

ORDINANCE NO. 24 - 55

AN ORDINANCE ANNEXING TO THE CITY OF COLORADO SPRINGS THAT AREA KNOWN AS SPACE VILLAGE ADDITION NO. 3 ANNEXATION CONSISTING OF 2.33 ACRES LOCATED ALONG EXISTING SPACE VILLAGE AVENUE WEST OF MARKSHEFFEL 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"), persons comprising one hundred percent (100%) of the landowners and owning one hundred percent (100%) of that certain territory known as the Space Village Addition No. 3, 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 July 9, 2024, 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 Space Village Addition No. 3 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 July 2024.

Finally passed: July 23, 2024


Randy Helms, Council President

Mayor's Action:

Approved on JUL 24 2024.

Disapproved on _____, based on the following objections:

Blessing A. Mobolade

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

Sarah B. Johnson, City Clerk



CAO: _____
COS: _____

LEGAL DESCRIPTION :

A PORTION OF SPACE VILLAGE AVE. BEING THE NORTH 50.00 FEET OF SECTION 17 AND THE SOUTH 50 FEET OF SECTION 8 AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE SECTION LINE ALL IN SECTION 8 and 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., IN EL PASO COUNTY, COLORADO, AND QUITCLAIMED TO THE CITY OF COLORADO SPRINGS AT **RECEPTION NUMBER 222134799** OF THE RECORDS OF EL PASO COUNTY, COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF **SPACE VILLAGE ADDITION NO. 1 ANNEXATION PLAT** AS RECORDED RECEPTION NUMBER 222715049 AND A POINT ON THE NORTH LINE OF **AIRPORT ANNEXATION FILING 1 ANNEXATION PLAT** AS RECORDED AT RECEPTION NO. 217713899 ALL OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE S89°40'46" W AND COINCIDENT WITH THE NORTHERLY LINE OF SAID **AIRPORT ANNEXATION FILING 1** AND 50.00 FEET SOUTHERLY AND PARALLEL TO THE SECTION LINE BETWEEN SAID SECTION 8 AND 17 A DISTANCE OF 490.01 FEET MORE OR LESS;
THENCE S89°40'46" W AND COINCIDENT WITH THE NORTH LINE OF TWO TRACTS OF LAND AS RECORDED AT **BOOK 3529 PAGE 939** OF THE RECORDS OF EL PASO COUNTY, COLORADO A DISTANCE OF 86.37 FEET TO A POINT 50.00 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION 17 ;
THENCE S89°43'08" W A DISTANCE OF 1092.04 FEET TO THE **POINT OF BEGINNING**
THENCE S89°43'08" W AND COINCIDENT WITH THE NORTH LINE OF SAID TRACT AS RECORDED AT **BOOK 3529 PAGE 939** AND **COWPERWOOD SAIC SUBDIVISION** AS RECORDED AT RECEPTION NUMBER 205122346 AND **SPACE VILLAGE APARTMENTS FILING NUMBER 1** AS RECORDED AT RECEPTION NUMBER 222714980 ALL OF THE RECORDS OF EL PASO COUNTY, COLORADO, A DISTANCE OF 642.37 FEET MORE OR LESS;
THENCE N00°16'52" W A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND AS RECORDED AT **RECEPTION NUMBER 219135648** OF THE RECORDS OF EL PASO COUNTY, COLORADO;
THENCE N89°43'08" E AND 50.00 FEET NORTH OF AND PARALLEL TO SAID SECTION LINE AND COINCIDENT WITH THE SOUTH LINE OF SAID TRACT AT **RECEPTION NUMBER 219135648** AND TRACTS AS RECORDED AT **RECEPTION NUMBERS 206146713, 220093895, 205054402, HILLCREST ACRES** AT PLAT BOOK B-2 PAGE 64, ALL OF THE RECORDS OF EL PASO COUNTY, COLORADO A DISTANCE OF 1386.48 FEET , MORE OR LESS TO A POINT ;
THENCE S00°16'52" E A DISTANCE OF 50.00 FEET TO A POINT ON THE SAID SECTION LINE;
THENCE S89°43'08" W AND COINCIDENT WITH SAID SECTION LINE A DISTANCE OF 744.20 FEET TO A POINT;
THENCE S00°23'26" E A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 101,440 SQUARE FEET, (2.329 ACRES), MORE OR LESS.

THE LINEAR UNIT OF MEASURE USED FOR THIS SURVEY IS THE U.S. Survey foot.



