

RESOLUTION 154-21

A RESOLUTION ADOPTING FINDINGS OF FACT AND CONCLUSIONS OF LAW BASED THEREON AND DETERMINING THE ELIGIBILITY FOR ANNEXATION OF PROPERTY KNOWN AS CORRAL BLUFFS ADDITION NO. 1 ANNEXATION 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 Corral Bluffs Addition No. 1 Annexation, 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, in support of the annexation the following affidavits were filed with City Council: an affidavit of Catherine Carleo, Land Use Review Manager for the City of Colorado Springs dated October 5, 2021 (the "Planner's Affidavit"), and an affidavit from Robert L. Meadows, Jr., a registered professional land surveyor dated October 6, 2021 (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 Corral Bluffs Addition No. 1 Annexation, on November 9, 2021 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 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 is the sole owner of the Property and no notice or hearing is required for annexation pursuant to Section 31-12-106(3);

(d) that the Annexation Impact Report identified in Section 31-12-108.5 of the Annexation Act was filed with the Clerk to the Board of County Commissioners and the El Paso County Development Services Department as the Property proposed to be annexed is comprised of more 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;

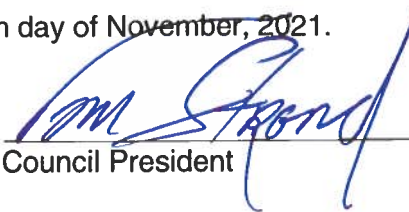
(p) no petition for election has been received nor is an election otherwise required under the provisions of Section 31-12-107(2) of the Annexation Act;

(q) the annexation of the Property, commonly known as Corral Bluffs Addition No. 1 Annexation 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 9th day of November, 2021.



Council President

ATTEST:



Sarah B. Johnson, City Clerk





EXHIBIT A
CORRAL BLUFFS LEGAL DESCRIPTION

(5) PARCELS OF LAND LOCATED IN SECTIONS 5, 6 AND 7, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, SAID PARCELS OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

THE SOUTHWEST QUARTER AND THE WEST ONE HALF OF THE NORTHWEST QUARTER OF SECTION 5 AND THE NORTHEAST QUARTER, THE WEST ONE HALF OF THE SOUTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, ALL IN TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO,

WHICH IS ALSO DESCRIBED AS FOLLOWS:

THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND LOT 4 IN SECTION 5, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., AND LOTS 1 AND 2 AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; AND THE WEST HALF OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 6, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ALL IN EL PASO COUNTY, COLORADO,

PARCEL 2:

CORRAL BLUFFS OPEN SPACE -ANDERSON PARCEL

THAT PORTION OF LOT 3, AND ALL OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6 P.M., EL PASO COUNTY, COLORADO, DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE WESTERLY ON THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 280.00 FEET; THENCE ANGLE LEFT 90° SOUTHERLY ON THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF THE TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 097051243 OF THE RECORDS OF EL PASO COUNTY, 530.00 FEET TO THE SOUTHEAST CORNER THEREOF; [THE FOLLOWING THREE (3) COURSES ARE ON THE SOUTHERLY, WESTERLY AND NORTHERLY LINES OF SAID PARCEL]; (1) THENCE ANGLE RIGHT 90° WESTERLY, 500.00 FEET; (2) THENCE ANGLE RIGHT 90° NORTHERLY, 500.00 FEET; (3) THENCE ANGLE RIGHT 90° EASTERLY 500.00 FEET; THENCE ANGLE LEFT 90° NORTHERLY, 30.00 FEET; THENCE WESTERLY ON THE NORTHERLY LINE OF SAID LOT 3, A DISTANCE OF 1040.00 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID LOT 3 AND ON THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 2697.26 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE EASTERLY ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 1320.00 FEET MORE OR LESS TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHERLY ON THE EASTERLY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND ON THE EASTERLY LINE OF SAID LOT 3, A DISTANCE OF 2675.31 FEET TO THE POINT OF BEGINNING, AND CONTAINING 75.66 ACRES, MORE OR LESS.

