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**PUBLIC NOTICE**

El Paso County  
Attorney's Office

**CITY OF COLORADO SPRINGS NOTICE OF PUBLIC HEARING ON ANNEXATION  
PETITION OF PEAK CENTER ADDITION NO. 1 ANNEXATION CONSISTING OF  
11.36 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 Peak Center Addition No. 1 Annexation consisting of 11.36 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 24th day of November 2020.

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

Publication Dates:

1. November 28, 2020
2. December 5, 2020
3. December 12, 2020
4. December 19, 2020

Resolution No. 107-20

A RESOLUTION FINDING A PETITION FOR ANNEXATION OF THE AREA KNOWN AS PEAK CENTER ADDITION NO. 1 CONSISTING OF 11.36 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 Peak Center Addition No. 1 consisting of 11.36 acres and as more specifically described in Exhibit A (the "Petition for Annexation") was filed with the City Clerk on October 22, 2019; and

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

WHEREAS, on November 26, 2019, 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 January 12, 2021, 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 November, 2020.

/s/Richard Skorman  
Council President

ATTEST:

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

WHEREAS, on November 26, 2019, 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:**

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Section 2. The City Council hereby sets a public hearing on the Petition for Annexation for January 12, 2021, 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.

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Dated at Colorado Springs, Colorado this 24th day of November, 2020.

/s/Richard Skorman  
Council President

ATTEST:

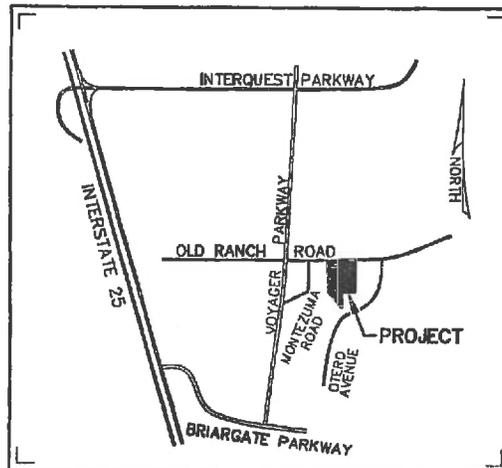
/s/Sarah B. Johnson  
Sarah B. Johnson, City Clerk



A TRACT OF LAND BEING A PORTION OF LOTS 6, 7 AND 8, BLOCK B, AMENDED FILING OF SPRING CREST, A SUBDIVISION RECORDED IN BOOK B-2 AT PAGE 20 AT RECEPTION No. 136096 IN THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, TOGETHER WITH A PORTION OF OLD RANCH ROAD, SAID TRACT BEING A PART OF THE NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPLE MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, SAID TRACT FURTHER DESCRIBED AS FOLLOWS:

“COMMENCING” AT THE NORTH WEST CORNER OF SAID LOT 8, AND CONSIDERING THE NORTHERLY LINE OF SAID LOT 8 TO BEAR NORTH 86°56'40" EAST, WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO; THENCE NORTH 86°56'40" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 307.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION No. 201022166, SAID EL PASO COUNTY RECORDS AND THE “POINT OF BEGINNING”; THENCE SOUTH 00°16'14" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION No. 201022166, A DISTANCE OF 688.23 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89°19'53" WEST, ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND AND ALONG THE NORTHERLY LINE LOTS 'M' AND 'N', BLOCK 'B', FILING No. 2 OF SPRING CREST, A SUBDIVISION RECORDED AT RECEPTION No. 322521, SAID EL PASO COUNTY RECORDS, A DISTANCE OF 297.46 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 'N'; THENCE SOUTH 01°02'51" EAST, ALONG THE WESTERLY LINE OF SAID LOT 'N' AND ALONG THE EASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION No. 214060080, SAID EL PASO COUNTY RECORDS, A DISTANCE OF 361.21 FEET TO THE MOST SOUTHERLY CORNER THEREOF; THENCE DEPARTING SAID WESTERLY LINE OF SAID LOT 'N' AND CONTINUING ALONG THE SOUTHERLY AND WESTERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED AT RECEPTION No. 214060080, NORTH 29°18'59" WEST, A DISTANCE OF 603.73 FEET; THENCE NORTH 00°49'27" WEST, CONTINUING ALONG SAID WESTERLY BOUNDARY AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 575.88 FEET TO THE SOUTHERLY LINE OF LOT 1, FAIRLANE TECHNOLOGY PARK FILING No. 3, A SUBDIVISION PLAT RECORDED AT RECEPTION No. 096050137, SAID EL PASO COUNTY RECORDS; THENCE EASTERLY, ALONG THE SOUTHERLY LINE OF SAID LOT 1 AND ALONG THE SOUTHERLY LINE OF LOT 1, FAIRLANE TECHNOLOGY PARK FILING No. 4B, A SUBDIVISION RECORDED AT RECEPTION No. 218714128, SAID EL PASO COUNTY RECORDS, NORTH 88°47'22" EAST, A DISTANCE OF 297.21 FEET, SAID LINES APPEARING TO BE THE NORTHERLY LINE OF OLD RANCH ROAD; THENCE NORTH 86°55'12" EAST, CONTINUING ALONG SAID SOUTHERLY LINE OF LOT 1, SAID FAIRLANE TECHNOLOGY PARK FILING No. 4B AND ALONG SAID NORTHERLY LINE OF OLD RANCH ROAD, A DISTANCE OF 294.43 FEET TO A POINT AT THE INTERSECTION OF SAID SOUTHERLY LINE AND THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 201022166; THENCE SOUTH 00°16'14" EAST, ALONG SAID NORTHERLY EXTENSION OF SAID EASTERLY LINE, A DISTANCE OF 71.48 FEET TO THE “POINT OF BEGINNING”.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 10.745 ACRES, MORE OR LESS.





