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Clerk to the Board of County Commissioners of El
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PUBLIC NOTICE

CITY OF COLORADO SPRINGS NOTICE OF PUBLIC HEARING ON ANNEXATION PETITION OF KETTLE CREEK ADDITION NO. 1 CONSISTING OF 19.88 ACRES

NOTICE is hereby given that on July 14, 2026, at 9:00 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 Kettle Creek Addition No. 1 Annexation consisting of 19.88 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 26th day of May 2026.

/s/Sarah B. Johnson, City Clerk

Publication Dates:

1. June 6, 2026
2. June 13, 2026
3. June 20, 2026; and
4. June 27, 2026

RESOLUTION NO. 49 - 26

A RESOLUTION FINDING A PETITION FOR ANNEXATION OF THE AREA KNOWN AS KETTLE CREEK ADDITION NO. 1 CONSISTING OF 19.88 ACRES TO BE IN SUBSTANTIAL COMPLIANCE WITH SECTION 31-12-107(1), C.R.S. AND SETTING A HEARING DATE OF JULY 14, 2026, FOR THE COLORADO SPRINGS CITY COUNCIL TO CONSIDER THE ANNEXATION OF THE AREA

WHEREAS, a petition for annexation of the area known as Kettle Creek Addition No. 1 consisting of 19.88 acres and as more specifically described in Exhibit A (the "Petition for Annexation") was filed with the City Clerk on February 24, 2025; and

WHEREAS, on June 10, 2025, the City Clerk referred the Petition for Annexation to City Council as a communication; and

WHEREAS, on June 10, 2025, 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 July 14, 2026, at 9:00 A.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.

LEGAL DESCRIPTION:

Lots 1, 2, and 3, Block 1, Pendleton Subdivision, filed for record on March 13, 1970, under Reception No. 719194 in the official records of the El Paso County Clerk and Recorder. TOGETHER WITH Kettle Creek Road, a 60' public right-of-way as established on Pendleton Subdivision, filed for record on March 13, 1970, under Reception No. 719194 in the official records of the El Paso County Clerk and Recorder. The above parcels being more particularly described as follows:

That portion of the Southeast Quarter of Section 21 and a portion of 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:

BEGINNING at a point on the East line of Lot 3, Block 1, Pendleton Subdivision, filed for record on March 13, 1970, under Reception No. 719194 in the official records of the El Paso County Clerk and Recorder, said point also being the North Quarter Corner of said Section 28; thence S 00°15'21" E along said East line (Bearings are based upon the North line of the Northeast Quarter of Section 28, Township 12 South, Range 66 West of the 6th P.M., monumented at the North Quarter Corner of Section 28 with a 1 1/4" brass cap on 1" diameter pipe stamped "GLW LS 6359" and monumented at the Northeast Corner of Section 28 with a 3 1/4" aluminum cap stamped "LS 10956", said line bears N 89°12'01" E, a measured distance of 2641.89 feet.), a distance of 308.91 feet to the Southeast corner of said Lot 2; thence S 80°40'16" W along the South line of Lot 2 of said Block 1, Pendleton Subdivision, a distance of 872.71 feet to the Southwest corner of said Lot 2, also being the Northeast corner of Lot 1, of said Block 1, Pendleton Subdivision; thence S 01°10'01" W along the East line of said Lot 1, a distance of 651.86 feet to the Southeast corner of said Lot 1; thence S 86°43'51" W along the South line of said Lot 1, said South line also being the North right-of-way line Old Ranch Road as recorded in Book 2288 at Page 416 in the official records of the El Paso County Clerk and Recorder, a distance of 827.55 feet to the Southwest corner of said Pendleton Subdivision; thence N 42°02'48" E along the West line of said Pendleton Subdivision, said West line also being the West right-of-way line of Kettle Creek Road as established in said Pendleton Subdivision, a distance of 1661.35 feet; thence continuing along said West right-of-way line, 157.00 feet along the arc of a 50.00 foot radius curve to the right, having a central angle of 179°54'37" and a chord that bears N 78°57'00" E, a distance of 100.00 feet to a point on the West line of said Lot 3; thence N 20°39'37" E continuing along said West line, a distance of 118.28 feet to the Northwest corner of said Lot 3; thence N 89°29'01" E along said north line, a distance of 168.68 feet to the Northeast corner of said Lot 3; thence S 00°18'16" E along said East line of Lot 3, a distance of 520.84 feet to the POINT

OF BEGINNING. Containing a calculated area of 866,126 square feet, 19.884 acres of land, more or less.

