

PUBLIC NOTICE
CITY OF COLORADO SPRINGS
NOTICE OF PUBLIC HEARING ON ANNEXATION PETITION OF SPACE VILLAGE
ADDITION NO. 1 ANNEXATION

NOTICE is hereby given that on June 28, 2022 at 10:00 a.m. in the City Council Chambers, City Hall Building, 107 N. Nevada, Suite 325, Colorado Springs, Colorado, the City Council will hold a public hearing on the petition for annexation of the area known as Space Village Addition No. 1 Annexation consisting of 21.82 acres and as more specifically described in Exhibit A; attached to the resolution accompanying this Notice for the purposes of determining and finding whether the area proposed to be annexed meets the applicable requirements of 31-12-104 and 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 if the area should be annexed to the City of Colorado Springs.

The approximate boundaries and location of the proposed annexation are indicated on the map attached to this Notice. The Petition for Annexation and accompanying maps are on file in the Office of the City Clerk of Colorado Springs, City Administration Building, 30 S. Nevada, Colorado Springs, Colorado and may be inspected during normal business hours.

WITNESS, Sarah B. Johnson, City Clerk of the City of Colorado Springs, Colorado, this 28th day of May 2022.

/s/Sarah B. Johnson, City Clerk

Publication Dates:

May 28, 2022

June 4, 2022

June 11, 2022

June 18, 2022

RESOLUTION NO. 70 - 22

A RESOLUTION FINDING A PETITION FOR ANNEXATION OF THE AREA KNOWN
AS SPACE VILLAGE ADDITION NO. 1 CONSISTING OF 21.82-ACRES TO BE IN
SUBSTANTIAL COMPLIANCE WITH SECTION 31-12-107(1), C.R.S. AND SETTING A
HEARING DATE OF JUNE 28, 2022, FOR THE COLORADO SPRINGS CITY
COUNCIL TO CONSIDER THE ANNEXATION OF THE AREA

WHEREAS, a petition for annexation of the area known as Space Village Addition No. 1 consisting of 21.82-acres and as more specifically described in Exhibit A (the "Petition for Annexation") was filed with the City Clerk on September 27, 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 June 28, 2022, at 1:00 P.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 24th day of May 2022.

/s/Tom Strand, Council President

ATTEST:

/s/Sarah B. Johnson, City Clerk

SPACE VILLAGE ADDITION NO. 1 ANNEXATION-PROPERTY DESCRIPTION

A portion of Rec. No. 221125290, Rec. No. 216093093 and Rec. No. 221125289, Marksheffel Road and Space Village Avenue all being a portion of the SE1/4 of Section 8 and the NE1/4 of Section 17, Township 14 South, range 65 west of the Sixth P.M., City of Colorado Springs, County of El Paso, State of Colorado, being more particularly described as follows:

BEGINNING at the northwest corner of the land described in that Quit Claim Deed recorded July 29, 2021 in Reception No. 221125290 in the Official Public Records of El Paso County, Colorado; thence along the north line of said land, S83°37'47"E (Basis of bearings is the south line of the land describe in that Warranty Deed recorded July 29, 2021 under Reception No.

221125289 in said Records, monumented on the east by No. 5 rebar with a green plastic cap, stamped "PLS 38245", flush with grade and on the west by No. 5 rebar with a 1-1/4' Aluminum cap, stamped "PLS 22573", flush with grade, as shown and measured to bear S89°41'12"W, a distance of 1001.51 feet.), a distance of 359.01 feet, to a point on the City Limits line of Colorado Springs; thence along said line, S47°58'31"E, a distance of 1513.86 feet, to a point on the north line of the land described in that Warranty Deed recorded August 17, 2016 under Reception No. 2160939093 in said Records; thence continuing along said City Limits Line, S47°58'31"E, a distance of 209.00 feet, to a point on the west right of way line of Marksheffel Road; thence leaving said west right-of-way line, N89°29'40"E, a distance of 127.42 feet, to a point on the east right-of-way line of Marksheffel Road; thence along said east right-of-way line, S00°30'20"E, a distance of 56.53 feet; thence continuing along said east right-of-way line, S35°54'36"E, a distance of

