

RESOLUTION NO. 84 - 23

A RESOLUTION FINDING A PETITION FOR ANNEXATION OF THE AREA KNOWN AS HOPE CHAPEL ADDITION NO. 2 CONSISTING OF 9.8807 ACRES TO BE IN SUBSTANTIAL COMPLIANCE WITH SECTION 31-12-107(1), C.R.S. AND SETTING A HEARING DATE OF JULY 25, 2023, FOR THE COLORADO SPRINGS CITY COUNCIL TO CONSIDER THE ANNEXATION OF THE AREA

WHEREAS, a petition for annexation of the area known as Hope Chapel Addition No. 2 consisting of 9.8807 acres and as more specifically described in Exhibit A (the "Petition for Annexation – Hope Chapel Addition No 2") was filed with the City Clerk on September 2, 2021; and

WHEREAS, on October 12, 2021, the City Clerk referred the Petition for Annexation to City Council as a communication; and

WHEREAS, on October 12, 2021, 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 July 25, 2023, at 10:00 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 13<sup>th</sup> day of June 2023.

  
Randy Helms, Council President

ATTEST

  
Sarah B. Johnson, City Clerk





# INVOICE

**Invoice:**

**FP25597**

**Invoice Date:**

4/6/22

**Page:**

1 of 1

**Please Remit To:**

CITY FINANCE ACCTS REC  
P.O. Box 1575 MC 250  
Colorado Springs CO 80901  
United States

**Payment Terms:**

NET30

**Due Date:**

5/6/22

**Customer: 3014437**

TRICHOME HEALTH CONSULTANTS  
2117 W COLORADO AV  
COLORADO SPRINGS CO 80904  
United States

**AMOUNT DUE:**

**\$440.00**

**Please reference the invoice number when making payments**

**Taxpayer Identification # 84-6000573**

For billing questions, please call: FIRE PREVENTION

719-385-5978

Line	Description	Net Amount
1	MMJ INSPECTION MEDIBLES 2119 W COLORADO AVE INSPECTION #ESO 9521 INSPECTION ONLY, NO PERMIT 45801 001 2230	\$440.00
		<b>Line Total: \$440.00</b>


**AMOUNT DUE: \$440.00**

\* Please make check payable to City of Colorado Springs



Receipt No: 10007203  
Receipt Date: 04/06/2022  
Received From: Camilla Hall  
Company: TRICHOME HEALTH CONSULTANTS

Account Number	Project Number	Cash Amount	Check Number	Check Amount	Credit Cd. Auth. No.	Credit Cd. Amount	Comments
00000-000-0000 FP or FDF Invoices		\$0.00		\$0.00	51705	\$440.00	FP25597
Subtotal:		\$0.00		\$0.00		\$440.00	
Total Received:							\$440.00

Received By   
Malik DeVan

## PETITION FOR ANNEXATION

### HOPE CHAPEL ADDITION NO. 2 ANNEXATION

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 1 attached hereto and made a part of the Petition (the "Described Area"), do hereby petition that the Described Area be annexed to and become a 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 11 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 foregoing 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 Petitioner 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.**

Hope Chapel of Colorado Springs

Kurt R. Arfsee            25 Sept 21  
Name (Print)      Signature      Date  
*President*

5740 N. Academy Blvd  
Colorado Springs, CO 80918

Mailing Address

Legal Description: See Exhibit A

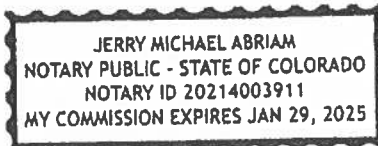
AFFIDAVIT

STATE OF COLORADO )  
 ) ss.

COUNTY OF EL PASO )

The foregoing instrument was executed before me this 2<sup>nd</sup> day of sep, 2023 by

Hope Chapel @ Colorado Springs  
5740 N. Academy Blvd  
Colorado Springs Co  
80918



Witness my hand and official seal.

My Commission expires: Jan 29, 2025

  
\_\_\_\_\_  
Notary Public

The notarized 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

LEGAL DESCRIPTION ANNEXATION 2

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., MONUMENTED AT NORTHEAST CORNER OF SECTION 28 BY A 3-1/4" ALUMINUM CAP STAMPED "LS 10956", AND AT THE NORTH QUARTER OF SECTION 28 BY A 1-1/2" BRASS CAP STAMPED "LS 2078", SAID LINE BEARS N89°12'01"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M.

