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El Paso County, CO  
  
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RESOLUTION NO. 23-218

BOARD OF COUNTY COMMISSIONERS

COUNTY OF EL PASO, STATE OF COLORADO

RESOLUTION TO APPROVE ACCEPTANCE OF AN  
ANNEXATION IMPACT REPORT FROM THE CITY OF COLORADO SPRINGS  
HOPE CHAPEL ADDITIONS NO. 1 & 2 ANNEXATION

WHEREAS, City of Colorado Springs hereinafter referred to as the "Property Owner", are the current property owners of property located within unincorporated El Paso County at parcel numbers 6228001007 and 6228005038 of El Paso County, Colorado, upon which property they have proposed a development known as Hope Chapel Addition Nos. 1 & 2 Annexation; and

WHEREAS, the legal description of the subject property are parcel numbers 6228001007 and 6228005038, more closely described in Exhibit A, and El Paso County Planning and Community Development file number ANX-21-021, and

WHEREAS, because the Property Owners have requested to be annexed into the City of Colorado Springs; and

WHEREAS, the El Paso County Planning and Community Development Department expressed no concern with the proposed annexation.

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of the County of El Paso, Colorado ("Board") hereby approve acceptance of the Annexation.

DONE THIS 20th day of June 2023 at Colorado Springs, Colorado.

ATTEST:

By: \_\_\_\_\_  
County Clerk



BOARD OF COUNTY COMMISSIONERS  
OF EL PASO COUNTY, COLORADO

By: Camie Bremer  
Chair

Exhibit A

LEGAL DESCRIPTION ANNEXATION 1 THAT HOPE CHAPEL OF COLORADO SPRINGS, A COLORADO NON-PROFIT CORPORATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY: A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., MONUMENTED AT NORTHEAST CORNER OF SECTION 28 BY A 3-1/4" ALUMINUM CAP STAMPED "LS 10956", AND AT THE NORTH QUARTER OF SECTION 28 BY A 1-1/2" BRASS CAP STAMPED "LS 2078", SAID LINE BEARS N89°12'01"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE. COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M. THENCE ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 28 S00°15'22"E A DISTANCE OF 308.91 FEET TO THE SOUTHEASTERLY CORNER OF LOT 2, BLOCK 1, PENDLETON SUBDIVISION RECORDED UNDER RECEPTION NO. 719194 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING ON THE EXISTING BOUNDARY OF THE CITY OF COLORADO SPRINGS AS ANNEXED IN ORDINANCE NO. 82-138 RECORDED IN BOOK 3619 AT PAGE 807 AND THE POINT OF BEGINNING; THENCE CONTINUING ON SAID WEST LINE ALSO BEING THE EXISTING COLORADO SPRINGS BOUNDARY S00°15'22"E A DISTANCE OF 466.40 FEET TO A POINT ON THE CENTERLINE OF VACATED BURGESS ROAD RECORDED IN BOOK 3173, PAGE 561, IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER; THENCE DEPARTING SAID WEST LINE, N69°22'26"W A DISTANCE OF 922.38 FEET, TO THE SOUTHWESTERLY CORNER OF SAID LOT 2, BLOCK 1; THENCE ON THE SOUTHERLY LINE OF SAID LOT 2, BLOCK 1, N80°40'16"E A DISTANCE OF 872.71 FEET TO THE POINT OF BEGINNING. CONTAINING A CALCULATED AREA OF 200,969 SQUARE FEET OR 4.6136 ACRES.

LEGAL DESCRIPTION ANNEXATION 2 A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., MONUMENTED AT NORTHEAST CORNER OF SECTION 28 BY A 3-1/4" ALUMINUM CAP STAMPED "LS 10956", AND AT THE NORTH QUARTER OF SECTION 28 BY A 1-1/2" BRASS CAP STAMPED "LS 2078", SAID LINE BEARS N89°12'01"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE. COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M. THENCE ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 28 S00°15'22"E A DISTANCE OF 775.31 FEET, TO A POINT ON THE CENTERLINE OF VACATED BURGESS ROAD RECORDED IN BOOK 3173 AT PAGE 561 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON THE CENTERLINE OF SAID VACATED BURGESS ROAD, THE FOLLOWING FOUR (4) COURSES: 1. N83°53'46"W A DISTANCE OF 87.08 FEET; 2. S71°12'16"W A DISTANCE OF 222.56 FEET; 3. S50°22'37"W A DISTANCE OF 224.95 FEET; 4. S69°45'31"W A DISTANCE OF 234.36