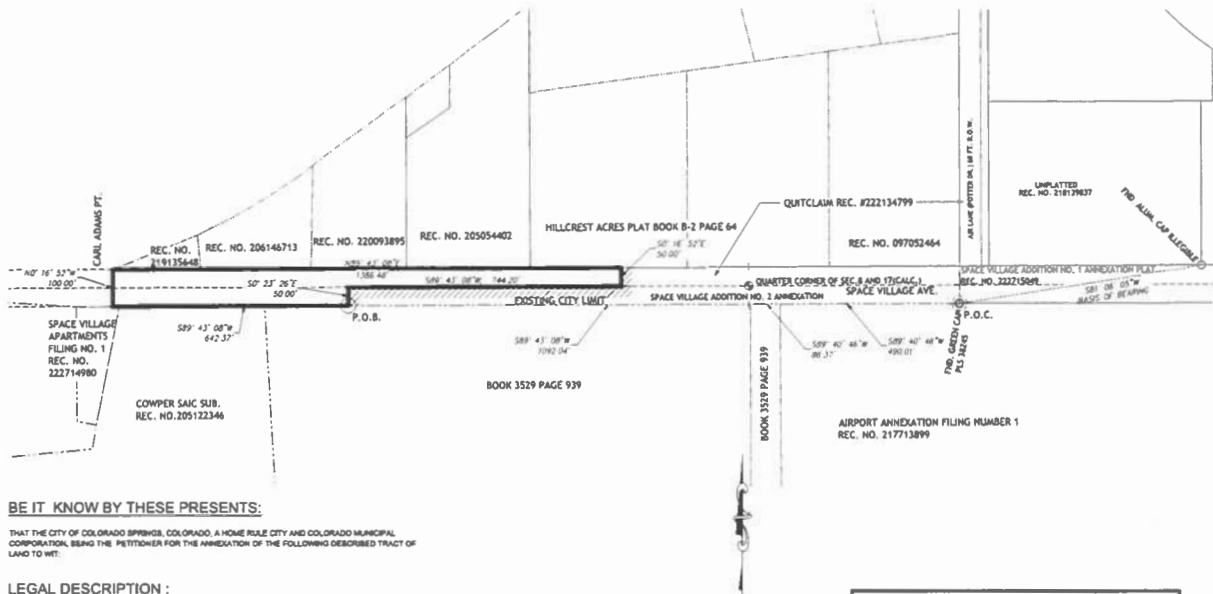
ANNEXATION
SPACE VILLAGE Addition No.3
Description

Drawn By: R. Kotwica Date: 10/11/2023

Job Number: 2023028 PAGE 1 OF 1

ANNEXATION PLAT SPACE VILLAGE ADDITION NO. 3

A PORTION OF SECTIONS 8 AND 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., to the City of Colorado Springs, El Paso County, Colorado



BE IT KNOWN BY THESE PRESENTS:

THAT THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, BEING THE PETITIONER FOR THE ANNEXATION OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A PORTION OF SPACE VILLAGE AVE. BEING THE NORTH 50.00 FEET OF SECTION 17 AND THE SOUTH 50 FEET OF SECTION 8 AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE SECTION LINE ALL IN SECTION 8 AND 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., IN EL PASO COUNTY, COLORADO, AND OUTLINED TO THE CITY OF COLORADO SPRINGS AT RECEPTION NUMBER 222134799 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SPACE VILLAGE ADDITION NO. 1 ANNEXATION PLAT AS RECORDED RECEPTION NUMBER 222710049 AND A POINT ON THE NORTH LINE OF AIRPORT ANNEXATION FILING 1 ANNEXATION PLAT AS RECORDED AT RECEPTION NO. 217713899 ALL OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S88°48'48" W AND COINCIDENT WITH THE NORTHERLY LINE OF SAID AIRPORT ANNEXATION FILING 1 AND 30.00 FEET SOUTHERLY AND PARALLEL TO THE SECTION LINE BETWEEN SAID SECTION 8 AND 17 A DISTANCE OF 490.81 FEET MORE OR LESS;

THENCE S88°48'48" W AND COINCIDENT WITH THE NORTH LINE OF TWO TRACTS OF LAND AS RECORDED AT BOOK 3529 PAGE 939 OF THE RECORDS OF EL PASO COUNTY, COLORADO A DISTANCE OF 64.37 FEET TO A POINT 50.00 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION 17;

THENCE S88°43'00" W A DISTANCE OF 1082.04 FEET TO THE POINT OF BEGINNING

THENCE S88°43'00" W AND COINCIDENT WITH THE NORTH LINE OF SAID TRACT AS RECORDED AT BOOK 3529 PAGE 939 AND COWPERWOOD SAIC SUBDIVISION AS RECORDED AT RECEPTION NUMBER 205122346 AND SPACE VILLAGE APARTMENTS FILING NUMBER 1 AS RECORDED AT RECEPTION NUMBER 222714980 ALL OF THE RECORDS OF EL PASO COUNTY, COLORADO, A DISTANCE OF 642.37 FEET MORE OR LESS;

