

COMMISSIONERS:
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HOLLY WILLIAMS
STAN VANDERWERF
LONGINOS GONZALEZ, JR.

PLANNING & COMMUNITY DEVELOPMENT

TO: El Paso County Board of County Commissioners
Cami Bremer, Chair

FROM: Ashlyn Mathy, Planner I
Gilbert LaForce, PE, Senior Engineer
Meggan Herington, AICP, Executive Director

RE: Project File Number: ANX-21-021
Project Name: Hope Chapel Additions No. 1 & 2 Annexation
Parcel Number: 6228001007, 6228005038

OWNER:	REPRESENTATIVE:
Hope Chapel of Colorado Springs 5740 N Academy Blvd Colorado Springs, CO, 80918	Hope Chapel of Colorado Springs 5740 N Academy Blvd Colorado Springs, CO, 80918

Commissioner District: 1

Board of County Commissioners Hearing Date: 6/20/2023
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EXECUTIVE SUMMARY

A request by The City of Colorado Springs for acceptance of Annexation Petition and Annexation Plat for the Hope Chapel Additions No.1&2 Annexation. The 14.49-acre parcels include a portion of Old Ranch Road. This annexation includes the City taking the last remaining section of Old Ranch Road that was within the County’s jurisdiction. The subject property is zoned RR-2.5 (Residential Rural) and is located at the intersection of Old Ranch Road and Otero Avenue.

A. REQUEST

The owners have requested to annex the property and a portion of Old Ranch Road into the City of Colorado Springs.

2880 INTERNATIONAL CIRCLE
 OFFICE: (719) 520 – 6300



COLORADO SPRINGS, CO 80910
 PLNWEB@ELPASOCO.COM

B. APPROVAL CRITERIA

Pursuant to state statute, the County does not approve or deny an Annexation Impact Report. The annexation impact report provided by the City of Colorado Springs puts the County on notice and describes potential impacts in very general terms. This request complies with Chapter 10 Annexation and Disconnection of the Land Development Code (LDC or "Code") and with state statute. The LDC standards for review are:

10.1.7. Standards for Review of Annexation Impact Reports

The Board of County Commissioners shall evaluate the annexation impact report for the following:

- Has the municipality made adequate provisions for the requisite level of utility services to the area?
If the annexation is approved by the City Council, all municipal services (utilities, fire, police, streets, etc.) will be provided by the City of Colorado Springs.
- Has the municipality made adequate provisions for the requisite level of police and fire protection?
Per the annexation impact report, the service municipalities will be provided by the City of Colorado Springs. The police department would be provided with the City of Colorado Springs.
- Will the proposed annexation encourage growth patterns which are inconsistent with the Master Plan either in terms of the type of land use or the timing of such growth?
The property is used for a religious institution which is an allowed use per the masterplan and consistent with land use allowances.
- Will the proposed annexation create unreasonable roadway maintenance/drainage problems?
The annexation includes the remaining section of Old Ranch Road and will not create unreasonable roadway maintenance/drainage problems.
- Will the proposed annexation have unreasonable detrimental impacts upon land adjoining the area proposed to be annexed in terms of land use compatibility, timing of growth or other development related concerns?
Staff is not aware that the proposed annexation will have unreasonable detrimental impacts upon land adjoining the area proposed to be annexed.
- Will the annexation create County enclaves within the municipality which have little or no possibility of future annexation by the municipality?
Staff is not aware that the annexation will create County enclaves within the municipality.

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- Will the annexation remove land from an existing special district to the extent that the provision of service by the special district to the balance of the special district is no longer financially feasible?

Staff is not aware of any special district issues associated with this request. The request is not in any special district.

The Board of County Commissioners may choose to forward written comments to the annexing municipality, time permitting, or designate an authorized representative to present the Board’s comments at the annexation hearing.

C. LOCATION

North:	RR-5 (Residential Rural)	Vacant
South:	RR-2.5 (Residential Rural)	Agricultural/Grazing Land
East:	City of Colorado Springs	Vacant
West:	RR-2.5 (Residential Rural)	Single Family Residential

D. BACKGROUND

The parcel included in the annexation is zoned RR-5 (Rural Residential). The properties were initially zoned on January 3, 1955, when zoning was initiated for this portion of El Paso County. The subject property is currently zoned RR-2.5 and is currently used for single family residential. The proposed zoning will be R-5/SS and the proposed use will be for single family residential, multi-family residential, and religious institution.