FEET; THENCE S20°14'29"E A DISTANCE OF 30.21 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF OLD RANCH ROAD AS RECORDED IN BOOK 2288 AT PAGE 416, SAID POINT BEING A POINT OF NON-TANGENT CURVE; THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES: 1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N06°41'58"W, HAVING A RADIUS OF 3779.80 FEET, A CENTRAL ANGLE OF 06°04'21" AND AN ARC LENGTH OF 400.60 FEET, TO A POINT OF NON-TANGENT; 2. N78°42'12"E A DISTANCE OF 291.84 FEET, TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE ON SAID WEST LINE, ALSO BEING ON THE EXISTING BOUNDARY OF THE CITY OF COLORADO SPRINGS AS ANNEXED IN ORDINANCE NO. 82-138 RECORDED IN BOOK 3619 AT PAGE 807 S00°15'22"E A DISTANCE OF 81.51 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD RANCH ROAD; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES: 1. S78°42'12"W A DISTANCE OF 275.21 FEET, TO A POINT OF NON-TANGENT CURVE; 2. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N12°45'23"W, HAVING A RADIUS OF 3859.80 FEET, A CENTRAL ANGLE OF 06°31'24" AND AN ARC LENGTH OF 439.46 FEET, TO A POINT OF NON-TANGENT ON THE EASTERLY RIGHT-OF-WAY LINE OF OTERO ROAD; SHEET 2 OF 2 THENCE N84°39'27"W A DISTANCE OF 60.18 FEET, TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD RANCH ROAD AND THE WESTERLY RIGHT-OF-WAY LINE OF OTERO ROAD AS DEDICATED IN THE HUNSINGER SUBDIVISION RECORDED UNTIL RECEPTION NO. 219714405, SAID POINT BEING A POINT OF NONTANGENT CURVE; THENCE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID OLD RANCH ROAD, THE FOLLOWING TWO (2) COURSES: 1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N13°06'00"W, HAVING A RADIUS OF 713.23 FEET, A CENTRAL ANGLE OF 09°51'23" AND AN ARC LENGTH OF 122.69 FEET, TO A POINT OF TANGENT; 2. S86°45'22"W A DISTANCE OF 917.53 FEET, TO A POINT ON THE EXISTING BOUNDARY OF THE CITY OF COLORADO SPRINGS AS SHOWN ON THE ANNEXATION MAP RECORDED UNDER RECEPTION NO. 99182725; THENCE ON SAID EXISTING BOUNDARY, N01°31'39"W A DISTANCE OF 83.19 FEET, TO A POINT ON THE EXISTING BOUNDARY OF THE CITY OF COLORADO SPRINGS AS SHOWN ON THE ANNEXATION MAP RECORDED IN PLAT BOOK R-3 AT PAGE 104; THENCE ON SAID EXISTING BOUNDARY, N86°56'12"E A DISTANCE OF 98.77 FEET; TO THE SOUTHWESTERLY CORNER OF PENDLETON SUBDIVISION RECORDED UNDER RECEPTION NO. 719174; THENCE DEPARTING SAID EXISTING BOUNDARY, ON THE SOUTHERLY LINE OF SAID PENDLETON SUBDIVISION, N86°45'22"E A DISTANCE OF 727.53 FEET, TO THE SOUTHEASTERLY CORNER OF LOT 1, BLOCK 1 OF SAID SAID PENDLETON SUBDIVISION; THENCE ON THE EASTERLY LINE SAID LOT 1, N01°10'01"E A DISTANCE OF 651.86 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1, ALSO BEING A POINT ON THE EXISTING BOUNDARY OF THE CITY OF COLORADO SPRINGS AS ANNEXED IN THE HOPE CHAPEL ANNEXATION NO. 1 ORDINANCE NO. RECORDED UNDER RECEPTION NO. ; THENCE ON SAID EXISTING CITY BOUNDARY, S69°22'26"E A DISTANCE OF 922.38 FEET, TO THE POINT OF BEGINNING. CONTAINING A CALCULATED AREA OF 430,405 SQUARE FEET OR 9.8807 ACRES.