PARCEL 3:

LOTS THREE AND FOUR IN SECTION 6, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

CITY FILE NO.: CPC ZC 21-00087

PARCEL 4:

PARCEL A: THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B: THE NORTHEAST QUARTER, EXCEPT THAT PORTION CONVEYED BY DEED RECORDED JANUARY 3, 1975 IN BOOK 2726 AT PAGE 286, EL PASO COUNTY RECORDS AND THE SOUTHEAST QUARTER, EXCEPT A 3 ACRE TRACT ALONG THE EASTERLY SECTION LINE AND EXCEPTING THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND EXCEPTING THAT PORTION CONVEYED BY DEED RECORDED JANUARY 2, 1976 IN BOOK 2801 AT PAGE 128, EL PASO COUNTY RECORDS, AND EXCEPTING THAT PORTION CONVEYED BY DEED RECORDED IN BOOK 2726 AT PAGE 286 OF SAID RECORDS, AND EXCEPTING THOSE PORTIONS CONVEYED BY DEEDS RECORDED JULY 1, 1981 IN BOOK 3451 AT PAGE 174, DEED RECORDED AUGUST 15, 1983 IN BOOK 3768 AT PAGE 164 AND DEED RECORDED APRIL 14, 1997 UNDER RECEPTION NO. 97041472 AND DEED RECORDED OCTOBER 17, 2003 UNDER RECEPTION NO. 203245345 OF SAID RECORDS, ALL IN SECTION 7, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL C: A PORTION OF THE EAST HALF OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 7, WHICH IS 251.58 FEET SOUTHERLY OF THE NORTHWEST CORNER OF THE SOUTHWEST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF SAID SECTION 7; THENCE (1) SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ON SAID NORTH-SOUTH CENTERLINE, 1333.93 FEET; (2) SOUTH 89 DEGREES 54 MINUTES 47 SECONDS EAST, 318.24 FEET; (3) NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 1333.93 FEET; (4) NORTH 89 DEGREES 54 MINUTES 47 SECONDS WEST, 318.24 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL 5:

