

ORDINANCE NO. 21-102

AN ORDINANCE ANNEXING TO THE CITY OF COLORADO SPRINGS THAT AREA KNOWN AS THE JIMMY CAMP CREEK ADDITION NO. 1 ANNEXATION CONSISTING OF 413.769 ACRES LOCATED EAST OF HIGHWAY 24 AND SOUTHWEST OF SOUTH BLANEY ROAD

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"), the City of Colorado Springs is the sole owner of that certain territory known as Jimmy Camp Creek Addition No. 1, more specifically described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property"), which is not solely a public street or right-of-way; and

WHEREAS, in accord with Section 31-12-106(3) of the Annexation Act, the Property is eligible for annexation in accordance with Section 30(1)(c) of Article II of the Colorado Constitution and Sections 31-12-104(1)(a) and 105 of the Annexation Act; and

WHEREAS, pursuant to Section 31-12-106(3) of the Annexation Act the City Council of the City of Colorado Springs may annex the Property without complying with the notice and hearing provisions of Sections 31-12-108 and 109; and

WHEREAS, City Code section 7.5.403(A) provides that, unless waived, all requests for annexation must be accompanied by a land use master plan; and

WHEREAS, because the Property is City-owned and part of the Parks, Recreation, Trails, Open Space and Cultural Services master plan and the City has no present intent to develop the Property, City Council finds that City Code section 7.5.403(A) does not apply; 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 Jimmy Camp Creek Addition No. 1 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 November 2021.

**Finally passed:** November 23, 2021

  
\_\_\_\_\_  
Council President

**Mayor's Action:**


- Approved on November 24, 2021.
- Disapproved on \_\_\_\_\_, based on the following objections:

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\_\_\_\_\_  
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.

\_\_\_\_\_  
Council President

ATTEST:

  
\_\_\_\_\_  
Sarah B. Johnston, 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 THE JIMMY CAMP CREEK ADDITION NO. 1 ANNEXATION CONSISTING OF 413.769 ACRES LOCATED EAST OF HIGHWAY 24 AND SOUTHWEST OF SOUTH BLANEY ROAD” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on November 9<sup>th</sup>, 2021; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 23<sup>rd</sup> day of November 2021, and that the same was published by title and in full, in accordance with Section 3-80 of Article III of the Charter, a newspaper published and in general circulation in said City, at least ten days before its passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this 29<sup>th</sup> day of November 2021.



1<sup>st</sup> Publication Date: November 12<sup>th</sup>, 2021  
2<sup>nd</sup> Publication Date: December 1<sup>st</sup>, 2021

Effective Date: December 6<sup>th</sup>, 2021

Initial: SBS  
City Clerk



**EXHIBIT A**  
**JIMMY CAMP CREEK LEGAL DESCRIPTION**

LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, THE SOUTHEAST QUARTER OF SECTION 35 AND SECTION 36, TOWNSHIP 13 SOUTH, RANGE 65 WEST AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEARINGS ARE BASED ON A LINE FROM NGS POINT JK1153 "CORRAL BLUFFS", MONUMENTED BY A 3" BRASS DISK SET IN A 2.2 FOOT SQUARE CONCRETE PAD TO NGS POINT JK1353 "CLEVINGER", MONUMENTED BY A STAINLESS STEEL ROD SET IN CONCRETE, SAID LINE IS ASSUMED TO BEAR SOUTH 03°57'12" WEST ACCORDING TO A SURVEY CONTROL DIAGRAM PREPARED BY KIRKHAM MICHAEL CONSULTING ENGINEERS DEPOSITED WITH THE EL PASO COUNTY SURVEYOR AT RECEPTION NUMBER 203288215.

**PARCEL 1**

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

**PARCEL 2**

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

**PARCEL 3**

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 36, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

**PARCEL 4**

PARCEL A: THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTH ONE HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 36, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B: THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 36, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

**PARCEL 5**

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 13 SOUTH. RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

**PARCEL 6**

THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 36, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

CITY FILE NO.: CPC ZC 21-00089

**PARCEL 7**

THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 35  
TOWNSHIP 13 SOUTH RANGE 65 WEST, COUNTY OF EL PASO, STATE OF COLORADO.

**PARCEL 8**

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, IN TOWNSHIP 13  
SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF  
COLORADO.

