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PUBLIC NOTICE

**CITY OF COLORADO SPRINGS NOTICE OF PUBLIC HEARING ON ANNEXATION
PETITION FOR BANNING LEWIS RANCH NORTH CONSISTING OF 887.08 ACRES**

NOTICE is hereby given that on January 12, 2021, at 1:00 p.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 Banning Lewis Ranch North consisting of 887.08 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 8th day of December 2020.

/s/Sarah B. Johnson
Sarah B. Johnson, City Clerk

Publication Dates:

1. December 12, 2020
2. December 19, 2020
3. December 26, 2020
4. January 2, 2021

RESOLUTION NO. 134- 20

A RESOLUTION FINDING A PETITION FOR ANNEXATION OF THE AREA KNOWN AS BANNING LEWIS RANCH NORTH CONSISTING OF 887.08 ACRES TO BE IN SUBSTANTIAL COMPLIANCE WITH SECTION 31-12-107(1), C.R.S. AND SETTING A HEARING DATE OF JANUARY 12, 2021 FOR THE COLORADO SPRINGS CITY COUNCIL TO CONSIDER THE ANNEXATION OF THE AREA

WHEREAS, a petition for annexation of the area known as Banning Lewis Ranch North consisting of 887.08 acres and as more specifically described in Exhibit A (the "Petition for Annexation") was filed with the City Clerk on February 21, 2019; and

WHEREAS, on March 26, 2019, the City Clerk referred the Petition for Annexation to City Council as a communication; and

WHEREAS, on March 26, 2019, City Council referred the Petition for Annexation to the City Administration for review and recommendation; and

**LEGAL DESCRIPTION: ANNEXATION BOUNDARY BANNING LEWIS RANCH
NORTH**

A PARCEL OF LAND BEING A PORTION OF SECTIONS 2, 3, 10 AND 11, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHERLY BOUNDARY OF ANNEXATION PLAT - JACKSON FULLER SUBSTATION RECORDED UNDER RECEPTION NO. 096113301, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "D & B CO LS 17664" IS ASSUMED TO BEAR S89°07'50"E, A DISTANCE OF 1120.00 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF PAWNEE RANCHEROS, FILING NO. 1 RECORDED IN PLAT BOOK I-2 AT PAGE 28, RECORDS OF EL PASO COUNTY, COLORADO SAID POINT BEING ON THE NORTH LINE OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE N89°46'29"E, ON SAID NORTH LINE OF SECTION 3, A DISTANCE OF 2684.33 FEET TO THE NORTHEAST CORNER OF SAID SECTION 3, SAID POINT BEING THE NORTHWESTERLY CORNER OF THE MEADOWS FILING NO. 2 RECORDED IN PLAT BOOK O-3 AT PAGE 94;

THENCE N89°37'31"E, ON THE NORTHERLY BOUNDARY OF SAID THE MEADOWS FILING NO. 2, A DISTANCE OF 30.00 FEET TO THE NORTHEASTERLY CORNER OF RAYGOR ROAD AS PLATTED IN SAID THE MEADOWS FILING NO. 2;

THENCE S00°45'12"W, ON A LINE 30.00 EASTERLY AND PARALLEL TO THE EAST LINE OF SAID SECTION 3, ON THE EASTERLY RIGHT OF WAY OF SAID RAYGOR ROAD AND THE EASTERLY RIGHT OF WAY OF RAYGOR ROAD AS PLATTED IN THE MEADOWS FILING NO. 1 RECORDED IN PLAT BOOK N-3 AT PAGE 125, A DISTANCE OF 3027.27 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID THE MEADOWS FILING NO. 1;

THENCE S89°08'23"E, ON THE SOUTHERLY BOUNDARY OF SAID THE MEADOWS FILING NO. 1, A DISTANCE OF 2057.61 FEET TO THE NORTHWESTERLY CORNER OF A PARCEL OF AND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 215124409;