E. MASTER PLAN COMPLIANCE

1. Your El Paso County Master Plan

a. Placetype Character:

Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.

Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections or along perimeter streets. Utilities, such



as water and wastewater services are consolidated and shared by clusters of developments, dependent on the subdivision or area of the County.

Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban Residential placetype in El Paso County are Security, Widefield, Woodmen Hills, and similar areas in Falcon.

Recommended Land Uses:

Primary

- Single-Family Detached Residential with lots sizes smaller than 2.5 acres per lot, up to 5 units

Supporting

- Single-family Attached
- Multifamily Residential
- Parks/Open Space
- Commercial Retail
- Commercial Service
- Institutional

Analysis:

The area being annexed is immediately adjacent to the City of Colorado Springs. The applicant states the proposed use of the property is intended to be a religious institution, single family residential, and multi-family residential; the area is adjacent to residential uses and vacant property. Development of the property for an institutional use in addition to various types of residential within the City of Colorado Springs is consistent with the Suburban Residential placetype and the goals and objectives outlined in the Master Plan.

The relevant Goals and Objectives are as follows:

Goal 5.1 – *Coordinate with agencies to provide high-quality community facilities, services, and infrastructure to enhance quality of life.*

Objective LU2-1 – *Continue to coordinate with the individual cities and towns as they plan for growth. Collaboration with the individual communities will prevent the unnecessary duplication of efforts, overextension of resources, and spending of funds.*

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Objective HC2-3 – Coordinate regularly with municipalities to maintain knowledge of plans for annexation.

Goal ED3 – Encourage the development of commercial districts in underserved areas.