**PARCEL 9**

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER  
OF SECTION 36 IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL  
MERIDIAN, EL PASO COUNTY, COLORADO MORE FULLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A 3/4" REBAR WITH A 3" ALUMINUM CAP L.S. NUMBER 36062  
REPRESENTING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION  
36;

THENCE SOUTH 00 DEGREES 13 MINUTES 55 SECONDS EAST A DISTANCE OF 491.76 FEET ON  
THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36 TO THE POINT OF  
BEGINNING;

THENCE SOUTH 00 DEGREES 13 MINUTES 55 SECONDS EAST A DISTANCE OF 829.14 FEET  
ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID  
SECTION 36 TO THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH 89 DEGREES 31 MINUTES 44 SECONDS WEST A DISTANCE OF 1329.21 FEET TO  
THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF  
SAID SECTION 36;

THENCE NORTH 00 DEGREES 09 MINUTES 02 SECONDS WEST A DISTANCE OF 828.06 FEET ON  
THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID  
SECTION 36;

THENCE NORTH 89 DEGREES 28 MINUTES 55 SECONDS EAST A DISTANCE OF 1328.04 FEET TO  
THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

**PARCEL 10**

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER  
OF SECTION 36 IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL  
MERIDIAN, EL PASO COUNTY, COLORADO, MORE FULLY DESCRIBED AS  
FOLLOWS:

COMMENCING AT A 3/4" REBAR WITH A 3" ALUMINUM CAP L.S. NUMBER 36062 REPRESENTING  
THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 36;

THENCE SOUTH 00 DEGREES 13 MINUTES 55 SECONDS EAST A DISTANCE OF 660.45 FEET ON  
THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID  
SECTION 36 TO THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 13 MINUTES 55 SECONDS EAST A DISTANCE OF 660.45 FEET ON  
THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID  
SECTION 36 TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 89 DEGREES 34 MINUTES 08 SECONDS EAST A DISTANCE OF 664.58 FEET ON  
THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER TO A 5/8"



LEGAL DESCRIPTION CONT.....

REBAR WITH ALUMINUM CAP LS 36061 REPRESENTING THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36;

THENCE NORTH 00 DEGREES 18 MINUTES 30 SECONDS WEST A DISTANCE OF 660.82 FEET ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36;

THENCE SOUTH 89 DEGREES 32 MINUTES 13 SECONDS WEST A DISTANCE OF 663.70 FEET TO THE POINT OF BEGINNING.

**PARCEL 11**

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36. TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

**PARCEL 12-A**

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, ALSO KNOWN AS 'TRACT A' OF THE JEFFREY E. POUNDING SUBDIVISION EXEMPTION, FILED FOR RECORD IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER ON NOVEMBER 19, 2004, UNDER DEPOSIT NO. 204900189, AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST COMER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36, SAID POINT BEING MONUMENTED BY 3-1/4" ALUMINUM CAP MARKED 'LS 36082', BEING AT THE SOUTHWEST CORNER OF SAID 'TRACT A';

THENCE ALONG THE BOUNDARY LINE OF SAID 'TRACT A' THE FOLLOWING FIVE CONSECUTIVE COURSES:

1. NORTH 00°19'59" WEST A DISTANCE OF 661.04 FEET TO THE NORTHWEST CORNER OF SAID 'TRACT A',
2. NORTH 89°30'17" EAST A DISTANCE OF 663.61 FEET TO THE NORTHEAST CORNER OF SAID 'TRACT A',
3. SOUTH 00°24'27" EAST A DISTANCE OF 661.54 FEET TO THE SOUTHEAST CORNER OF SAID 'TRACT A',
4. SOUTH 89°31'21" WEST A DISTANCE OF 332.74 FEET, AND
5. SOUTH 89°34'25" WEST A DISTANCE OF 331.73 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 439,170 SQUARE FEET OR 10.082 ACRES MORE OR LESS AS MEASURED AT THE PROJECT DATUM AND CONTAINS AN AREA OF 439.498 SQUARE FEET OR 10.089 ACRES MORE OR LESS AS MEASURED ON THE GROUND.

**PARCEL 12-B**

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

**PARCEL 13**

PARCEL A: THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SUBJECT TO A ROAD AND UTILITY RIGHT OF WAY FOR PUBLIC USE AND FOR THE USE AND BENEFIT OF SURROUNDING PROPERTY OVER, ACROSS AND UNDER THE NORTH 15 FEET THEREOF.

PARCEL B: THE RIGHT OF INGRESS AND EGRESS AND A ROAD AND UTILITY RIGHT OF WAY FOR PUBLIC USE AND FOR THE USE AND BENEFIT OF GRANTEEES AND OF SURROUNDING PROPERTY OVER, ACROSS THE EAST 30 FEET OF THE NE1/4, SW1/4, SE1/4, SECTION 36, TOWNSHIP 13 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

**PARCEL 14**

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 18,023,766 SQUARE FEET (413.76872 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