

ORDINANCE NO. 25 - 81

AN ORDINANCE ANNEXING TO THE CITY OF COLORADO SPRINGS THAT AREA KNOWN AS NORTH GATE BOULEVARD ADDITION NO. 10 ANNEXATION CONSISTING OF 0.33 ACRES LOCATED SOUTH OF THE INTERSECTION OF NORTH GATE BOULEVARD AND STRUTHERE 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 North Gate Boulevard Addition No. 10 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 October 14, 2025, 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 North Gate Boulevard Addition No. 10 Annexation and more specifically described on the attached Exhibit "A", is hereby annexed to the City of Colorado Springs.

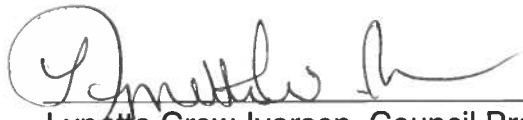
Section 2. When this annexation is complete, the Property shall become a part of the City of Colorado Springs for all intents and purposes on the effective date of this ordinance, provided that the conditions of Section 31-12-113(2) C.R.S. are satisfied, with

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.

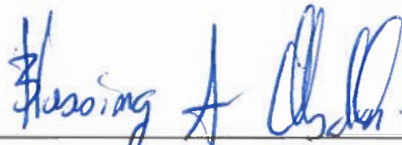
Introduced, read, passed on first reading and ordered published this 14th day of October 2025.

Finally passed: October 28, 2025


Lynette Crow-Iverson, Council President

Mayor's Action:

- ☐ Approved on _____.
- ☐ Disapproved on _____, based on the following objections:



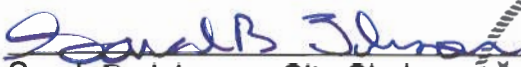
Blessing A. Mobolade, Mayor

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.

Lynette Crow-Iverson, Council President

ATTEST:


Sarah B. Johnson, City Clerk



CAO: 
COS: _____

Exhibit A: Legal Description
North Gate Boulevard Addition No. 10 Annexation

A parcel of land located in southwest one-quarter of SECTION 6, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., El Paso County, Colorado. A portion of Lot 1 MINING MUSEUM SUBDIVISION NO. 1 as recorded in Plat Book F-3 at page 73 as recorded in the records of the El Paso County Clerk and Recorder, Colorado, More particularly described as follows;

Commencing at the north angle point on the west boundary of said Lot 1 and the east boundary line of the Air Force Academy at boundary point no. 41; thence N25°10'03"W and coincident with the said west boundary line and the east boundary of said Air Force Academy a distance of 16.90 feet to the **Point of Beginning**;

thence continuing N25°10'03"W and coincident with said boundary line a distance of 22.00 feet to the south right of way line of North Gate Road A.K.A. North Gate Blvd., the northwest corner of said Lot 1 and the the south corner of Annexation Plat North Gate Addition No. 9 as recorded at reception no. 224715312 in the records of the El Paso County Clerk and Recorder, Colorado;

thence N65°19'40"E and coincident with said south right of way line and the north boundary of said Lot 1 and the south boundary of said North Gate Addition No. 9 a distance of 205.27 feet to the southwest corner of annexation plat North Gate Addition No. 8 as recorded at reception no. 224715311 in the records of the El Paso County Clerk and Recorder, Colorado;

the following two course are coincident with said right of way line and annexation line;

thence N65°19'40"E a distance of 201.53 feet to a tangent curve to the right;

thence easterly on said curve to the right with a radius of 237.94 feet, a central angle of 39°44'58" and a length of 165.07 feet;

thence S66°03'38"W a distance of 60.00 feet;

thence S76°08'25"W a distance of 171.81 feet;

thence S65°19'40"W a distance of 330.00 feet more or less to the **Point of Beginning**.

Said portion containing a protracted area of 14,325 Square feet.

All bearings in this legal description are relative to the line between two 3.5 inch brass Air Force Academy boundary monuments number 41 and 38 embedded in concrete which is assumed to bear S15°48'27"W.

I HEREBY CERTIFY that the foregoing ordinance entitled "**AN ORDINANCE ANNEXING TO THE CITY OF COLORADO SPRINGS THAT AREA KNOWN AS NORTH GATE BOULEVARD ADDITION NO. 10 ANNEXATION CONSISTING OF 0.33 ACRES LOCATED SOUTH OF THE INTERSECTION OF NORTH GATE BOULEVARD AND STRUTHERE ROAD.**" was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on **October 14, 2025**; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the **28th day of October 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, **28th day of October 2025**


Sarah B. Johnson, City Clerk

1st Publication Date: **October 17, 2025**

2nd Publication Date: **November 5, 2025**

Effective Date: **November 10, 2025**

Initial: 
City Clerk