F. ATTACHMENTS

Vicinity Map

Annexation Impact Report

Annexation Plat No.1

Annexation Plat No.2

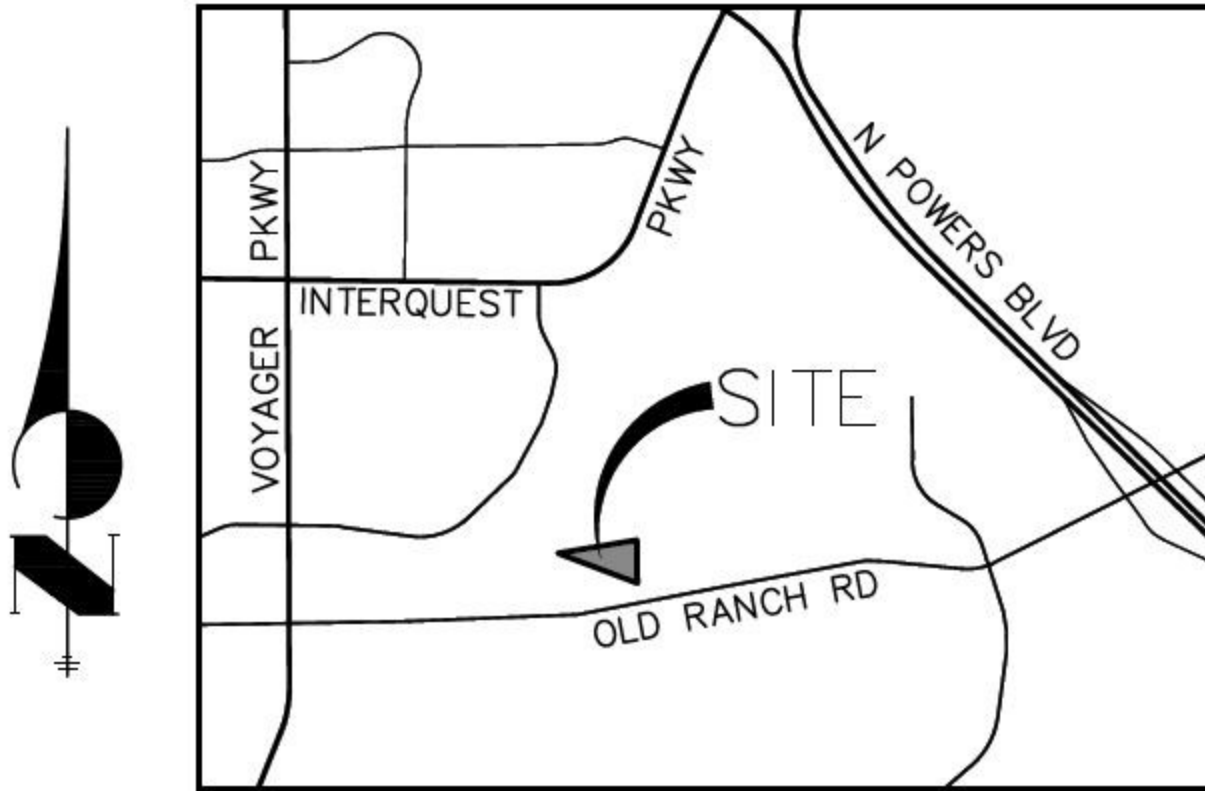
Concept Plan

Draft Resolution

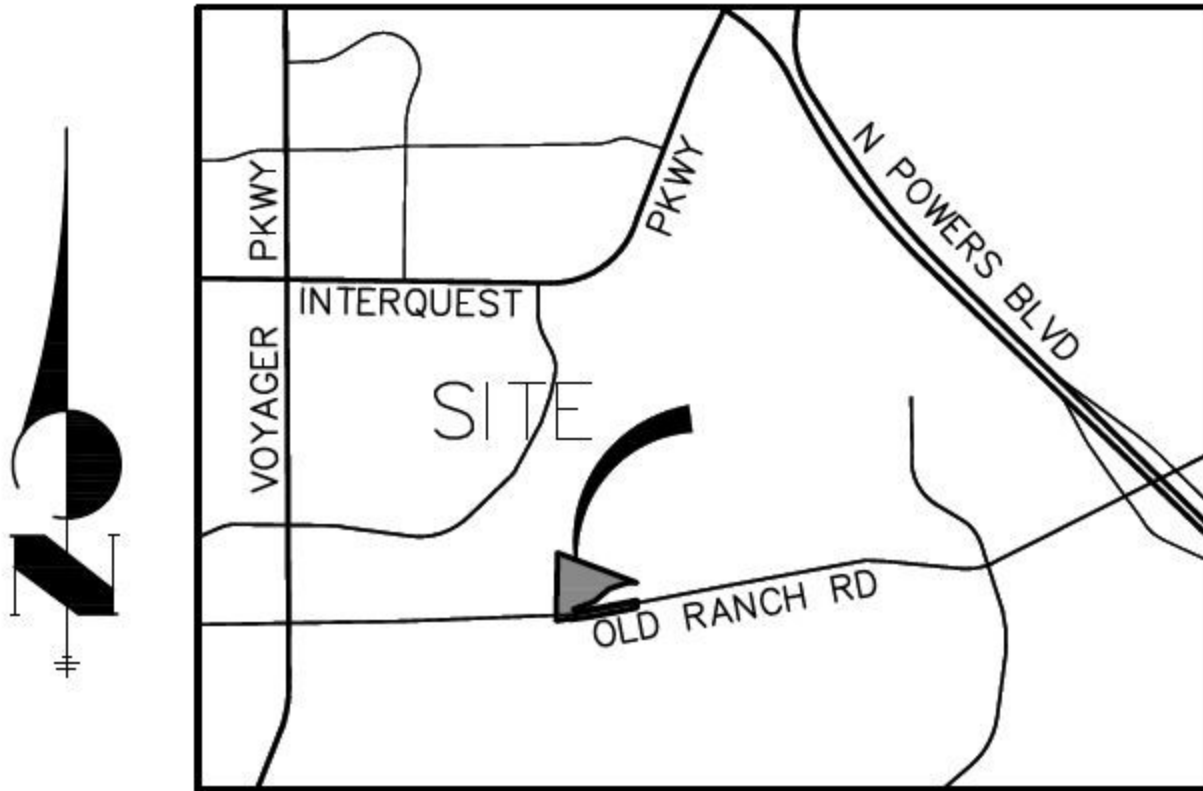
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VICINITY MAP



VICINITY MAP

**HOPE CHAPEL ADDITION NOS. 1-2
ANNEXATION IMPACT REPORT**

MAY 16, 2023

The Annexor and property owner, Hope Chapel of Colorado Springs, has submitted a serial annexation application request to the City of Colorado Springs consisting of 14.4943 acres located at 2210 Old Ranch Road. The State of Colorado requires that an Annexation Impact Report (A.I.R.) be prepared and submitted to the Board of County Commissioners of El Paso County prior to being heard by the City Council of Colorado Springs. The required elements of the A.I.R. are as follows:

31-12-108.5. Annexation Impact Report

The municipality shall prepare an impact report concerning the proposed annexation at least twenty-five days before the date of the hearing (City Council hearing not yet scheduled) established pursuant to section [31-12-108](#) and shall file one copy with the board of county commissioners governing the area proposed to be annexed within five days thereafter. Such report shall not be required for annexations of ten acres or less in total area or when the municipality and the board of county commissioners governing the area proposed to be annexed agree that the report may be waived.

