

ORDINANCE NO. 25 - 20

AN ORDINANCE ANNEXING TO THE CITY OF COLORADO SPRINGS THAT AREA KNOWN AS CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1 ANNEXATION CONSISTING OF 53.84 ACRES LOCATED WEST OF HIGHWAY 115 AND SOUTH OF CHEYENNE MOUNTAIN STATE PARK.

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"), persons comprising one hundred percent (100%) of the landowners and owning one hundred percent (100%) of that certain territory known as the Cheyenne Mountain State Park Addition No. 1 Annexation, more specifically described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property") filed a Petition for Annexation with the City Clerk of the City of Colorado Springs; and

WHEREAS, the City Council of the City of Colorado Springs, after proper notice as required by Section 31-12-108 C.R.S., held a hearing on January 28, 2025, pertaining to the annexation of the Property in accord with Section 31-12-109; and

WHEREAS, in accord with Section 31-12-110 of the Annexation Act, the City Council determined, by resolution, that the applicable provisions of Section 30 of Article II of the Colorado Constitution and Section 31-12-104 and 105 of the Annexation Act have been met, an election is not required under Section 31-12-107(2) of the Annexation Act, and no additional terms and conditions are to be imposed on the annexation of the Property; 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 Cheyenne Mountain State Park 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 28th day of January 2025.

Finally passed: February 11, 2025


Randy Helms, Council President

CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1

A PARCEL OF LAND BEING A PORTION THAT PARCEL RECORDED AT RECEPTION NO. 200063515 TOGETHER WITH A PORTION THE 60' RIGHT-OF-WAY OF PINE OAKS ROAD, LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, FURTHER DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 30, BEING MONUMENTED BY A 2-INCH PIPE WITH A 3.25-INCH BRASS CAP AT THE WEST QUARTER CORNER OF SAID SECTION 30 AND A NO. 6 REBAR WITH A 3.25-INCH ALUMINUM CAP STAMPED PLS 19625 AT THE CENTER CORNER OF SAID SECTION 30, WHICH IS ASSUMED TO BEAR NORTH 89°02'51" WEST, A DISTANCE OF 2,557.81 FEET.

COMMENCE AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 30; THENCE NORTH 89°02'51" WEST, COINCIDENT WITH THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 191.29 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°02'51" WEST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 2,366.52 FEET;

THENCE NORTH 01°12'18" WEST, A DISTANCE OF 1,983.36 FEET;

THENCE SOUTH 49°58'30" EAST, A DISTANCE OF 3,144.44 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 2,345,160 SQUARE FEET OR (53.83747 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

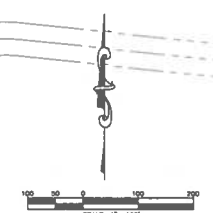


JERRY R. BESSIE, PLS 38576
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO. 80920

