



DEVELOPMENT

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HUBER ROAD ADDITION NUMBER 1 ANNEXATION

PROJECT STATEMENT

MAY 06, 2026

REQUEST

Huber Road Addition Number 1 annexation is for approximately $\pm 1,466$ lineal feet of Huber Road right-of-way from the existing city limits located at the intersection of Stetson Hills Blvd and N Marksheffel Road then east to Luther Road. This annexation area is comprised of 4.039 total acres.

The City has received a quitclaim deed from El Paso County for this right-of-way being submitted for the annexation petition. Since the parcels being annexed are for right-of-way (ROW) only there will be no requirement to establish a zone.

ANNEXATION PETITION/PLAT REVIEW CRITERIA:

7.6.203: CONDITIONS FOR ANNEXATION:

A. The area proposed to be annexed is a logical extension of the City's boundary;

Annexing this portion of Huber Road will provide a logical extension of Stetson Hills Road / City ROW and connect existing City ROW on either side of this proposed annexation.

B. The development of the area proposed to be annexed will be beneficial to the City. Financial considerations, although important, are not the only criteria and shall not be the sole measure of benefit to the City;

While no specific development can occur as this is an annexation of street ROW, the annexation will be beneficial to the City by eliminating an enclave of County ROW.

C. There is a projected available water surplus at the time of request;

Not applicable as the annexation is street ROW.

D. The existing and projected water facilities and/or wastewater facilities of the City are expected to be sufficient for the present and projected needs for the foreseeable future to serve all present users whether within or outside the corporate limits of the City;

Not applicable as the annexation is street ROW.



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E. The annexation can be effected at the time the utilities are extended or at some time in the future;

Not applicable as the annexation is street ROW.

F. The City shall require as a condition of annexation the transfer of title to all ground water underlying the land proposed to be annexed. Should such ground water be separated from the land or otherwise be unavailable for transfer to the City, the City, at its discretion, may either refuse annexation or require payment commensurate with the value of such ground water as a condition of annexation. The value of such ground water shall be determined by the Utilities based on market conditions as presently exist;

The City will receive a quitclaim deed from El Paso County for this right-of-way being submitted for the annexation petition.

G. All rights of way or easements required by the Utilities necessary to serve the proposed annexation, to serve beyond the annexation, and for system integrity, shall be granted to the Utilities. Utilities, at the time of utility system development, shall determine such rights of way and easements;

Appropriate easements for Utilities will be granted as needed within the Huber Road ROW Annexation.

H. If the proposed annexation to the City overlaps an existing service area of another utility, the applicant shall petition the PUC (Public Utilities Commission) or other governing authority to revise the service area such that the new service area will be contiguous to the new corporate boundary of the City.

Not applicable as the annexation is street ROW.