Such report shall include, as a minimum:

- a) A map or maps of the municipality and adjacent territory to show the following information:
 - (I) The present and proposed boundaries of the municipality in the vicinity of the proposed annexation;
 - (II) The present streets, major trunk water mains, sewer interceptors and outfalls, other utility lines and ditches, and the proposed extension of such streets and utility lines in the vicinity of the proposed annexation; and
 - (III) The existing and proposed land use pattern in the areas to be annexed;
- b) A copy of any draft or final pre-annexation agreement, if available;
- c) A statement setting forth the plans of the municipality for extending to or otherwise providing for, within the area to be annexed, municipal services performed by or on behalf of the municipality at the time of annexation;
- d) A statement setting forth the method under which the municipality plans to finance the extension of the municipal services into the area to be annexed;
- e) A statement identifying existing districts within the area to be annexed; and
- f) A statement on the effect of annexation upon local-public school district systems, including the estimated number of students generated and the capital construction required to educate such students.

The applicant has prepared the Hope Chapel Addition Nos. 1-2 Annexation, which is attached and which provides most of the requested information. The remainder of this report will answer the specifically listed A.I.R. checklist information.

- a) **A map or maps of the municipality and adjacent territory to show the following information:**
 - (I) The present and proposed boundaries of the municipality in the vicinity of the proposed annexation;**
The attached Concept Plan and Annexation Plat are contextual maps of the proposed annexation, which shows the site, City and County boundaries, and current zoning in both jurisdictions.
 - (II) The present streets, major trunk water mains, sewer interceptors and outfalls, other utility lines and ditches, and the proposed extension of such streets and utility lines in the vicinity of the proposed annexation; and**
The attached Concept Plan shows the location of major existing and proposed streets, City utility, public improvements and drainage infrastructure and facilities.
 - (III) The existing and proposed land use pattern in the area to be annexed;**
The attached Concept Plan shows the proposed land use pattern for the area being annexed. The proposed use is for multi-family and a religious institution.

b) A copy of any draft or final pre-annexation agreement, if available;

Attached find the most recent draft, signed by the applicant, of the Hope Chapel Addition Nos. 1 & 2 Annexation Agreements.

c) A statement setting forth the plans of the municipality for extending to or otherwise providing for, within the area to be annexed, municipal services performed by or on behalf of the municipality at the time of annexation;

If the annexation is approved by the City Council, all municipal services (utilities, fire, police, streets, etc.) will be provided by the City of Colorado Springs.

d) A statement setting forth the method under which the municipality plans to finance the extension of the municipal services into the area to be annexed;

This property will be subject to standard annexation agreement provisions regarding extension of public facilities and utilities. Generally, the owner/developer is responsible for extending these services into the annexed land.

e) A statement identifying existing districts within the area to be annexed; and

According to El Paso County Assessor records, the subject property is in the following districts:

- Academy School No 20;
- Pikes Peak Library District;
- El Paso County Conservation;
- Donald Wescott Fire Protection

f) A statement on the effect of annexation upon local-public school district systems, including the estimated number of students generated and the capital construction required to educate such students.

As a multi-family development, fees in lieu of land dedication were requested by the school district and the school district has no objection to the annexation.