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**PUBLIC NOTICE**

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Attorney's Office

**CITY OF COLORADO SPRINGS NOTICE OF PUBLIC HEARING ON ANNEXATION PETITION  
OF JOVENCHI-1 ADDITION NO. 1 ANNEXATION**

**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 Jovenchi-1 Addition No. 1 Annexation consisting of 2.088 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 24th day of November 2020.

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

Publication Dates:

1. November 28, 2020
2. December 5, 2020
3. December 12, 2020
4. December 19, 2020

Resolution No. 108-20

A RESOLUTION FINDING A PETITION FOR ANNEXATION OF THE AREA KNOWN AS JOVENCHI-1 ADDITION NO. 1 CONSISTING OF 2.088 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 Jovenchi-1 Addition No. 1 consisting of 2.088 acres and as more specifically described in Exhibit A (the "Petition for Annexation") was filed with the City Clerk on November 21, 2019; and

WHEREAS, on December 10, 2019, the City Clerk referred the Petition for Annexation to City Council as a communication; and



WHEREAS, on December 10, 2019, 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 January 12, 2021, 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 November, 2020.

/s/Richard Skorman  
Council President

ATTEST:

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



**LEGAL DESCRIPTION: JOVENCHI-I**

A PORTION OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHERLY BOUNDARY OF DEER CREEK AT NORTHGATE FILING NO. 1, RECORDED UNDER RECEPTION NO. 201078881, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A 1-1/2 INCH ALUMINUM SURVEYORS CAP STAMPED "JR ENG LTD RLS 32820" FLUSH WITH GROUND AND AT THE EASTERLY END BY A ONE INCH RED PLASTIC CAP "LS 1593" FLUSH WITH GROUND IS ASSUMED TO BEAR S88°58'48"W, A DISTANCE OF 1806.87 FEET.

COMMENCING AT THE SOUTHWESTERLY CORNER OF DEER CREEK AT NORTHGATE FILING NO. 1, RECORDED UNDER RECEPTION NO. 201078881, RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S44°57'12"E, A DISTANCE OF 3455.01 FEET TO A POINT ON CURVE SAID POINT BEING ON THE SOUTHERLY LINE FLYING HORSE RANCH ADDITION RECORDED UNDER RECEPTION NO. 204011499 AND THE NORTHERLY BOUNDARY OF PARCEL 1REXV-E AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 205019873 SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE ARC OF CURVE TO THE LEFT ON SAID SOUTHERLY LINE OF FLYING HORSE RANCH ADDITION AND SAID NORTHERLY BOUNDARY OF PARCEL 1REXV-E, WHOSE CENTER BEARS N19°52'01"W, HAVING A DELTA OF 44°22'31", A RADIUS OF 1372.50 FEET AND A DISTANCE OF 1062.99 FEET TO A POINT ON CURVE;

THENCE S20°15'38"W, ON THE EASTERLY BOUNDARY OF SAID PARCEL 1REXV-E A DISTANCE OF 235.05 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF PARCEL ONE AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 205019873;

THENCE S20°14'46"W, ON THE EASTERLY BOUNDARY OF SAID PARCEL ONE A DISTANCE OF 234.33 FEET TO A POINT ON CURVE SAID POINT BEING THE SOUTHERLY BOUNDARY OF SAID PARCEL ONE AND THE NORTHERLY LINE OF BRIARGATE ADDITION NO. 5, AS DESCRIBED IN A DOCUMENT RECORDED IN PLAT BOOK S-3 AT PAGE 10;

THENCE ON THE ARC OF A CURVE TO THE RIGHT ON SAID SOUTHERLY BOUNDARY OF PARCEL ONE AND THE NORTHERLY LINE OF BRIARGATE ADDITION NO. 5, WHOSE CENTER BEARS N46°00'53"W, HAVING A DELTA OF 17°31'07", A RADIUS OF 1492.50 FEET AND A DISTANCE OF 456.34 FEET TO A POINT ON CURVE SAID POINT BEING THE NORTHWESTERLY CORNER OF SAID BRIARGATE ADDITION NO. 5 AND THE NORTHEASTERLY CORNER OF PARCEL NO. 1REXV-EA AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 205019873;

THENCE S00°15'05"W, ON THE WESTERLY LINE OF SAID BRIARGATE ADDITION NO. 5 AND THE EASTERLY BOUNDARY OF SAID PARCEL NO. 1REXV-EA A DISTANCE OF 32.94 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL NO. 1REXV-EA SAID POINT BEING THE NORTHEASTERLY CORNER OF THE RESERVE AT NORTH CREEK ANNEXATION PLAT AS RECORDED UNDER RECEPTION NO. 217713917;

THENCE N76°16'13"W, ON THE SOUTHERLY BOUNDARY OF SAID PARCEL NO. 1REXV-EA AND THE NORTHERLY LINE OF SAID THE RESERVE AT NORTH CREEK ANNEXATION PLAT A DISTANCE OF 43.91 FEET TO THE SOUTHERLY CORNER OF SAID PARCEL 1REXV-E;

THENCE ON THE SOUTHERLY AND WESTERLY BOUNDARY OF SAID PARCEL 1REXV-E BEING ALSO THE NORTHERLY AND EASTERLY LINE OF SAID THE RESERVE AT NORTH CREEK ANNEXATION PLAT THE FOLLOWING (3) THREE COURSES:

1. CONTINUING N76°16'13"W, A DISTANCE OF 10.67 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 24°15'22", A RADIUS OF 441.27 FEET AND A DISTANCE OF 186.81 FEET TO A POINT ON CURVE;
3. N10°31'34"W, A DISTANCE OF 36.31 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2.088 ACRES.



