

ORDINANCE NO. 24 - 56

AN ORDINANCE ANNEXING TO THE CITY OF COLORADO SPRINGS THAT AREA KNOWN AS COLORADO CENTRE ADDITION NO. 3 ANNEXATION CONSISTING OF 32.94 ACRES LOCATED NORTHWEST OF THE FOREIGN TRADE ZONE BOULEVARD AND BRADLEY ROAD INTERSECTION

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 Colorado Centre Addition No. 3 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 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 Colorado Centre 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 9<sup>th</sup> day of July 2024.

**Finally passed:** July 23, 2024

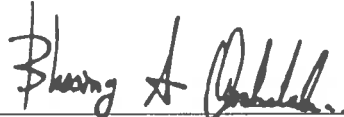
  
Randy Helms, Council President

**Mayor's Action:**

Approved on JUL 24 2024.

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

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

  
\_\_\_\_\_  
Blessing A. Mobolade, 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: \_\_\_\_\_  
COS: \_\_\_\_\_

**Legal Description**

Lot 4, and Lot 5, together with a portion of Foreign Trade Zone Boulevard, all of Colorado Centre Foreign Trade Zone and Business Park Filing No.1, a subdivision recorded under Reception No. 1463836 of the records of El Paso County, Colorado, described as follows:

*(BASIS OF BEARING STATEMENT PER POLICIES CONCERNING THE PRACTICE OF LAND SURVEYING, SECTION 60.1.2.4 - THE WEST LINE OF LOT 4, COLORADO CENTER FOREIGN TRADE ZONE AND BUSINESS PARK FILING NO. 1, AS BEARING N00°15'30"E, MONUMENTED AS SHOWN ON ANNEXATION MAP)*

**BEGINNING** at the Southwest Corner of said Lot 4, thence N00°15'30"E, 922.96 feet along a West line of said Lot 4 to an angle point (point on curve) thereof.

Thence Northerly, 281.31 feet along a West line of said Lot 4 to the North line thereof and the arc of a curve concave to the West, said arc having a radius of 1,030.00 feet, a central angle of 15°38'54" and being subtended by a chord that bears N20°22'03"E, 280.43 feet;

Thence along a line non-tangent to said curve, S89°54'16"E, 1,170.88 feet along a line being on a part of "Annexation Plat-Colorado Center No.1", and along the North line of said Lot 4 and across a portion of said Foreign Trade Zone Boulevard to a point on the East Right-of-Way line thereof;

Thence S00°21'39"W, 620.90 feet along an East line of said Foreign Trade Zone Boulevard;

Thence S89°38'22"E, 10.00 feet along an East line of said Foreign Trade Zone Boulevard;

Thence S00°21'38"W, 30.10 feet along an East line of said Foreign Trade Zone Boulevard;

Thence N89°54'16"W, 100.00 feet along a line being on a part of "Annexation Plat-Colorado Center No.1" and across a portion of said Foreign Trade Zone Boulevard;

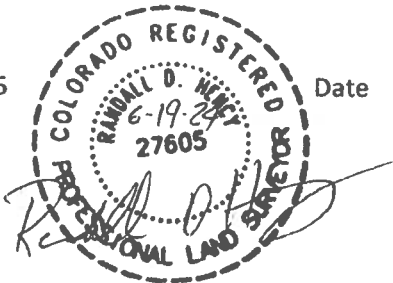
Thence S00°21'38"W, 385.68 feet along a line being on a part of "Annexation Plat-Colorado Center No.1", an east line of said Lot 4 and the East line of said Lot 5 to a point of curve to the right;

Thence Southwesterly, 234.93 feet along the arc of said curve to a point tangent, along a line being on a part of "Annexation Plat-Colorado Center No.1", and along the southeasterly line of said Lot 5, said arc having a radius of 150.00 feet, a central angle of 89°44'06" and being subtended by a chord that bears S45°13'41"W, 211.64 feet;

Thence N89°54'16"W, 1,025.87 feet along a line being on a part of "Annexation Plat-Colorado Center No.1", along the South line of said Lot 5 and the South line of said Lot 4 to the Southwest Corner thereof and the **POINT OF BEGINNING**.

Area = 1,434,684 square feet, 32.94 acres, more or less.