ANNEXATION PLAT HOPE CHAPEL ADDITION NO. 2

LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
INTO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS:
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 NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M. MONUMENTED AT NORTHEAST CORNER OF SECTION 28 BY A 1-1/4" ALUMINUM CAP STAMPED "S 10956" AND AT THE NORTH CORNER OF SECTION 28 BY A 1-1/2" BRASS CAP STAMPED "S 2078". SAID LINE BEARS N89°12'01"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE NORTH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M. THENCE ON THE WEST LINE OF THE NORTHWEST 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. N85°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°14'28"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 N08°41'58"W, HAVING A RADIUS OF 3779.80 FEET, A CENTRAL ANGLE OF 08°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 3819 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 3659.80 FEET, A CENTRAL ANGLE OF 08°37'24" AND AN ARC LENGTH OF 439.46 FEET, TO A POINT OF NON-TANGENT ON THE EASTERLY RIGHT-OF-WAY LINE OF OTERO ROAD;

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 HUNTSINGER SUBDIVISION RECORDED UNDER RECEPTION NO. 21974405, SAID POINT BEING A POINT OF NON-TANGENT 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°31'23" 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 ANNEXED IN ORDINANCE NO. 98-147 RECORDED UNDER RECEPTION NO. 099182724;

THENCE ON SAID EXISTING BOUNDARY, N07°13'19"W A DISTANCE OF 83.19 FEET, TO A POINT ON THE EXISTING BOUNDARY OF THE CITY OF COLORADO SPRINGS AS ANNEXED IN ORDINANCE 82-151 RECORDED IN BOOK 3631 AT PAGE 143;

THENCE ON SAID EXISTING BOUNDARY, N86°56'12"E A DISTANCE OF 98.77 FEET; TO THE SOUTHWESTERLY CORNER OF PENDELTON SUBDIVISION RECORDED UNDER RECEPTION NO. 719194;

THENCE DEPARTING SAID EXISTING BOUNDARY, ON THE SOUTHERLY LINE OF SAID PENDELTON SUBDIVISION, N86°45'22"E A DISTANCE OF 827.53 FEET, TO THE SOUTHEASTERLY CORNER OF LOT 1, BLOCK 1 OF SAID SAID PENDELTON SUBDIVISION;

THENCE ON THE EASTERLY LINE SAID LOT 1, N07°10'07"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 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.

OWNERS CERTIFICATE:
HOPE CHAPEL OF COLORADO SPRINGS, A COLORADO NON-PROFIT CORPORATION HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2022, A.D.

BY: _____ TITLE: PRESIDENT OF HOPE CHAPEL OF COLORADO SPRINGS, A COLORADO NON-PROFIT CORPORATION.
STATE OF _____ COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY _____ PRESIDENT OF HOPE CHAPEL OF COLORADO SPRINGS, A COLORADO NON-PROFIT CORPORATION.

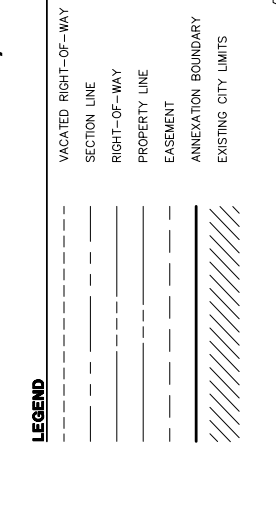
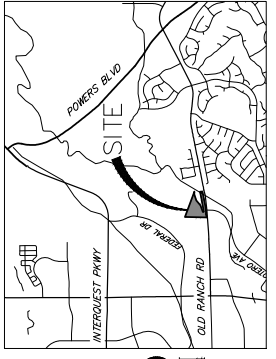
BY: _____ NOTARY PUBLIC
WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES _____

ADDRESS _____
STATE _____ ZIP CODE _____

GITY _____

SURVEYORS CERTIFICATE:
I, JARROD ADAMS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE MAP HEREIN IS A CORRECT DELINEATION OF THE DESCRIBED PARCEL OF LAND AND THAT IT IS CONTIGUOUS TO THE CITY OF COLORADO SPRINGS, COLORADO AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES, SECTION 17-1-101 (1) WITH THE PERMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38252
BEVELY OF JR. ENGINEERING, LLC
7200 N. AUTO WAY SUITE C-400
CENTENNIAL, CO. 80112



GENERAL NOTES:

1. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF EL PASO COUNTY, COLORADO.
2. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37012 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
3. THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY NOR A LAND SURVEY PLAT.
4. PER THE BYLAWS AND RULES OF THE STATE BOARD OF LICENSES FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, CERTIFICATION IS DEFINED AS A STATEMENT THAT INCLUDES THE FOLLOWING: (A) IS SIGNED AND/OR SEALED BY A PROFESSIONAL LAND SURVEYOR REPRESENTING THAT HE OR SHE HAS PERSONALLY CONDUCTED THE SURVEYING AND THAT HE OR SHE IS A PROFESSIONAL LAND SURVEYOR OR UNDER THE PROFESSIONAL LAND SURVEYOR IN KNOWLEDGE, INFORMATION AND BELIEF. (B) IS BASED UPON THE PROFESSIONAL LAND SURVEYOR'S STANDARDS OF PRACTICE. (C) IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. (D) IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. UNLESS OTHERWISE NOTED, ALL RECOVERED MONUMENTS ARE FLUSH WITH THE GROUND.
6. ALL CHANNEL MAINTENANCE AND OPERATIONS WILL BE THE RESPONSIBILITY OF THE DEVELOPER.