THENCE S00°45'18"W, ON THE WESTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 215124409, THE WESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 5095 AT PAGE 347, A DISTANCE OF 1981.66 FEET TO THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED AS PARCEL B, IN A DOCUMENT RECORDED IN BOOK 6708 AT PAGE 352;

THENCE S89°07'12"E, ON THE NORTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED AS PARCEL B, RECORDED IN BOOK 6708 AT PAGE 352, A DISTANCE OF 695.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED UNDER RECEPTION NO. 215124409;

THENCE S44°10'57"E, ON SAID WESTERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED UNDER RECEPTION NO. 215124409 AND THE EASTERLY BOUNDARY OF

WOODMEN ROAD AS DESCRIBED IN RESERVATION RECORDED IN ROAD BOOK A AT PAGE 78;

THENCE S89°07'43"E, ON SAID NORTHERLY RIGHT OF WAY OF WOODMEN ROAD, A DISTANCE OF 845.80 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED UNDER RECEPTION NO. 215124409, SAID POINT BEING ON THE WESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED AS PARCEL A, IN A DOCUMENT RECORDED IN BOOK 6708 AT PAGE 352;

THENCE N45°52'26"E, ON SAID EASTERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED UNDER RECEPTION NO. 215124409 AND SAID WESTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED AS PARCEL A, IN A DOCUMENT RECORDED IN BOOK 6708 AT PAGE 352, A DISTANCE OF 206.44 FEET;

THENCE S00°08'46"W, A DISTANCE OF 145.98 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY OF WOODMEN ROAD AS DESCRIBED IN RESERVATION RECORDED IN ROAD BOOK A AT PAGE 78;

THENCE S89°07'43"E, ON SAID NORTHERLY RIGHT OF WAY OF WOODMEN ROAD, A DISTANCE OF 622.32 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID MEADOWS FILING NO. 1;

THENCE S00°52'01"W, ON SAID WESTERLY BOUNDARY AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 219.74 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF ROLLING THUNDER BUSINESS PARK AS RECORDED UNDER RECEPTION NO. 208712872;

THENCE ON SAID NORTHERLY BOUNDARY OF ROLLING THUNDER BUSINESS PARK, THE FOLLOWING (3) THREE COURSES:

1. N89°07'43"W, A DISTANCE OF 552.67 FEET;
2. S45°54'24"W, A DISTANCE OF 59.86 FEET;
3. N89°06'29"W, A DISTANCE OF 24.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF GOLDEN SAGE ROAD AS PLATTED IN SAID ROLLING THUNDER BUSINESS PARK;

THENCE ON SAID EASTERLY RIGHT OF WAY LINE OF GOLDEN SAGE ROAD, THE FOLLOWING (3) THREE COURSES:

1. S00°08'46"W, A DISTANCE OF 395.71 FEET;
2. S44°29'27"E, A DISTANCE OF 28.45 FEET;
3. S00°08'46"W, A DISTANCE OF 102.07 FEET TO THE NORTHWESTERLY CORNER OF ANNEXATION PLAT - JACKSON FULLER SUBSTATION RECORDED UNDER RECEPTION NO. 096113301;

THENCE S00°08'46"W, ON THE WESTERLY BOUNDARY OF SAID ANNEXATION PLAT - JACKSON FULLER SUBSTATION, A DISTANCE OF 974.85 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF ANNEXATION PLAT - BANNING-LEWIS RANCH NO. 2 RECORDED IN PLAT BOOK D-4 AT PAGE 67;

THENCE ON SAID NORTHERLY BOUNDARY THE FOLLOWING (2) COURSES:

1. N89°08'43"W, A DISTANCE OF 3883.63 FEET;
2. S89°52'06"W, A DISTANCE OF 3954.87 FEET;

THENCE N00°13'08"W, ON THE EASTERLY BOUNDARY OF SAID ANNEXATION PLAT - BANNING-LEWIS RANCH NO. 2, A DISTANCE OF 394.37 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