THENCE N00°19'52" W A DISTANCE OF 150.00 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND AS RECORDED AT RECEPTION NUMBER 219138848 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE N84°43'00" E AND 50.00 FEET NORTH OF AND PARALLEL TO SAID SECTION LINE AND COINCIDENT WITH THE SOUTH LINE OF SAID TRACT AT RECEPTION NUMBER 219138848 AND TRACTS AS RECORDED AT RECEPTION NUMBERS 199148713, 239933884, 289864462, HILLCREST ACRES AT PLAT BOOK B-2 PAGE 64, ALL OF THE RECORDS OF EL PASO COUNTY, COLORADO A DISTANCE OF 1368.48 FEET, MORE OR LESS TO A POINT;

THENCE S00°19'52" E A DISTANCE OF 60.00 FEET TO A POINT ON THE SAID SECTION LINE;

THENCE S88°43'00" W AND COINCIDENT WITH SAID SECTION LINE A DISTANCE OF 744.20 FEET TO A POINT;

THENCE S00°22'29" E A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

ALL BEARINGS ARE BASED ON A LINE FROM THE SOUTHWEST CORNER OF A TRACT AS RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK'S OFFICE AT RECEPTION NUMBER 218136637, AND THE SOUTHWEST CORNER OF SPACE VILLAGE ADDITION NO. 1 ANNEXATION PLAT AS RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK'S OFFICE AT RECEPTION NUMBER 222716049 AND WAS ASSIGNED TO BEAR 881°00'00" W;

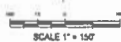
AS MONUMENTED ON THE NORTHEAST END WITH AN ILLUSTRABLE ALUMINUM CAP AND TO THE SOUTHWEST END AS MONUMENTED WITH A GREEN CAP MARKED PLS 38245

SAID PARCEL CONTAINS 181.440 SQUARE FEET (2.329 ACRES), MORE OR LESS.

THE LINEAR UNIT OF MEASURE USED FOR THIS SURVEY IS THE U.S. Survey foot.

TOTAL PERIMETER OF THE AREA FOR ANNEXATION, 2,973.20'
ONE-SIXTH (1/6TH) OF THE TOTAL PERIMETER, 495.53' (118.71%)
PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS, 844.20' (28.40%)

NOTICE:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



SURVEYOR'S STATEMENT:

THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO HEREBY CERTIFIES THAT THE ACCOMPANYING ANNEXATION PLAT WAS DRAWN UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND THAT AT LEAST ONE SIXTH (1/6TH) OF THE PERIMETER BOUNDARY OF SAID TRACT IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, COLORADO, EL PASO COUNTY, COLORADO TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

THIS DAY OF 2024
Robert A. Fricke, Jr., Colorado P.L.S. 36224
Firm and on behalf of the City of Colorado Springs
30 S. Nevada Ave., Suite 402
Colorado Springs, CO, 80901
719-595-6549

OWNER:

The aforementioned, City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation, has executed this instrument this ___ day of ___, 2024 A.D.

Blessing A. Mobolade,
Mayor

Attest:

City Clerk

State of Colorado)
) ss

County of El Paso)

The foregoing instrument was acknowledged before me this ___ day of ___, 2024 A.D. by Blessing A. Mobolade, Mayor of the City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation.

Witness my hand and seal

My commission expires: _____
Notary Public

CITY OF COLORADO SPRINGS APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying annexation plat of "Space Village Addition No. 3".

City Planning Director Date _____

City Engineer Date _____

The annexation of the real property shown on this plat is approved pursuant to an ordinance made and adopted by THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, by actions of The City Council of The City of Colorado Springs at its meeting on ___ day of ___, 2024, A.D.

City Clerk Date _____

CLERK AND RECORDER

STATE OF COLORADO)

) ss

COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK, M. THIS _____ DAY OF _____, 2024, A.D. AND IS DULY RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER
CLERK AND RECORDER.

BY _____
DEPUTY

SURCHARGE: _____
FEE: _____

SPACE VILLAGE ADDITION NO. 3 ANNEXATION PLAT		
DATE	JOB NUMBER	REV.
10/11/23	2623626	
SCALE: 1" = 150'	DRAWN BY: Robert A. Fricke, Jr.	CHECKED BY: _____

ANEX-23-0024

I HEREBY CERTIFY that the foregoing ordinance entitled **“AN ORDINANCE ANNEXING TO THE CITY OF COLORADO SPRINGS THAT AREA KNOWN AS SPACE VILLAGE ADDITION NO. 3 ANNEXATION CONSISTING OF 2.33 ACRES LOCATED ALONG EXISTING SPACE VILLAGE AVENUE WEST OF MARKSHEFFEL ROAD”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on July 9, 2024; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 23rd day of July 2024, and that the same was published by title and in summary, 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, this 23rd day of July 2024.



Sarah B. Johnson, City Clerk

1st Publication Date: July 12, 2024

2nd Publication Date: July 31, 2024

Effective Date: August 5, 2024

Initial: SBS

City Clerk