CONTIGUITY STATEMENT:

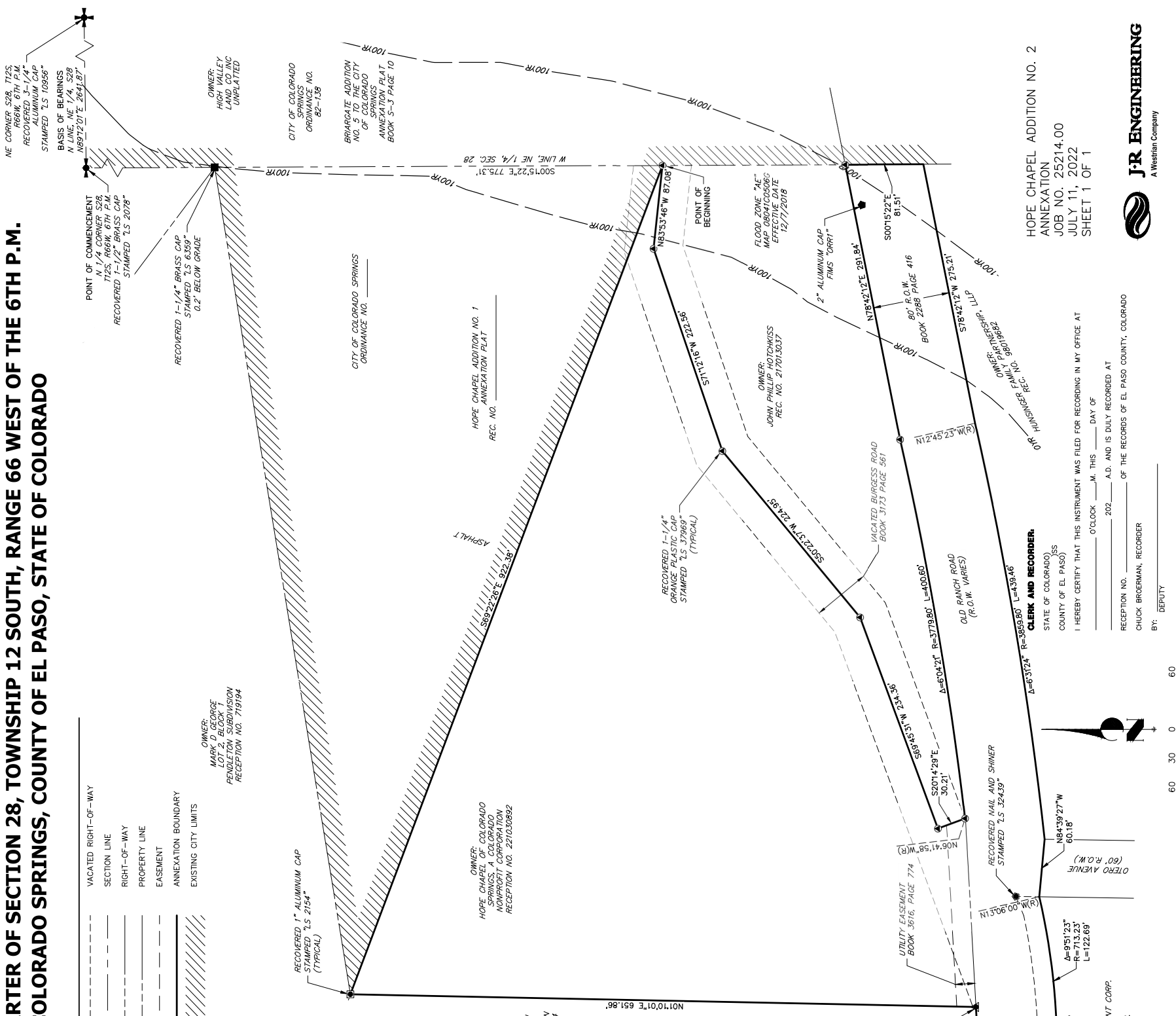
- TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 5971.90 FEET.
 - ONE-SIXTH OF TOTAL PERIMETER OF AREA = 995.32 FEET.
 - PERMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 1185.85 FEET.
- THE TOTAL CONTIGUOUS PERIMETER IS 19.86%, WHICH EXCEEDS THE ONE-SIXTH (1/6) AREA REQUIRED.

