

ORDINANCE NO. 25 - 40

AN ORDINANCE INCLUDING CERTAIN PROPERTY INTO  
THE BOUNDARIES OF THE INTERQUEST NORTH  
BUSINESS IMPROVEMENT DISTRICT

WHEREAS, City Council received a petition filed pursuant to Section 31-25-1220, C.R.S., for the inclusion ("Inclusion") of certain property (the "Property") into the Interquest North Business Improvement District ("District") described in the Petition for Inclusion ("the Petition"), attached hereto and incorporated herein as Exhibit A; and

WHEREAS, in accord with law, a public notice of the Petition has been given and published in the *Colorado Springs Gazette*, noticing the filing of such petition, the names of the petitioners, descriptions of the Property sought to be included, the request of said petitioners, and calling for a public hearing on the inclusion request set forth in the Petition, informing all persons having objections to appear at the time and place stated in said notice and show cause why the petition should not be granted, proof of publication for which is attached hereto and incorporated herein as Exhibit B; and

WHEREAS, based upon the Petition and other evidence presented to City Council, the petition has been signed in conformity with Part 12 of Article 25 of Title 31, C.R.S., signatures on the Petition are genuine, and the signatures represent the persons who own the real or personal property to be included from the District, where at least fifty percent (50%) of the service area of the District will continue to be developed and used primarily as commercial property; and

WHEREAS, City Council has conducted a public hearing and heard all persons having objections to the inclusion of the Property into the District; and

WHEREAS, the area sought to be included into the District is located entirely within the City of Colorado Springs, El Paso County, Colorado, and does not include property within any other county or within any other incorporated city, town, or city and county.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. The above recitals are hereby incorporated into this Ordinance, are approved, and are effective.

Section 2. City Council, being fully informed, finds and determines that it has jurisdiction in this matter pursuant to the Business Improvement District Act, Part 12 of Article 25 of Title 31, C.R.S.

Section 3. City Council, being fully informed, finds and determines that the change in boundaries of the Interquest North Business Improvement District, as proposed in the Petition, does not adversely affect the District.

Section 4. Pursuant to Section 31-25-1220, C.R.S., City Council hereby grants the

Petition and orders the inclusion of the Property into the boundaries of the District.

Section 5. The City Clerk is directed to file a certified copy of this Ordinance with the County Clerk and Recorder of El Paso County, Colorado.

Section 6. This Ordinance shall be in full force and effect into and after its final adoption and publication as provided by Charter.

Section 7. City Council deems it appropriate that this Ordinance be published by title and summary prepared by the City Clerk and that this Ordinance shall be available for inspection and acquisition in the office of the City Clerk.

Introduced, read, passed on first reading and ordered published this 25<sup>th</sup> day of March 2025.

Finally passed: April 8, 2025

  
Randy Helms, Council President

ATTEST:

  
Sarab B. Johnson, City Clerk



**PETITION FOR INCLUSION OF PROPERTY  
INTO  
INTERQUEST NORTH BUSINESS IMPROVEMENT DISTRICT**

TO: City Council, City of Colorado Springs, Colorado.

The undersigned, DDJ No. 9, LLC, a Colorado limited liability company, hereby respectfully petitions the City Council of the City of Colorado Springs ("City Council") in accordance with the provisions of Section 31-25-1220, C.R.S., for the inclusion of the hereinafter described property into the Interquest North Business Improvement District ("District").

The undersigned hereby requests that the property described in **Exhibit A**, attached hereto and incorporated herein (the "Property") be included in the District and that an Ordinance be adopted by the City Council including the Property into the District, and that from and after the effective date of such Ordinance, the Property shall be liable for assessments and other obligations of the District.

The undersigned represents to the City Council it is the owner of the Property and that no other persons, entity or entities own an interest therein except as beneficial holders of encumbrances.

Acceptance of the Petition shall be deemed to have occurred at that time when the City Council sets the date for the public hearing for consideration of the Petition.

The undersigned agrees that it shall pay or provide in full the fees and costs the City incurs for the publication of notice of the hearing on inclusion, publication of the ordinance approving the inclusion (if any), filing and recording fees, and all other costs of inclusion of the land into said District, whether or not such inclusion is approved.

The legal description of said property situated in the City of Colorado Springs, County of El Paso, State of Colorado, is attached hereto as **Exhibit A**.

This is a verified petition.