NORTHWEST CORNER OF SAID SECTION 10, SAID POINT BEING THE NORTHEASTERLY CORNER OF ANNEXATION PLAT-BANNING-LEWIS RANCH NO. 10;

THENCE N00°13'08"W, ON THE EASTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 213120770 AND ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, A DISTANCE OF 1015.14 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 213120770;

THENCE ON THE NORTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 213120770, THE FOLLOWING (4) FOUR COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N07°27'45"W, HAVING A DELTA OF 06°57'27", A RADIUS OF 10,088.00 FEET AND A DISTANCE OF 1225.02 FEET TO A POINT ON CURVE;
2. S44°52'43"W, A DISTANCE OF 70.61 FEET;
3. S00°29'21"E, A DISTANCE OF 30.03 FEET;
4. S89°51'10"W, A DISTANCE OF 86.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF DCL-PRIDE ANNEXATION RECORDED UNDER RECEPTION NO. 208712889;

THENCE ON THE NORTHERLY BOUNDARY OF SAID DCL-PRIDE ANNEXATION, THE FOLLOWING (6) SIX COURSES:

1. S89°54'44"W, A DISTANCE OF 34.21 FEET;
2. N00°29'10"W, A DISTANCE OF 30.00 FEET;
3. N44°38'08"W, A DISTANCE OF 71.40 FEET TO A POINT ON CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N00°44'51"E, HAVING A DELTA OF 06°39'41", A RADIUS OF 10,088.00 FEET AND A DISTANCE OF 1172.85 FEET TO A POINT OF REVERSE CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 07°29'49", A RADIUS OF 9912.00 FEET AND A DISTANCE OF 1296.93 FEET TO A POINT OF TANGENT;
6. S89°54'44"W, A DISTANCE OF 99.66 FEET TO A POINT ON THE EASTERLY BOUNDARY OF WOODMEN HEIGHTS NO. 5 RECORDED UNDER RECEPTION NO. 204160924;

THENCE N00°05'32"W, ON THE EASTERLY BOUNDARY OF SAID WOODMEN HEIGHTS NO. 5, A DISTANCE OF 160.00 FEET TO THE SOUTHEASTERLY CORNER OF WOODMEN HEIGHTS NO. 3 RECORDED UNDER RECEPTION NO. 204160918;

THENCE N00°42'54"E, ON THE EASTERLY BOUNDARY OF SAID WOODMEN HEIGHTS FILING NO.3, A DISTANCE OF 60.00 FEET TO THE SOUTHWESTERLY CORNER OF BAR J-B ACRES RECORDED IN PLAT BOOK A-2 AT PAGE 10;

THENCE ON THE SOUTHERLY BOUNDARY OF SAID BAR J-B ACRES AND THE SOUTHERLY AND EASTERLY BOUNDARY OF PAWNEE RANCHERO FILING NO. 1 RECORDED IN PLAT BOOK I-2 AT PAGE 28, THE FOLLOWING (5) FIVE COURSES:

1. N89°54'43"E, A DISTANCE OF 2642.52 FEET;
2. N89°51'17"E, A DISTANCE OF 1453.16 FEET TO THE SOUTHEASTERLY CORNER OF SAID PAWNEE RANCHEROS, FILING NO. 1;
3. N00°01'35"E, A DISTANCE OF 3924.92 FEET;
4. N89°31'52"E, A DISTANCE OF 1324.07 FEET;
5. N02°04'36"E, A DISTANCE OF 1147.17 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 887.082 ACRES.





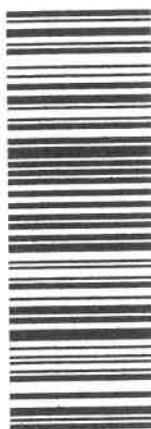
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OFFICE OF THE CITY CLERK

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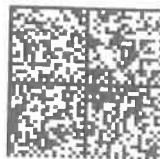
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