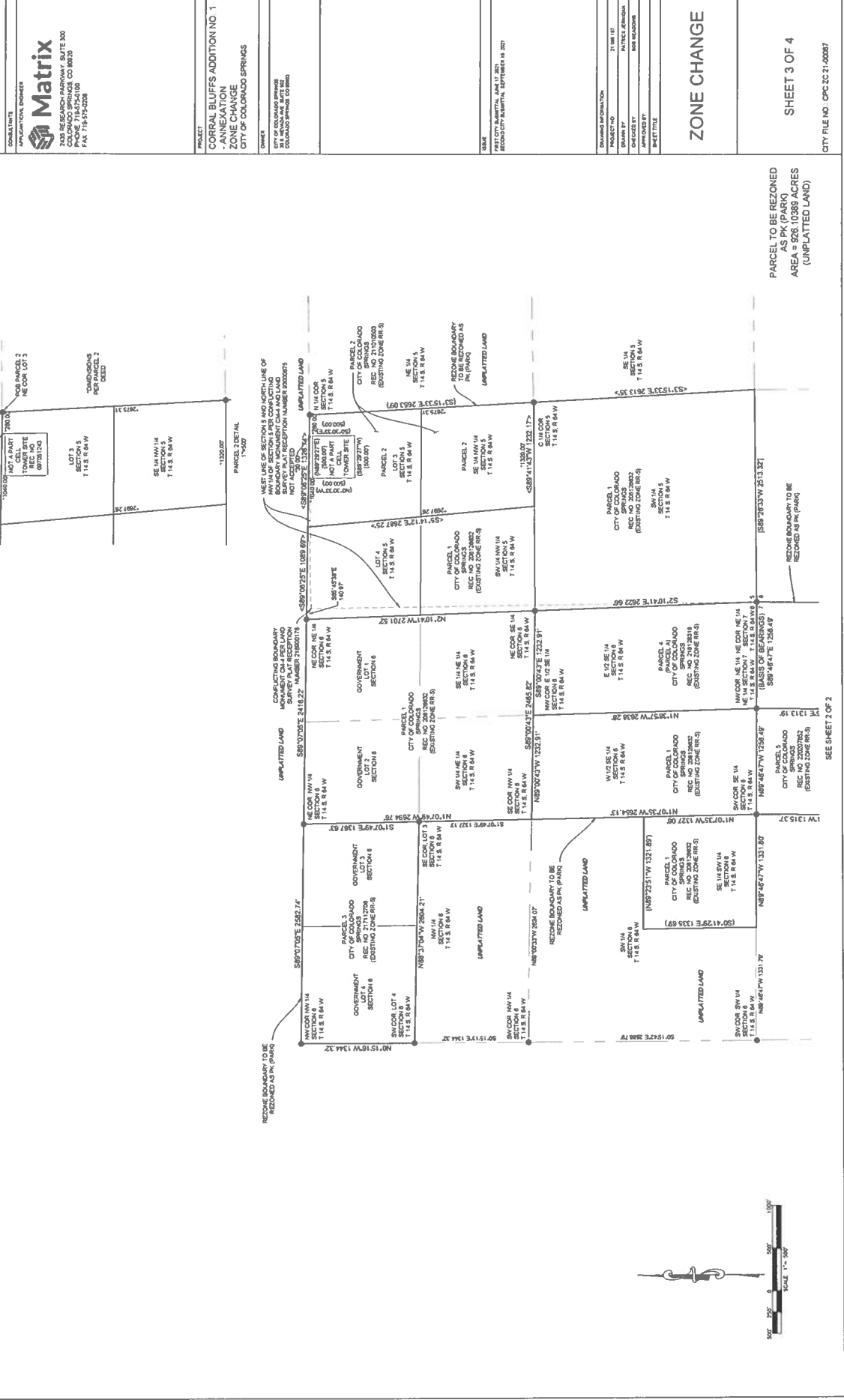
NORTHWEST QUARTER OF THE NORTHEAST QUARTER, EXCEPT ANY PORTION THEREOF CONVEYED IN WARRANTY DEED RECORDED JANUARY 3, 1975 IN BOOK 2726 AT PAGE 286, SECTION 7, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 40,341,085 SQUARE FEET (926.10389 ACRES), MORE OR LESS



ROBERT L. MEADOWS, PLS 38977
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
2435 RESEARCH PKWY, SUITE 300
COLORADO SPRINGS, CO 80920
PH. (719)575-0100

ZONE CHANGE - EXHIBIT "B" CORRAL BLUFFS ADDITION NO. 1 - ANNEXATION CITY OF COLORADO SPRINGS



| | |
|--|--|
| CONSULTANTS APPLICATION ENGINEER 2405 RESEARCH PARKWAY SUITE 100 COLORADO SPRINGS, CO 80920 PHONE: 719-575-2200 FAX: 719-575-2028 | |
| PROJECT CORRAL BLUFFS ADDITION NO. 1 - ANNEXATION - ZONE CHANGE CITY OF COLORADO SPRINGS | |
| OWNER CITY OF COLORADO SPRINGS 1400 SOUTH BRADLEY STREET COLORADO SPRINGS, CO 80905 | |
| DATE PREPARED BY: JAMES L. HAY REVIEWED BY: JAMES L. HAY APPROVED BY: JAMES L. HAY SHEET TITLE: ZONE CHANGE | |
| DATE 21.08.19 | |
| PROJECT NO. 21.08.19 | |
| DRAWN BY JAMES L. HAY | |
| CHECKED BY JAMES L. HAY | |
| APPROVED BY JAMES L. HAY | |
| SHEET TITLE ZONE CHANGE | |
| ZONE CHANGE | |
| SHEET 3 OF 4 | |
| CITY FILE NO. CPC 20-21-00897 | |

ZONE CHANGE - EXHIBIT "B"