Petitioner:  
DDJ No. 9, LLC,  
a Colorado limited liability company

By: \_\_\_\_\_

Name: Christopher S. Jenkins,

Title: President, Norwood Limited, Inc., Manager

Petitioner's

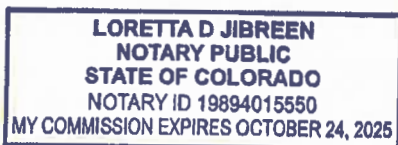
Street Address: 111 S. Tejon Street, Suite 222  
Colorado Springs, Colorado 80903

STATE OF Colorado )  
 ) ss.  
COUNTY OF El Paso )

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of December, 2024, by Christopher S. Jenkins, President of Norwood Limited, Inc. as Manager of DDJ No. 9, LLC, a Colorado limited liability company, Petitioner.

Witness my hand and official seal.

My Commission Expires: 10.24.2025



Loretta D. Jibreen  
Notary Public

**EXHIBIT A**

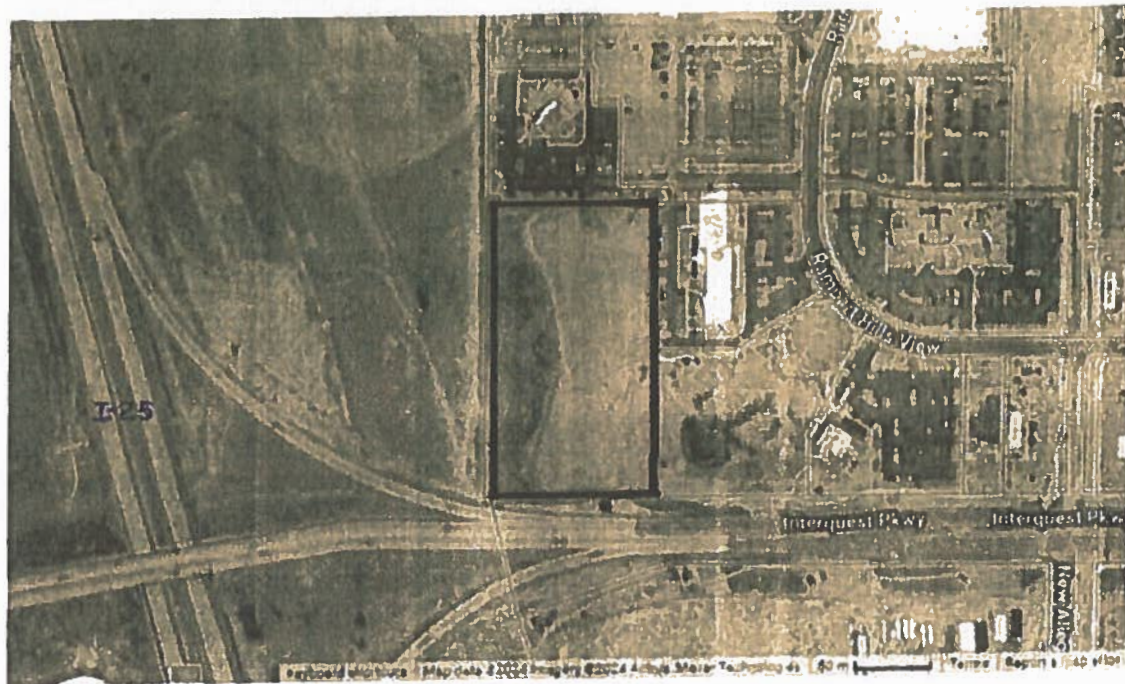
**Interquest North Business Improvement District  
Petition for Inclusion**

**LEGAL DESCRIPTION**

A tract of land in the South half of the Northwest quarter of Section 20, Township 12 South, Range 66 West of the 6th P.M., whose location and boundaries are more particularly described as follows:

Beginning on a line that is 30.00 feet East of and parallel with the West line of the Northwest quarter of aforesaid Section 20, 30.00 feet North of the East-West centerline of said Section 20, thence North on a line that is 30 feet East of and parallel to the West line of the aforesaid Northwest Quarter a distance of 639.35 feet; thence angle right  $90^{\circ}50'$  a distance of 340.7 feet; thence angle right  $89^{\circ}10'$  a distance of 639.35 feet, to a point on a line that is 30 feet North of and parallel to the East-West centerline of said Section 20; thence angle right  $90^{\circ}50'$  on said parallel line a distance of 340.7 feet to the Point of Beginning; And The West 30 feet of the South half of the Northwest quarter of Section 20, Township 12 South, Range 66 West of the 6th P.M., except the Southerly 30 feet thereof; EXCEPT that part conveyed in Deed recorded February 5, 1979 in Book 3138 at Page 47 at Reception No. 522166, County of El Paso, State of Colorado.

**El Paso County - Community: Property Search**  
**Schedule Number: 6220200003**



## NOTICE OF INCLUSION

NOTICE IS HEREBY GIVEN that there has been filed with the City Council of the City of Colorado Springs, Colorado, a petition praying for the inclusion of certain land into the Interquest North Business Improvement District (the "District").