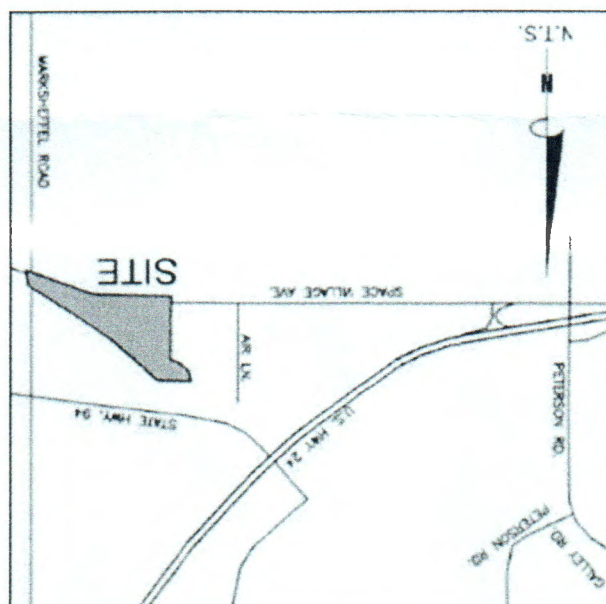
81.68 feet; thence leaving said east right-of-way line, S02°56'21"E, a distance of 107.59 feet, to a point on said east right-of-way; thence along said east right-of-way line, S44°26'37"W, a distance of 52.42 feet; thence leaving said east right-of-way line, S89°28'02"W, a distance of 87.49 feet, to a point on said west right-of-way line; thence along said west right-of-way line, N00°31'58"W, a distance of 81.22 feet, to an angle point onto the south right-of-way line of Space Village Avenue; thence along said south right-of-way line along the following three (3) courses:

1. N71°12'45"W, a distance of 535.10 feet;
 2. along non-tangent curve to the left, with an arc length of 618.91 feet, a radius of 1,860.00 feet, a delta angle of 19°03'54", a radial of S18°46'04"W;
 3. S89°40'43"W, a distance of 933.55 feet;
- thence leaving said south right-of-way line, N00°19'44"W, a distance of 99.73 feet, to a point on the north right-of-way line of Space Village Avenue; thence along said north right-of-way line, N89°40'16"E, a distance of 80.00 feet; thence continuing along said north right-of-way line, N89°40'52"E, a distance of 581.06 feet, to the southwest corner of the land described in that Warranty Deed recorded June 29, 2021 under Reception No. 221125289 in said Records; thence along the west line of said the following three (3) courses:

1. N00°26'33"W, a distance of 449.74 feet;
2. N89°04'53"E, a distance of 33.11 feet;
3. N00°19'58"W, a distance of 139.41 feet,

to the northwest corner of said land; thence along the south line of the land described in that Quit Claim Deed recorded July 29, 2021 in Reception No. 221125290 in the Official Public Records of El Paso County, Colorado, along a non-tangent curve to the right, with an arc length of 545.07 feet, a radius of 903.68 feet, a delta angle of 34°33'31", a radial of N34°13'48"E; to the **POINT OF BEGINNING**.

Containing 950,466 Sq. Ft. or 21.820 acres, more or less.



RESOLUTION NO. 70 - 22

A RESOLUTION FINDING A PETITION FOR ANNEXATION OF THE AREA KNOWN AS SPACE VILLAGE ADDITION NO. 1 CONSISTING OF 21.82-ACRES TO BE IN SUBSTANTIAL COMPLIANCE WITH SECTION 31-12-107(1), C.R.S. AND SETTING A HEARING DATE OF JUNE 28, 2022, FOR THE COLORADO SPRINGS CITY COUNCIL TO CONSIDER THE ANNEXATION OF THE AREA

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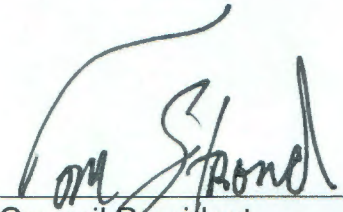
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Section 1. That the City Council finds the Petition for Annexation to be in substantial compliance with Section 31-12-107(1), C.R.S.

Section 2. The City Council hereby sets a public hearing on the Petition for Annexation for June 28, 2022, at 1:00 P.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.

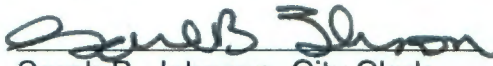
Section 3. The City Clerk is hereby directed to give notice of the hearing in the manner described in Section 31-12-108, C.R.S.

Dated at Colorado Springs, Colorado this 24th day of May 2022.



Council President

ATTEST:



Sarah B. Johnson, City Clerk