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT OF HOPE CHAPEL ADDITION NO. 2.

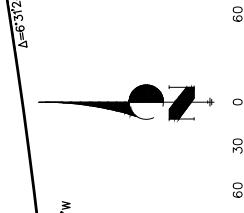
CITY PLANNING DIRECTOR	DATE
CITY ENGINEER	DATE
CITY CLERK	DATE

THE ANNEXATION OF THE REAL PROPERTY SHOWN ON THIS PLAT IS APPROVED PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BY ACTIONS OF THE CITY COUNCIL OF COLORADO SPRINGS AT ITS MEETING ON THE _____ DAY OF _____, 2022, A.D.



HOPE CHAPEL ADDITION NO. 2
ANNEXATION
JOB NO. 25214.00
JULY 11, 2022
SHEET 1 OF 1

CLERK AND RECORDER:
STATE OF COLORADO
COUNTY OF EL PASO (SS)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORDING IN MY OFFICE AT _____ O'CLOCK _____ M. THIS _____ DAY OF _____, 2022, A.D. AND IS DULY RECORDED AT
RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO
CHUCK BROERMAN, RECORDER
BY: _____ DEPUTY



JR ENGINEERING
A Westlan Company
Centennial 303-740-6683 • Colorado Springs 719-559-2683
Fort Collins 970-491-8888 • www.jrengineering.com

HOPE CHAPEL ADDITION NO. 1 & 2

CITY OF COLORADO SPRINGS, COLORADO

CONCEPT PLAN

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 271030892 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, 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 SOUTHEAST CORNER OF LOT 2, BLOCK 1 OF THE PENDLETON SUBDIVISION, RECORDED UNDER RECEPTION NO. 719194 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER; SAID POINT BEING THE POINT OF BEGINNING.

THENCE CONTINUING ON SAID WEST LINE, S00°15'22" E A DISTANCE OF 466.40 FEET, TO A POINT ON THE CENTERLINE OF VACATED BURGESS ROAD RECORDED IN BOOK 3173 AT PAGE 561;

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 415, 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 RIGHT WHOSE CENTER BEARS N06°41'58"W, HAVING A RADIUS OF 3779.80 FEET, A CENTRAL ANGLE OF 00°04'54", AND AN ARC LENGTH OF 5.39 FEET, TO A POINT OF NON-TANGENT;
2. S86°45'22"W A DISTANCE OF 191.51 FEET, TO A POINT ON THE SOUTHEASTERLY CORNER OF LOT 1, BLOCK 1, OF SAID PENDLETON SUBDIVISION RECORDED UNDER RECEPTION NO. 719194;

THENCE ON THE EASTERLY LINE OF SAID PENDLETON SUBDIVISION, THE FOLLOWING 2 COURSES:

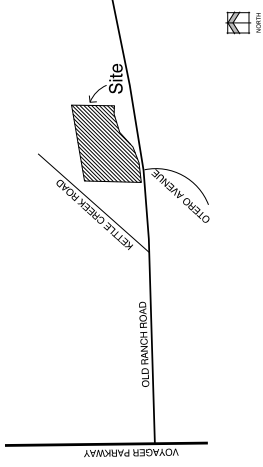
1. N01°10'01"E A DISTANCE OF 651.86;
2. N80°40'16"E A DISTANCE OF 872.71 FEET, TO THE POINT OF BEGINNING

CONTAINING A CALCULATED AREA OF 483,833 SQUARE FEET OR 11.1073 ACRES.