1. The name and address of the petitioner and the description of the property mentioned in such petition are as follows:

Owner:	DDJ No. 9, LLC, a Colorado limited liability company
Address:	111 S. Tejon Street, Suite 222 Colorado Springs, CO 80903
General Description:	Generally located northeast of the intersection of Interquest Parkway and Interstate 25, which property has been assigned El Paso County Parcel Identification Number 6220200003. A full legal description can be provided upon request.

2. The prayer of the Petition is that the above property be included within the boundaries of the District.

3. The property sought to be included into the District is located entirely within the City of Colorado Springs, County of El Paso, State of Colorado, and the same is not included within any other county or within any other incorporated city, town, or city and county.

Accordingly, notice is hereby given to all interested persons to appear at the public hearing before the City Council of the City of Colorado Springs, to be held at City Hall, 107 N. Nevada Avenue, Colorado Springs, Colorado, on \_\_\_\_\_, the \_\_\_\_ day of \_\_\_\_\_, 2025, at 10:00 a.m. and show cause in writing, if any they have, why such petition should not be granted. The failure of any person in the existing District to file a written objection shall be taken as an assent on their part to the inclusion of the area described in this notice.

CITY OF COLORADO SPRINGS, COLORADO

By: /s/ Colorado Springs City Clerk



**AFFIDAVIT OF PUBLICATION**

**STATE OF COLORADO  
COUNTY OF El Paso**

I, Fredrick Rogers, being first duly sworn, deposes and says that she is the Legal Sales Representative of The Colorado Springs Gazette, LLC., a corporation, the publishers of a daily/weekly public newspapers, which is printed and published daily/weekly in whole in the County of El Paso, and the State of Colorado, and which is called Colorado Springs Gazette; that a notice of which the annexed is an exact copy, cut from said newspaper, was published in the regular and entire editions of said newspaper **1 time(s) to wit 03/06/2025**

That said newspaper has been published continuously and uninterruptedly in said County of El Paso for a period of at least six consecutive months next prior to the first issue thereof containing this notice; that said newspaper has a general circulation and that it has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879 and any amendment thereof, and is a newspaper duly qualified for the printing of legal notices and advertisement within the meaning of the laws of the State of Colorado.



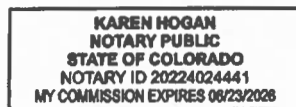
**Fred Rogers  
Sales Center Agent**

Subscribed and sworn to me this 03/27/2025, at said City of Colorado Springs, El Paso County, Colorado.

My commission expires December 15, 2025.



**Karen Hogan  
Notary Public  
The Gazette**



PUBLIC NOTICE NOTICE OF INCLUSION	
NOTICE IS HEREBY GIVEN that there has been filed with the City Council of the City of Colorado Springs, Colorado, a petition praying for the inclusion of certain land into the Interquest North Business Improvement District (the "District").	
1. The name and address of the petitioner and the description of the property mentioned in such petition are as follows:	
Petitioner:	DDJ No. 8, LLC, a Colorado limited liability company
Address:	111 S. Tejon Street, Suite 222 Colorado Springs, CO 80903
Description:	Generally located northeast of the intersection of Interquest Parkway and Interstate 75, which property has been assigned El Paso County Parcel Identification Number 6370200003. A full legal description can be provided upon request.
2. The prayer of the Petition is that the above property be included within the boundaries of the District.	
3. The property sought to be included into the District is located entirely within the City of Colorado Springs, County of El Paso, State of Colorado, and the same is not included within any other county or within any other incorporated city, town, or city and county.	
Accordingly, notice is hereby given to all interested persons to appear at the public hearing before the City Council of the City of Colorado Springs, to be held at City Hall, 107 N. Nevada Avenue, Colorado Springs, Colorado, on the 8th day of April, 2025, at 9:00 a.m. and show cause in writing, if any they have, why such petition should not be granted. The failure of any person in the existing District to file a written objection shall be taken as an assent on their part to the inclusion of the area described in this notice.	
CITY OF COLORADO SPRINGS, COLORADO	
By: /s/ Colorado Springs City Clerk	
Published in The Gazette March 6, 2025.	

I HEREBY CERTIFY that the foregoing ordinance entitled **"AN ORDINANCE INCLUDING CERTAIN PROPERTY INTO THE BOUNDARIES OF THE INTERQUEST NORTH BUSINESS IMPROVEMENT DISTRICT."** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on **March 25, 2025**; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the **8<sup>th</sup> day of April 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, **8<sup>th</sup> day of April 2025**.

  
Sarah B. Johnson, City Clerk

1<sup>st</sup> Publication Date: **March 28, 2025**

2<sup>nd</sup> Publication Date: **April 11, 2025**

Effective Date: **April 16, 2025**

Initial:   
City Clerk