THENCE ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 28 S00°15'22"E A DISTANCE OF 775.31 FEET, TO A POINT ON THE CENTERLINE OF VACATED BURGESS ROAD RECORDED IN BOOK 3173 AT PAGE 561 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE CENTERLINE OF SAID VACATED BURGESS ROAD, THE FOLLOWING FOUR (4) COURSES:

1. N83°53'46"W A DISTANCE OF 87.08 FEET;
2. S71°12'16"W A DISTANCE OF 222.56 FEET;
3. S50°22'37"W A DISTANCE OF 224.95 FEET;
4. S69°45'31"W A DISTANCE OF 234.36 FEET;

THENCE S20°14'29"E A DISTANCE OF 30.21 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF OLD RANCH ROAD AS RECORDED IN BOOK 2288 AT PAGE 416, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N06°41'58"W, HAVING A RADIUS OF 3779.80 FEET, A CENTRAL ANGLE OF 06°04'21" AND AN ARC LENGTH OF 400.60 FEET, TO A POINT OF NON-TANGENT;
2. N78°42'12"E A DISTANCE OF 291.84 FEET, TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28;

THENCE ON SAID WEST LINE, ALSO BEING ON THE EXISTING BOUNDARY OF THE CITY OF COLORADO SPRINGS AS ANNEXED IN ORDINANCE NO. 82-138 RECORDED IN BOOK 3619 AT PAGE 807 S00°15'22"E A DISTANCE OF 81.51 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD RANCH ROAD;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

1. S78°42'12"W A DISTANCE OF 275.21 FEET, TO A POINT OF NON-TANGENT CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N12°45'23"W, HAVING A RADIUS OF 3859.80 FEET, A CENTRAL ANGLE OF 06°31'24" AND AN ARC LENGTH OF 439.46 FEET, TO A POINT OF NON-TANGENT ON THE EASTERLY RIGHT-OF-WAY LINE OF OTERO ROAD;



THENCE N84°39'27"W A DISTANCE OF 60.18 FEET, TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD RANCH ROAD AND THE WESTERLY RIGHT-OF-WAY LINE OF OTERO ROAD AS DEDICATED IN THE HUNSINGER SUBDIVISION RECORDED UNTIL RECEPTION NO. 219714405, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID OLD RANCH ROAD, THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N13°06'00"W, HAVING A RADIUS OF 713.23 FEET, A CENTRAL ANGLE OF 09°51'23" AND AN ARC LENGTH OF 122.69 FEET, TO A POINT OF TANGENT;
2. S86°45'22"W A DISTANCE OF 917.53 FEET, TO A POINT ON THE EXISTING BOUNDARY OF THE CITY OF COLORADO SPRINGS AS SHOWN ON THE ANNEXATION MAP RECORDED UNDER RECEPTION NO. 99182725;

THENCE ON SAID EXISTING BOUNDARY, N01°31'39"W A DISTANCE OF 83.19 FEET, TO A POINT ON THE EXISTING BOUNDARY OF THE CITY OF COLORADO SPRINGS AS SHOWN ON THE ANNEXATION MAP RECORDED IN PLAT BOOK R-3 AT PAGE 104;

THENCE ON SAID EXISTING BOUNDARY, N86°56'12"E A DISTANCE OF 98.77 FEET; TO THE SOUTHWESTERLY CORNER OF PENDLETON SUBDIVISION RECORDED UNDER RECEPTION NO. 719174;

THENCE DEPARTING SAID EXISTING BOUNDARY, ON THE SOUTHERLY LINE OF SAID PENDLETON SUBDIVISION, N86°45'22"E A DISTANCE OF 727.53 FEET, TO THE SOUTHEASTERLY CORNER OF LOT 1, BLOCK 1 OF SAID SAID PENDLETON SUBDIVISION;

THENCE ON THE EASTERLY LINE SAID LOT 1, N01°10'01"E A DISTANCE OF 651.86 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1, ALSO BEING A POINT ON THE EXISTING BOUNDARY OF THE CITY OF COLORADO SPRINGS AS ANNEXED IN THE HOPE CHAPEL ANNEXATION NO. 1 ORDINANCE NO. \_\_\_\_\_ RECORDED UNDER RECEPTION NO. \_\_\_\_\_;

THENCE ON SAID EXISTING CITY BOUNDARY, S69°22'26"E A DISTANCE OF 922.38 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 430,405 SQUARE FEET OR 9.8807 ACRES.