

**PUBLIC NOTICE
CITY OF COLORADO SPRINGS
NOTICE OF PUBLIC HEARING ON ANNEXATION PETITION OF WOODMEN EAST
COMMERCIAL ADDITION NO 1 ANNEXATION**

NOTICE is hereby given that on August 23, 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 Woodmen East Commercial Addition No. 1 Annexation consisting of 30.74 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 14th day of July 2022.

/s/Sarah B. Johnson, City Clerk

Publication Dates:

July 23, 2022

July 30, 2022

August 6, 2022

August 12, 2022

RESOLUTION NO. 89 - 22

A RESOLUTION FINDING A PETITION FOR ANNEXATION OF THE AREA KNOWN AS WOODMEN EAST COMMERCIAL CENTER ADDITION NO. 1 CONSISTING OF 30.74 ACRES TO BE IN SUBSTANTIAL COMPLIANCE WITH SECTION 31-12-107(1), C.R.S. AND SETTING A HEARING DATE OF AUGUST 23, 2022, FOR THE COLORADO SPRINGS CITY COUNCIL TO CONSIDER THE ANNEXATION OF THE AREA

WHEREAS, a petition for annexation of the area known as Woodmen East Commercial Center Addition No. 1 consisting of 30.74 acres and as more specifically described in Exhibit A (the "Petition for Annexation") was filed with the City Clerk on April 29, 2021; and

WHEREAS, on May 11, 2021, the City Clerk referred the Petition for Annexation to City Council as a communication; and

WHEREAS, on May 11, 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 August 23, 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 12th day of July 2022.

/s/Tom Strand, Council President

ATTEST:

/s/Sarah B. Johnson, City Clerk

**WOODMEN EAST COMMERCIAL ADDITION NO.1
ANNEXATION-PROPERTY DESCRIPTION**

ANNEXATION PARCEL EXHIBIT: Woodmen East Commercial Center Filing No. 1

That portion of the Northwest quarter of the Northwest quarter of Section 10, Township 13 South, Range 65 West of the Sixth Principal Meridian, County of El Paso, State of Colorado, being more particularly described as follows:

Bearings are based upon the North line of said Northwest quarter of Section 10, monumented on the west end by a 2.5" aluminum cap stamped "PLS 30118" and on the east end by 2.5" aluminum cap stamped "UP&E PLS 11624" and is assumed to bear N 89°19'25" E, a measured distance of 2,718.83 feet,

Commencing at the Northwest corner of said Section 10,

thence N 89°19'25" E, upon the North line the Northwest quarter of the Northwest quarter of said Section 10, a distance of 1,359.50 feet to the Northeast corner of said Northwest quarter of the Northwest quarter;

thence S 00°45'05" E, upon the East line of said Northwest quarter of the Northwest quarter, a distance of 278.91 feet to the **Point of Beginning**;

thence continuing S 00°45'05" E, upon said East line, a distance of 1,051.18 feet to the Southeast corner of said Northwest quarter of the Northwest quarter;

thence S 89°25'49" W, upon the South line of said Northwest quarter of the Northwest quarter, a distance of 1,353.31 feet to the Southwest corner of said Northwest quarter of the Northwest quarter;

thence N 01°01'08" W, upon the West line of said Northwest quarter of the Northwest quarter, a distance of 886.86 feet to the Southerly right-of-way of Woodmen Road as described under Reception No. 204062425, Records of El Paso County;

Thence along said Southerly right-of-way, the following four (4) courses:

- 1) N 89°21'55" E a distance of 86.00 feet;
- 2) N 00°58'21" W a distance of 30.10 feet;
- 3) N 44°23'23" E a distance of 70.66 feet;

4) 1,224.86 feet along a 10,088.00 foot radius non-tangent curve to the left, with a central angle of $06^{\circ}57'24''$, with a chord bearing of N $85^{\circ}29'19''$ E and a chord length of 1,224.11 feet to the **Point of Beginning**.

Containing a total area of 1,338,942 square feet (30.738 acres) of land, more or less.

