

ORDINANCE NO. 16-87

AN ORDINANCE ANNEXING TO THE CITY OF  
COLORADO SPRINGS THAT AREA KNOWN AS AIRPORT  
ANNEXATION FILING 3 CONSISTING OF 47.484 ACRES

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 AIRPORT ANNEXATION FILING 3, 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, in accord with the Annexation Act, the City Council has determined that said area should be annexed forthwith as part of the City of Colorado Springs; 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 Airport 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.

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

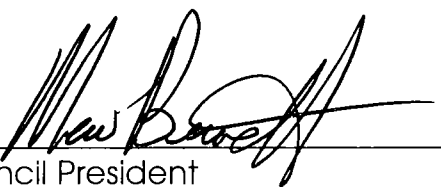
Section 1. The Property, known as Airport Annexation Filing 3 and more specifically described on the attached Exhibit "A", is hereby annexed to the City of Colorado Springs.

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 9<sup>th</sup> day of August, 2016.

**Finally passed:** August 23, 2016

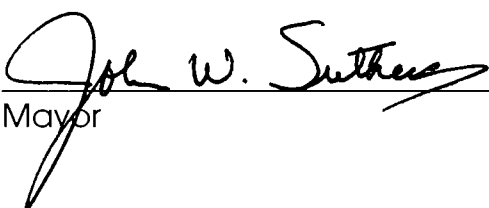
  
\_\_\_\_\_  
Council President

**Mayor's Action:**

☒ Approved on August 25, 2016

☐ Disapproved on \_\_\_\_\_, based on the following objections:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_  
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.

ATTEST:

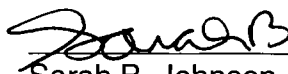
  
Sarah B. Johnson, City Clerk




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

I HEREBY CERTIFY, that the foregoing ordinance entitled **“AN ORDINANCE ANNEXING TO THE CITY OF COLORADO SPRINGS THAT AREA KNOWN AS AIRPORT ANNEXATION FILING 3 CONSISTING OF 47.484 ACRES”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on August 9, 2016; 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 August, 2016, and that the same was published in full, in accordance with Section 3-80 of Article III of the Charter, in the Transcript, 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 25<sup>th</sup> day of August, 2016.

  
Sarah B. Johnson, City Clerk



1<sup>st</sup> Publication Date: August 12, 2016

2<sup>nd</sup> Publication Date: August 31, 2016

Effective Date: September 5, 2016 Initial: SBS  
City Clerk

**PARCEL DESCRIPTION**  
**(AIRPORT ANNEXATION FILING NO. 3)**

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE SOUTH LINE OF THE SAID NORTHWEST ONE-QUARTER; MONUMENTED ON THE WEST END BY A REBAR AND 3-1/4" ALUMINUM CAP STAMPED "DB & CO PLS 22573" AND ON THE EAST END BY A FOUND REBAR AND 3-1/4" ALUMINUM CAP STAMPED "MERRICK & COMPANY LS 13155" APPROPRIATELY STAMPED FOR THE CENTER OF SECTION, BEARING SOUTH 89°54'10" WEST 2699.41 FEET:

**COMMENCE** AT THE EAST END OF THE SAID SOUTH LINE OF THE SAID NORTHWEST ONE-QUARTER; THENCE NORTH 00°04'28" EAST, ALONG THE EAST LINE OF THE SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 657.78 FEET TO THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 18 ALSO BEING THE **POINT OF BEGINNING**;

THENCE SOUTH 89°56'50" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 1,326.18 FEET TO THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 18;

THENCE CONTINUE SOUTH 89°56'50" WEST, ALONG THE SOUTH LINE OF SAID NORTH ONE-HALF, A DISTANCE OF 660.00 FEET TO THE EAST LINE OF THE WEST 330 OF THE EAST 990 FEET OF SAID NORTH ONE-HALF;

THENCE CONTINUE SOUTH 89°56'50" WEST, ALONG THE SOUTH LINE OF SAID NORTH ONE-HALF, A DISTANCE OF 330.00 FEET TO THE WEST LINE OF THE WEST 330 OF THE EAST 990 FEET OF SAID NORTH ONE-HALF;