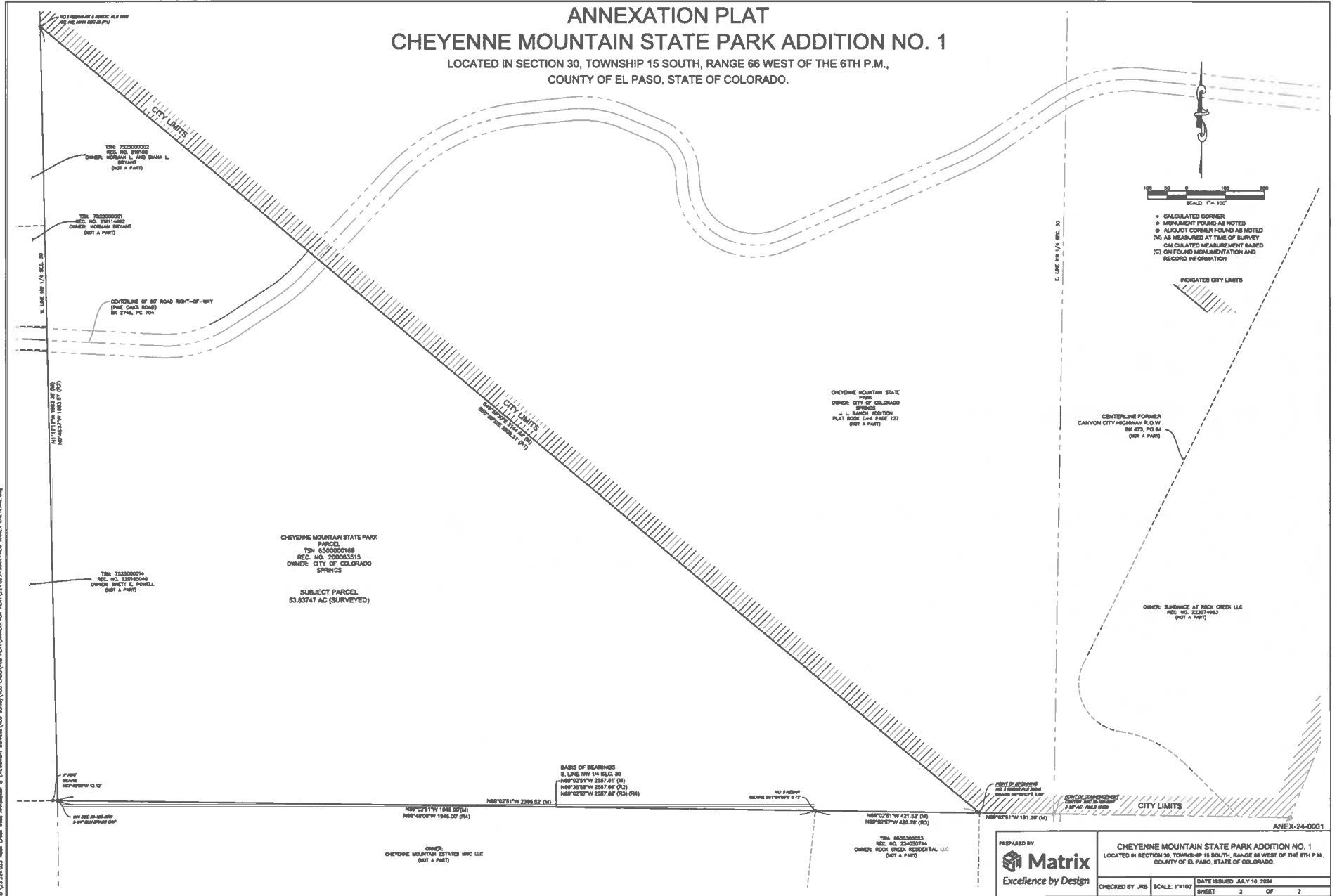
ANNEXATION PLAT

CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1

LOCATED IN SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO.



- CALCULATED CORNER
- ◉ MONUMENT FOUND AS NOTED
- ◊ MONUMENT CORNER FOUND AS NOTED
- (N) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED MEASUREMENT BASED
- (D) ON FOUND MONUMENTATION AND
- RECORD INFORMATION



CHEYENNE MOUNTAIN STATE PARK
PARCEL
TSH 6500000188
REC. NO. 200063513
OWNER: CITY OF COLORADO
SPRINGS

SUBJECT PARCEL
63.83747 AC (SURVEYED)

CHEYENNE MOUNTAIN STATE
PARK
OWNER: CITY OF COLORADO
SPRINGS
J. L. RANON ADDITION
PLAT BOOK 6-4, PAGE 127
(NOT A PART)

OWNER: SUNDAWIC AT ROCK CREEK LLC
REC. NO. 23371883
(NOT A PART)

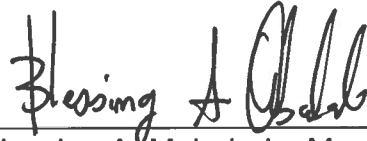
	CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1 LOCATED IN SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.	
	PREPARED BY: CHECKED BY: JPB	DATE ISSUED: JULY 18, 2024 SCALE: 1"=100' SHEET 2 OF 2

B:\31291.033 Road Cross Street Annexation 3 6/18/2024 10:00 Survey\000 Survey\000 CAD\JOB PLAN\ANNEXATION PLAT\031-001-1887-1824 ANEX-01-24-001.dwg

Mayor's Action:

Approved on FEB 12, 2025.

Disapproved on _____, based on the following objections:



Blessing A. Mobolade, 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.

Randy Helms, Council President

ATTEST:



Sarah B. Johnson, 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 CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1 ANNEXATION CONSISTING OF 53.84 ACRES LOCATED WEST OF HIGHWAY 115 AND SOUTH OF CHEYENNE MOUNTAIN STATE PARK.”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on **January 28, 2024**; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the **11th day of February 2025**, and that the same was published by title and in summary or in full, in accordance with Section 3-80 of Article III of the Charter, a newspaper published and in general circulation in the Gazette, at least ten days before its passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, **11th day of February 2025**.


Sarah B. Johnson, City Clerk

1st Publication Date: **January 31, 2025**
2nd Publication Date: **February 19, 2025**

Effective Date: **February 24, 2025**

Initial: 
City Clerk