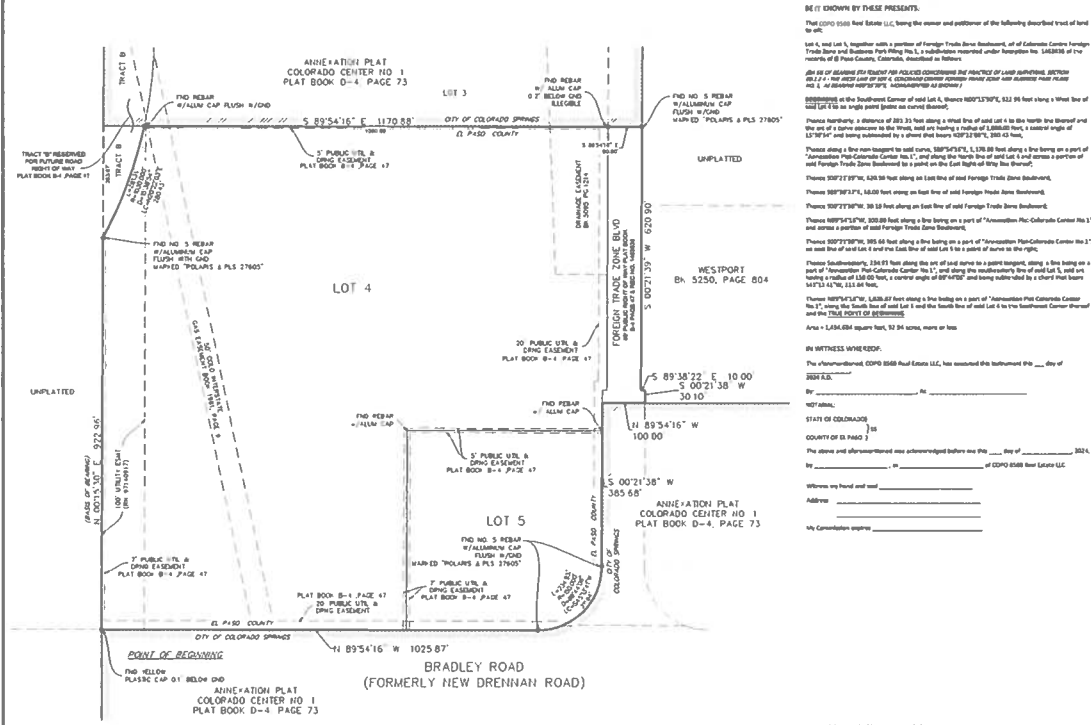
Randall D. Hency, PLS Colorado 27605  
for and on behalf of  
Polaris Surveying Inc.  
1903 Lelaray street, suite 102  
Colorado Springs, CO. 80918



Date 06/19/2024

# ANNEXATION PLAT COLORADO CENTRE ADDITION NO. 3

LOTS 4 AND LOT 5, COLORADO CENTRE FOREIGN TRADE ZONE AND BUSINESS PARK FILING NO.1 AND A PORTION OF FOREIGN TRADE ZONE BOULEVARD, ALL BEING A PORTION OF THE NE1 OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.



**NOTES**

- Total acreage of portion to be annexed: 0.765 03. Taxpayer address: City of Colorado Springs, 2017 02 013 0074. P11 11 114 774.
- Books of bearing, measurement and performance containing the proceeds of all surveys, within 90.3 1 1 - 100 West Side of Lot 4, Colorado Centre Foreign Trade Zone and Business Park Filing No. 1 are hereby referred to, and the same are hereby incorporated into this plat.
- County and other record documents shown or noted on this survey are considered to be accurate and correct and are not to be questioned as to their validity, correctness, and/or effect, unless otherwise stated on this plat.
- FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) Flood Insurance Rate Map, Map Number 080102020A, with effective date of December 7, 2010, indicates this parcel is located in Zone 1 (Area of Moderate Flood Hazard).
- Level used for this survey is U.S. Survey Feet.
- All easements that are shown hereon for public utility purposes related to gas and shall be subject to those terms and conditions as specified in the instrument recorded at Reception Number 14312548 of the records of El Paso County, Colorado. All other easements are intended to be in full force and effect.

**SURVEYOR'S CERTIFICATION:**

I, the undersigned, a registered professional land surveyor in the State of Colorado, do hereby certify that the annexation and survey shown is a correct delineation of the above described parcel of land and that I have personally examined the same and that I am a duly licensed and qualified land surveyor in the State of Colorado, and that I am duly licensed and qualified in the State of Colorado, and that I am duly licensed and qualified in the State of Colorado, and that I am duly licensed and qualified in the State of Colorado.

**CITY APPROVAL:**

On behalf of the City of Colorado Springs, the undersigned hereby approves for filing the annexation instrument of CO-2010-0276 ADDITION NO. 3.

City Planning Director \_\_\_\_\_ Date \_\_\_\_\_ City Engineer \_\_\_\_\_ Date \_\_\_\_\_

The annexation project shown on this plat is approved pursuant to an ordinance made and passed by the City of Colorado Springs, El Paso County, Colorado, by action of the City Council of the City of Colorado Springs at its meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

City Clerk \_\_\_\_\_ Date \_\_\_\_\_

ANNEXATION PLAT COLORADO CENTRE ADDITION NO. 3				82-38-24		CITY FILE NO. ANEX-25-0014	
DATE	NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE	NO.
	1	ANNEXATION PLAT	08-28-10				
	2	CITY ORDINANCE	08-28-10				
	3	CITY ORDINANCE	08-28-10				

RECORDED LAND SURVEYOR IN THE STATE OF COLORADO, AND THE CITY OF COLORADO SPRINGS, COLORADO, HAS REVIEWED THIS ANNEXATION PLAT AND HAS DETERMINED THAT THE ANNEXATION PLAT IS IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS, COLORADO, ORDINANCE NO. 14312548, AND THAT THE ANNEXATION PLAT IS IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS, COLORADO, ORDINANCE NO. 14312548, AND THAT THE ANNEXATION PLAT IS IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS, COLORADO, ORDINANCE NO. 14312548.

I HEREBY CERTIFY that the foregoing ordinance entitled **“AN ORDINANCE ANNEXING TO THE CITY OF COLORADO SPRINGS THAT AREA KNOWN AS COLORADO CENTRE ADDITION NO. 3 ANNEXATION CONSISTING OF 32.94 ACRES LOCATED NORTHWEST OF THE FOREIGN TRADE ZONE BOULEVARD AND BRADLEY ROAD INTERSECTION”** 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 23<sup>rd</sup> 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 23<sup>rd</sup> day of July 2024.

  
Sarah B. Johnson, City Clerk

1<sup>st</sup> Publication Date: July 12, 2024

2<sup>nd</sup> Publication Date: July 31, 2024

Effective Date: August 5, 2024

Initial:   
City Clerk

