described in Exhibit A (the "Petition for Annexation") was filed with the City Clerk on January 16, 2024; and

WHEREAS, on February 13, 2024, the City Clerk referred the Petition for Annexation to City Council as a communication; and

WHEREAS, on February 13, 2024, City Council referred the Petition for Annexation to the City Administration for review and recommendation; and

WHEREAS, the City Administration has reviewed the Petition for Annexation and recommends that the City Council find the Petition for Annexation to be in substantial compliance with Section 31-12-107(1), C.R.S.

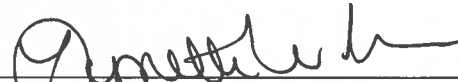
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. That the City Council finds the Petition for Annexation to be in substantial compliance with Section 31-12-107(1), C.R.S.

Section 2. The City Council hereby sets a public hearing on the Petition for Annexation for July 14, 2026, at 9:00 A.M., at Council Chambers, City Hall Building, 107 North Nevada Avenue, Colorado Springs, Colorado, for purposes of determining and finding whether the area proposed to be annexed meets applicable requirements of Section 31-12-104 and Section 31-12-105, C.R.S. and Section 30 of Article II of the Colorado Constitution, to determine the eligibility of the area for annexation and to determine whether the area should be annexed to the City of Colorado Springs.

Section 3. The City Clerk is hereby directed to give notice of the hearing in the manner described in Section 31-12-108, C.R.S.

Dated at Colorado Springs, Colorado this 26th day of May 2026.


Lynette Crow-Iverson, Council President

ATTEST:


Sarah B. Johnson, City Clerk



PETITION FOR ANNEXATION

PTAA Annexation Plat

To the City Council of the City of Colorado Springs:

We, the undersigned, constituting and comprising the owners of 100% of the area (territory) (excluding public streets and alleys) described in Exhibit 'A' attached hereto and made a part of the Petition (the Described Area), do hereby petition that the Described Area be annexed to and become part of the City of Colorado Springs and do represent and state:

1. It is desirable and necessary that the Described Area be annexed to the City of Colorado Springs.
2. The requirements of Section 31-12-104 and 31-12-105, C.R.S. 1973, as amended, exist or have been met as these sections apply to annexation of the Described Area.
3. That the annexation of the Described Area complies with Section 30 of Article II of the Colorado Constitution.
4. That the undersigned request that the City of Colorado Springs approve the annexation of the Described Area.
5. That the legal description of the land owned by each Petitioner hereto is attached to and made a part of this Petition.

The Petitioner(s) hereto understand and are cognizant of the fact that the City of Colorado Springs ("City") is not legally required to annex the Described Area, and that if the City does annex the Described Area, the annexation shall be upon the conditions and agreement of the Petitioner(s) as set forth in the Annexation Agreement.

NOW, THEREFORE, in consideration of the foregoing statement, and in further consideration of the benefits which will accrue to the Petitioner(s) and the obligations resulting in the City if the Described Area is annexed to the City, the Petitioner(s) will comply with all applicable provisions of the Code of the City of Colorado Springs 20021, as amended, and all applicable ordinances, resolutions, and regulations of the City now existing or as hereinafter amended.

The covenants and agreements herein above set forth shall run with the land owned by each Petitioner hereto which is subject to this annexation and shall extend to and be binding upon the heirs, assigns, legal representatives and successors to each Petitioner. Each Petitioner expressly accepts the aforesaid covenants and agreements by proceeding with the Petition for Annexation to the City.

OWNER:

SSS Education Corp

MAILING ADDRESS:

3650 Univeristy Blvd Dllas TX 75205

AUTHORIZED NAME (Printed):

Shubham Pandey

AUTHORIZED SIGNATURE:

[Signature]

DATE:

11/8/24

ADDRESS OF PARCEL TO BE ANNEXED:

PTAA Parcel

Colorado Springs, CO

LEGAL DESCRIPTION:

(See Attached Exhibit 'A')

AFFIDAVIT

STATE OF TEXAS)

) ss.

COUNTY OF Dallas)

The foregoing instrument was executed before me this 8 day of January, 2024, by

Shubham Pandey

(Printed Name)

[Signature]

(Signature)

11/8/24

(Date)

Witness my hand and official seal:

My Commission expires:

7/12/25

Notary Public:

[Signature]

The notarization signatures above serve as the Affidavit of Circulator acknowledging that each signature herein is the signature of the person it purports to be (C.R.S. 31-12-107 (1)(cc)(IX)).

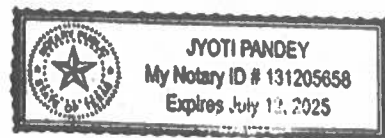
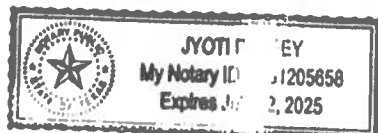


Exhibit A

LEGAL DESCRIPTION: ANNEXATION- PTAA

A TRACT OF LAND BEING A PORTION OF NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH BOUNDARY LINE OF CANTY SUBDIVISION NO. 2 AS RECEPTION NUMBER 968075, RECORDS OF EL PASO COUNTY, BEING MONUMENTED ON THE WEST END BY A NO 4 REBAR AND WHITE PLASTIC CAP STAMPED "FOUR SQUARE PLS 18991" AND AT THE EAST END BY A NO. 4 REBAR AND WHITE PLASTIC CAP STAMPED "FOUR SQUARE PLS 18991" AT GROUND LEVEL, ASSUMED TO BEAR N89°52'39"E A DISTANCE OF 1,276.39 FEET.

