

RESOLUTION NO. 90-20

A RESOLUTION ADOPTING FINDINGS OF FACT AND CONCLUSIONS OF LAW BASED THEREON AND DETERMINING THE ELIGIBILITY FOR ANNEXATION OF PROPERTY KNOWN AS DICKERSON ADDITION NO. 1 HEREINAFTER MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A"

WHEREAS, in accord with Section 31-12-101, *et seq.*, C.R.S., known as the Municipal Annexation Act of 1965, as amended (the "Annexation Act"), the City Clerk of the City of Colorado Springs received a petition for annexation and an annexation plat for certain territory known as Dickerson Addition No. 1, more specifically described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, said petition was signed by persons comprising one hundred percent (100%) of the landowners of the Property to be annexed and owning one hundred percent (100%) of the Property, excluding public streets and alleys, in compliance with the provisions of Article II, Section 30 of the Colorado Constitution, and Section 31-12-107(1) of the Annexation Act; and

WHEREAS, on September 8, 2020, the City Council, acting by resolution, found the petition for annexation to be in substantial compliance with Section 31-12-107(1) C.R.S of the Annexation Act and Section 30 of Article II of the Colorado Constitution, set a hearing to consider the annexation of the Property to the City of Colorado Springs on October 13, 2020, in Council Chambers, City Hall, 107 North Nevada Avenue, Colorado Springs, Colorado, and directed the City Clerk to give notice of said hearing in the manner prescribed in Section 31-12-108 of the Annexation Act; and

WHEREAS, in support of the annexation the following affidavits were filed with City Council: the City Clerk's affidavit dated September 24, 2020 (the "Clerk's Affidavit"), an affidavit of Catherine Carleo, Principal Planner for the City of Colorado Springs dated September 21, 2020 (the "Planner's Affidavit"), and an affidavit from David V. Hostetler, a registered professional land surveyor dated August 27, 2020 (the "Surveyor's Affidavit").

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

Section 1. City Council finds:

(a) that the City Council of the City of Colorado Springs has conducted a hearing to consider the annexation of the Property, described in Exhibit "A" and commonly known as Dickerson Addition No. 1, on October 13, 2020 at City of Colorado Springs, in Council Chambers, City Hall, 107 North Nevada Avenue, Colorado Springs, Colorado, in accord with the Annexation Act;

(b) that at said hearing, City Council considered the annexation petition and annexation plat, testimony presented, the Clerk's Affidavit, the Planner's Affidavit, the Surveyor's Affidavit, the record of the City Planning Commission's decision recommending annexation, all other relevant information presented;

(c) that the City Clerk has provided notice as directed and said notice complies with the requirements of Section 31-12-108 of the Annexation Act;

(d) that the Annexation Impact Report identified in Section 31-12-108.5 of the Annexation Act was not required because the Property proposed to be annexed is comprised of less than ten (10) acres;

(e) that the Property proposed to be annexed is unincorporated;

(f) that the legal description of the Property on Exhibit "A" is the same as the area described in the annexation petition and the annexation plat;

(g) that at least one-sixth (1/6th) of the boundary of the perimeter of the Property proposed to be annexed is contiguous with the existing boundary of the City of Colorado Springs;

(h) that a community of interest exists between the area proposed to be annexed and the annexing municipality; that said area is urban or will be urbanized in the near future; and that said area is integrated with or is capable of being integrated with the annexing municipality as provided for in Section 31-12-104(b) of the Annexation Act;

(i) no land held in identical ownership within the Property proposed to be annexed has been divided into separate parts or parcels by the boundaries of such annexation without the written consent of the landowner except as such tracts or parcels are separated by a dedicated street, road or other public way;

(j) no land held in identical ownership within the area proposed to be annexed, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, comprising five (5) acres or more (which, together with the buildings and improvements situated thereon, has a valuation for assessment in excess of \$200,000 for ad

valorem tax purposes for the next year preceding the annexation), has been included within the boundary of the area proposed to be annexed without the written consent of the landowners;

(k) that no annexation of all or any part of the Property has been commenced by any other municipality;

(l) the proposed annexation will not result in the detachment of an area from any school district and attachment of the same area to another school district;

(m) the proposed annexation will not extend boundaries of the city limits of the City of Colorado Springs more than three (3) miles in any direction from the municipal boundary;

(n) in establishing the boundaries of the Property proposed to be annexed, if a portion of a platted street or alley is annexed, the entire width of said street or alley is included within the Property proposed to be annexed;

(o) the applicable requirements of Section 31-12-105 of the Annexation Act have been satisfied;

(p) no petition for election has been received nor is an election otherwise required under the provisions of Section 31-12-107(2) of the Annexation Act;

(q) the annexation of the Property, commonly known as Dickerson Addition No. 1 and legally described in Exhibit "A" attached hereto, meets the requirements of and fully complies with Part 1 of Article 12 of Title 31 C.R.S., the Municipal Annexation Act of 1965 as amended, and Section 30 of Article II of the Colorado Constitution;

(r) the Property is eligible for annexation to the City of Colorado Springs.

Section 2. No additional terms or conditions are to be imposed by the governing body upon this annexation.

Dated at Colorado Springs, Colorado this 13th day of October 2020.

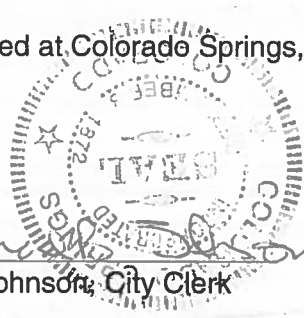


Council President

ATTEST:



Sarah B. Johnson, City Clerk



DICKERSON ADDITION NO. 1 ANNEXATION

PROPERTY DESCRIPTION: 4280 and 4290 Rosalie Street

That Chad J. Dickerson, being the owner of the following described tract of land to wit:

A tract of land being a portion situate in the Northwest Quarter of Section 26, Township 13 South, Range 66 West of the 6th P.M., El Paso County, Colorado, described as follows:

Lots 6 and 7, Block 3, PARK VISTA ADDITION (Plat Book W, Page 69, El Paso County, Colorado records);

Containing 0.331 acres (14,400 square feet), more or less;

TOGETHER WITH that portion of Rosalie Street (60' r.o.w.) as platted within said PARK VISTA ADDITION, described as follows:

Beginning at the most Easterly corner of said Lot 6 (all bearings in this description are relative to the Southeasterly line of said Lot 6, which bears N43°56'30"E "assumed"); Thence S46°56'30"E along the Southeasterly extension of the Northeasterly line of said Lot 6, 60.00 feet to a point on the Southeasterly right-of-way line of said Rosalie Street; thence S43°03'30"W along said Rosalie Street's Southeasterly right-of-way line, 60.00 feet; thence N46°56'30"W along the Southwesterly line of said Lot 6 extended Southwesterly, 60.00 feet to the most southwesterly corner of said Lot 6 extended Southeasterly, 60.00 feet to the most Southerly corner of said Lot 6, said corner also being on the Northwesterly right-of-way line of said Rosalie Street; thence N43°03'30"E East along said Rosalie Street's Northwesterly right-of-way line, said line also being coincident with the Southeasterly line of said Lot 6, 60.00 feet to the Point of Beginning:

Containing 0.083 acres (3,600 square feet), more or less.



CITY FILE NO. CPC A 19-00064

Sheet 1 of 1

EXHIBIT A