THENCE NORTH 00°00'55" EAST, ALONG THE WEST LINE OF THE WEST 330 OF THE EAST 990 FEET OF SAID NORTH ONE-HALF, A DISTANCE OF 354.78 FEET TO THE NORTH LINE OF THE BIJOU STREET RIGHT-OF-WAY, SAID LINE BEING PARALLEL WITH AND 25.00 FEET NORTHERLY OF THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 18;

THENCE NORTH 89°58'05" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 325.09 FEET TO THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 18;

THENCE NORTH 00°00'42" WEST, ALONG SAID EAST LINE, A DISTANCE OF 304.67 FEET TO THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 18;

THENCE SOUTH 89°59'31" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 418.28 FEET TO A REBAR AND ALUMINUM CAP STAMPED "PCI PLS 27605" MARKING THE EAST LINE OF THAT CERTAIN PARCEL DESCRIBED IN A DOCUMENT RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER IN BOOK 1424 PAGE 173 ;

THENCE NORTH 00°04'13" EAST, ALONG SAID EAST LINE, A DISTANCE OF 154.48 FEET TO A REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "ROW MARKER" MARKING THE NORTH LINE OF SAID PARCEL DESCRIBED IN BOOK 1424 PAGE 173;

THENCE NORTH 88°26'33" WEST, ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN BOOK 1424 PAGE 173 A DISTANCE OF 30.20 FEET TO A REBAR AND ALUMINUM CAP STAMPED "PCI PLS 27605" MARKING THE EAST LINE OF THE WEST 290 FEET OF GOVERNMENT LOT 1 OF SAID SECTION 18;

THENCE NORTH 00°00'06" EAST, ALONG SAID EAST LINE, A DISTANCE OF 154.36 FEET TO THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER IN BOOK 1288 PAGE 295;

THENCE SOUTH 89°58'37" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 650.13 FEET TO A NO. 5 REBAR WITH A PLASTIC CAP STAMPED "PLS 13830" MARKING THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER IN A DOCUMENT BOOK 1288 PAGE 136;

THENCE SOUTH 89°59'57" EAST, ALONG THE SOUTH LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 1288 PAGE 136, A DISTANCE OF 461.95 FEET TO A NO. 5 REBAR WITH A PLASTIC CAP STAMPED "PLS 13830" MARKING THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 18;

THENCE SOUTH 00°04'36" EAST, ALONG SAID EAST LINE, A DISTANCE OF 309.89 FEET TO A NO. 5 REBAR WITH A PLASTIC CAP STAMPED "PLS 13830" MARKING THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 18;

THENCE NORTH 89°59'17" EAST, ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 18, A DISTANCE OF 348.00 FEET TO A NO. 5 REBAR WITH AN ALUMINUM CAP STAMPED "PLS 27605";

THENCE NORTH 00°04'49" WEST, A DISTANCE OF 309.88 FEET TO A NO. 5 REBAR WITH AN ALUMINUM CAP STAMPED "PLS 27605";

THENCE SOUTH 89°57'44" EAST, A DISTANCE OF 977.18 FEET TO A NO. 5 REBAR WITH AN ALUMINUM CAP STAMPED "PLS 27605" MARKING THE EAST LINE OF THE SAID NORTHWEST ONE-QUARTER OF SECTION 18;

Parcel Description Continued  
Airport Annexation Filing No. 3

THENCE SOUTH 00°04'28" EAST, ALONG SAID EAST LINE, A DISTANCE OF 966.88 FEET TO THE **POINT OF BEGINNING**;

THE ABOVE DESCRIBED PROPERTY CONTAINS AN AREA OF 2,068,416 SQUARE FEET OR 47.48431 ACRES OF LAND, MORE OR LESS.



ROBERT L. MEADOWS JR. PLS 34977  
PREPARED FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP  
2435 RESEARCH PARKWAY  
COLORADO SPRINGS, CO 80920

Exhibit A