

RESOLUTION NO. 102 - 25

A RESOLUTION FINDING A PETITION FOR ANNEXATION OF THE AREA KNOWN AS MILLER DOWNS AT WYOMING LANE ADDITION NO. 1 ANNEXATION CONSISTING OF 21.37 ACRES TO BE IN SUBSTANTIAL COMPLIANCE WITH SECTION 31-12-107(1), C.R.S. AND SETTING A HEARING DATE OF OCTOBER 14, 2025, FOR THE COLORADO SPRINGS CITY COUNCIL TO CONSIDER THE ANNEXATION OF THE AREA

WHEREAS, a petition for annexation of the area known as Miller Downs at Wyoming Lane Addition No. 1 consisting of 21.37 acres and as more specifically described in Exhibit A (the "Petition for Annexation") was filed with the City Clerk on April 7, 2025; and

WHEREAS, on May 13, 2025, the City Clerk referred the Petition for Annexation to City Council as a communication; and

WHEREAS, on May 13, 2025, 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:

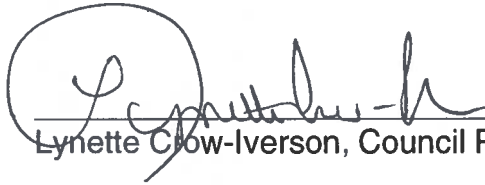
Section 1. That the City Council finds the Petition for Annexation to be in substantial compliance with Section 31-12-107(1), C.R.S.

Section 2. The City Council hereby sets a public hearing on the Petition for Annexation for October 14, 2025, at 9:00 A.M., at Council Chambers, City Hall Building, 107 N. 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 August 2025.


Lynette Crow-Iverson, Council President

ATTEST:


Sarah B. Johnson, City Clerk



PETITION FOR ANNEXATION

Miller Downs at Wyoming Lane 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.

[Onea Jewel Miller]

Onea Jewel Miller
Name (Print)


Signature

1-30-2025
Date

2777 County Rd 7, Meeker, CO 81641
Mailing Address

Legal Description: See Exhibit A (Miller Downs at Wyoming Lane Addition No. 1 Annexation
Legal Description)

[Michelle Marie Miller]

Michelle Marie Miller
Name (Print)


Signature

1/30/2025
Date

2777 County Rd 7, Meeker, CO 81641
Mailing Address

Legal Description: See Exhibit A (Miller Downs at Wyoming Lane Addition No. 1 Annexation
Legal Description)

AFFIDAVIT

STATE OF COLORADO)

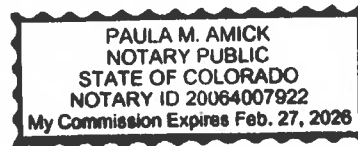
 Rio Blanco) ss.
COUNTY OF ~~EL PASO~~)

The foregoing instrument was executed before me this 30th day of January,
2025, by Onea Jewell Miller
Michelle Marie Miller

Witness my hand and official seal.

My Commission expires: 2-27-2026

Paula M Amick
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))

Exhibit A – Miller Downs at Wyoming Lane Addition No. 1 Annexation Legal Description

That portion of the East half of Section 8, Township 13 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, described as follows:

BASIS OF BEARINGS: Bearings are based upon the West line of the Southeast Quarter of Section 8, Township 13 South, Range 65 West of the 6th P.M., monumented at the North end with a #5 rebar & 1.5" aluminum cap stamped "MSM/SP GROUP 6169" and monumented at the South end with a #6 rebar & 3.25" aluminum cap stamped "WATTS PLS 9853", and is assumed to bear S 00°06'23" W, a field measured distance of 1,329.76 feet.

BEGINNING at the Northwest corner of the Southeast Quarter of said Section 8; thence S 00°06'23" W along the West line of the Southeast Quarter of said Section 8, a distance of 1329.76 feet to the Southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 8;

thence N 89°06'33" E along the South line of the Northwest Quarter of the Southeast Quarter of said Section 8, a distance of 500.15 feet to intersect the Southerly extension of the West line of the Ruth K. Adams Tract as recorded under Book 2088 at Page 738 of the records of the El Paso County Clerk and Records Office;

thence N 00°01'48" W along said Southerly extension of said West line, a distance of 897.10 feet to the Northwest corner of said Ruth K. Adams Tract, said corner also being the most Southerly corner of that parcel of land as described under the Quitclaim Deed as recorded under Reception No. 225004905; thence the following three (3) courses along the West and North lines of said parcel:

- 1) N 00°41'29" W, a distance of 432.17 feet to a point on the North line of said Southeast Quarter of Section 8;
- 2) N 00°41'29" W, a distance of 38.00 feet;
- 3) N 89°09'21" E, parallel to said North line of the Southeast Quarter of Section 8, a distance of 205.51 feet;

thence N 00°10'20" E, a distance of 336.96 feet to the South line of the Lois Slocum Tract as recorded under Book 1537 at Page 546 of said records, said corner also being the Southeast corner of that parcel of land as described under the Quitclaim Deed as recorded under Reception No. 225004903;

thence the following three (3) courses along the East, North and West lines of said parcel:

- 1) N 00°10'20" E, a distance of 18.50 feet;
- 2) S 89°49'06" W, a distance of 697.41 feet to a point on the West line of the Northeast Quarter of said Section 8;
- 3) S 00°05'23" W, along said West line of the Northeast Quarter of Section 8, a distance of 18.50 feet to the Southwest corner of said Lois Slocum Tract;

thence continuing S 00°05'23" W along said West line of the Northeast Quarter of Section 8, a distance of 383.02 feet to the POINT OF BEGINNING.

Containing a calculated area of 930,986 square feet (21.372 acres) of land, more or less.