CORRAL BLUFFS ADDITION NO. 1 - ANNEXATION

CITY OF COLORADO SPRINGS

Matrix
 APPLICATION DESIGNER
 2435 RESEARCH PARKWAY, SUITE 300
 COLORADO SPRINGS, CO 80920
 PHONE: 719.575.4200
 FAX: 719.575.5208

PROJECT:
 CORRAL BLUFFS ADDITION NO. 1
 - ANNEXATION
 - ZONE CHANGE
 CITY OF COLORADO SPRINGS

OWNER:
 CITY OF COLORADO SPRINGS
 2435 RESEARCH PARKWAY
 COLORADO SPRINGS, CO 80920

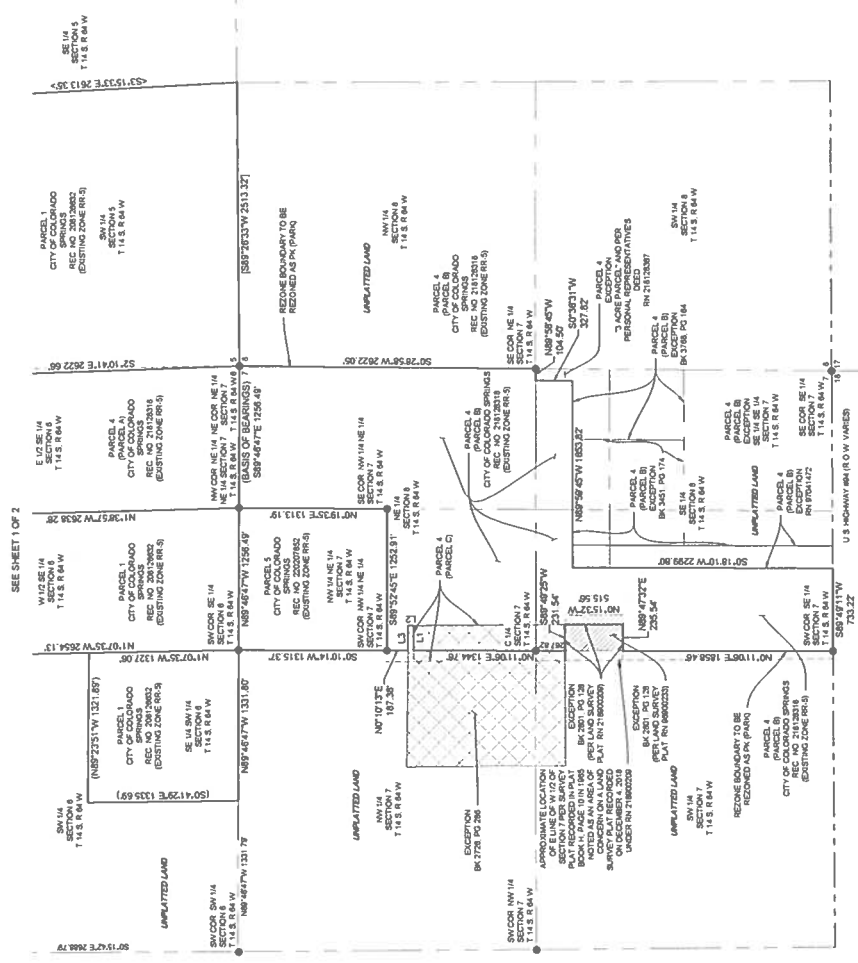
DATE:
 21 FEB 2017
 2017 CITY SURVEY, JUNE 17, 2011

DRAWING INFORMATION:
 PROJECT NO: 21 088 87
 DRAWN BY: PATRICK J. PERDUE
 CHECKED BY: BOB MESSINGER
 SHEET TITLE: ZONE CHANGE

ZONE CHANGE

SHEET 4 OF 4

CITY FILE NO. CPC ZC 21-00087



PARCEL TO BE REZONED
 AS PK (PARK)
 AREA = 928.10389 ACRES
 (UNPLATTED LAND)