LOT 1 AND LOT 2, CANTY SUBDIVISION NO. 2, AS RECORDED UNDER RECEPTION NUMBER 968075, RECORDS OF EL PASO COUNTY, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 614,855 SQUARE FEET OR 14.115 ACRES MORE OR LESS.

PETITION FOR ANNEXATION

PTAA Addition No 1

To the City Council of the City of Colorado Springs

We, the undersigned, constituting and comprising the owners of 100% of the area (territory) (excluding public streets and alleys) described in Exhibit A attached hereto and made a part of the Petition the ("Described Area"), do hereby petition that the Described Area be annexed to and become part of the City of Colorado Springs and do represent and state:

1. It is desirable and necessary that the Described Area be annexed to the City of Colorado Springs.
2. The requirements of Sections 31-12-104 and 31-12-105, C.R.S. 1973, as amended, exist or have been met as these sections apply to the annexation of the Described Area.
3. That the annexation of the Described Area complies with Section 30 of Article II of the Colorado Constitution.
4. That the undersigned request that the City of Colorado Springs approve the annexation of the Described Area.
5. That the legal description of the land owned by each Petitioner hereto is attached to and made part of this Petition.

The Petitioner(s) hereto understand and are cognizant of the fact that the City of Colorado Springs ("City") is not legally required to annex the Described Area, and that if the City does annex the Described Area, the annexation shall be upon the conditions and agreement of the Petitioner(s) as set forth in the Annexation Agreement.

NOW, THEREFORE, in consideration of the forgoing statement, and in further consideration of the benefits which will accrue to the Petitioner(s) and the obligations resulting to the City if the Described Area is annexed to the City, the Petitioner(s) agree and covenant that if the Described Area is annexed to the City, the Petitioner(s) will comply with all applicable provisions of the Code of the City of Colorado Springs 2001, as amended, and all applicable ordinances, resolutions, and regulations of the City now existing or as hereinafter amended.

The covenants and agreements herein above set forth shall run with the land owned by each Petition hereto which is subject to this annexation and shall extend to and be binding upon the heirs, assigns, legal representatives and successors to each Petitioner. Each Petitioner expressly accepts the aforesaid covenants and agreements by proceeding with the Petition for Annexation to the City.

City of Colorado Springs

Gayle G. Sturdivant
Name (Print)

Gayle Sturdivant
Signature

4/2/2024
Date

Mailing Address:

30 S. Nevada Ave., Suite 401
Colorado Springs, CO 80901

Legal Description: See Exhibit PTAA Addition No 1 - Description

AFFIDAVIT

STATE OF COLORADO)

) ss.

COUNTY OF EL PASO)

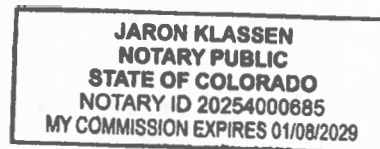
The foregoing instrument was executed before me this 2nd day of April,
2026, by Gayle Stedivant

Witness my hand and official seal.

My Commission expires: 1/08/2029

Jaron Klassen

Notary Public



The notarization signatures above serve as the Affidavit of Circulator acknowledging that each signature herein is the signature of the person it purports to be (C.R.S. 31-12-107(1)(cc)(IX))

LEGAL DESCRIPTION: ANNEXATION- PTAA ADDITION NO. 1- Marksheffel ROW

THE TRACT OF LAND AS DESCRIBED IN THE GENERAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 225045130, RECORDS OF EL PASO COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH BOUNDARY LINE OF CANTY SUBDIVISION NO. 2 AS RECORDED AT RECEPTION NUMBER 968075, RECORDS OF EL PASO COUNTY, BEING MONUMENTED ON THE WEST END BY A NO 4 REBAR AND WHITE PLASTIC CAP STAMPED "FOUR SQUARE PLS 18991" AND AT THE EAST END BY A NO. 4 REBAR AND WHITE PLASTIC CAP STAMPED "FOUR SQUARE PLS 18991" AT GROUND LEVEL, ASSUMED TO BEAR N89°52'39"E A DISTANCE OF 1,276.39 FEET.

A PORTION OF THAT PARCEL OF LAND AS DESCRIBED IN RECEPTION NUMBER 223088006 OF THE RECORDS OF EL PASO COUNTY, SAID PARCEL IS LOCATED IN A PORTION OF LOT 1 OF THE CANTY SUBDIVISION NO. 2, IN THE WEST HALF OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER SAID PROPERTY DESCRIBED BY RECEPTION NUMBER 223088006, SAID POINT ALSO BEING THE POINT OF BEGINNING;

1. THENCE N89°52'39" E ON THE NORTHERLY PROPERTY LINE OF SAID PARCEL A DISTANCE OF 24.37 FEET;
2. THENCE S01°35'40" E A DISTANCE OF 37.75 FEET;
3. THENCE S00°07'11"W TO THE SOUTHERLY PROPERTY LINE OF SAID PROPERTY DESCRIBED BY RECEPTION NUMBER 223088006, A DISTANCE OF 439.95 FEET;
4. THENCE ALONG SAID SOUTHERLY PROPERTY LINE, S89°52'39" W., TO THE EAST RIGHT OF WAY LINE OF MARKSHEFFEL ROAD, A DISTANCE OF 25.85 FEET;
5. THENCE ALONG SAID EAST RIGHT OF WAY LINE, N00°09'41"E., TO SAID NORTHERLY PROPERTY LINE, A DISTANCE OF 477.69 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 12,243 SQUARE FEET OR 0.281 ACRES, MORE OR LESS.