GENERAL NOTES

1. A PRIVATE AVIGATION EASEMENT ACKNOWLEDGING THE USAFA AIRMANSHIP PROGRAM WILL BE ESTABLISHED PRIOR TO RECORDATION OF THE FINAL SUBDIVISION PLAT(S) FOR THIS DEVELOPMENT OR PRIOR TO THE ISSUANCE OF A CERTIFICATED OF OCCUPANCY FOR ANY UNIT WITHIN THE DEVELOPMENT.
2. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT OPERATIONS AT COLORADO SPRINGS AIR FORCE ACADEMY. SUCH OPERATIONS WILL CONTINUE UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.
3. FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08041C0506G, EFFECTIVE DATE, DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN).
4. THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY ROCKY MOUNTAIN GROUP, DATED JULY 8, 2021, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARDS ON THE PROPERTY: EXPANSIVE SOILS/BEDROCK, ARTIFICIAL FILL/ UNCONTROLLED FILL, SEISMICITY, AND RADON. A COPY OF SAID REPORT IS ATTACHED TO THIS CONCEPT PLAN. FOR FURTHER INFORMATION, CONTACT THE PLANNING AND DEVELOPMENT SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, COLORADO SPRINGS, CO. IF YOU WOULD LIKE TO REVIEW SAID REPORT. ADDITIONAL GEOTECHNICAL REPORT/INVESTIGATIONS WILL BE REQUIRED WHEN THE DEVELOPMENT PLAN IS SUBMITTED.
5. PRIOR TO ANY DEVELOPMENT ON LOTS 1 & 2, A DEVELOPMENT PLAN MUST BE SUBMITTED AND APPROVED.
6. PREBLE'S MEADOW JUMPING MOUSE HABITAT BOUNDARY HAS BEEN DETERMINED THROUGH CORRESPONDENCE WITH OUR ECOLOGIST AND US FISH AND WILDLIFE SERVICES. PRIOR TO ANY FUTURE DEVELOPMENT OF LOTS 1 & 2, US FISH AND WILDLIFE WILL NEED TO REVIEW AND APPROVE DEVELOPMENT DUE TO THE PRESENCE OF PREBLE'S MEADOW JUMPING MOUSE HABITAT LOCATED ON THE PROPERTY.
7. THE PROPERTY IS ADJACENT TO OLD RANCH ROAD, INCLUDING CURB & GUTTER, CONCRETE DRIVEWAY AND SIDEWALK, AND PEDESTRIAN RAMPS WILL BE DETERMINED WHEN DEVELOPMENT PLANS ARE SUBMITTED.
8. UPON ANNEXATION, THIS PROPERTY WILL BE WITHIN THE CITY'S MS4 BOUNDARY, AND THEREFORE BE SUBJECT TO ALL STORMWATER CRITERIA INCLUDING BUT NOT LIMITED TO GRADING AND EROSION CONTROL, WATER QUALITY, AND CHANNEL STABILIZATION REQUIREMENTS.
9. AT THE TIME OF DEVELOPMENT, THE DEVELOPER WILL BE RESPONSIBLE FOR COMPLETING ANY NECESSARY CHANNEL IMPROVEMENTS ADJACENT TO THE PROPERTY AS SPECIFIED IN THE KETTLE CREEK DBPS AND IN ACCORDANCE WITH CURRENT STORMWATER CRITERIA. CHANNEL IMPROVEMENTS MUST BE CONSTRUCTED OR 100% ASSURANCES PAID PRIOR TO BUILDING ANY SUBDIVISION OR DEVELOPMENT. ALL CHANNEL IMPROVEMENTS WILL BE COMPLETED BY THE DEVELOPER.
10. DOWNSTREAM BRIDGES AND STRUCTURES WILL BE MAINTAINED APPROXIMATELY 100 FEET FROM THE PROPERTY.
11. THE FULL SPECTRUM DETENTION FACILITY WILL BE MAINTAINED BY THE OWNER AND/OR THEIR ASSIGNS.

VICINITY MAP



SITE DATA

Tax ID Number:	628001007
Total Area:	11.11 Acres
Development Schedule:	Fall 2023
Drainage Basin:	Kettle Creek
Current Zoning:	RT-2.5 (County)
Proposed Zoning:	R-9/55 (Multi-Family Residential)
Current Use:	Single Family Residential
Proposed Use:	Single-Family / Multi-Family Residential, Religious Institution
Maximum Lot Coverage:	40%
Lot 1 Maximum Density:	14.00 DU/AC
Lot 2 Maximum Floor Space:	20,000 SF
Maximum Building Height:	45'
Building Setbacks:	Front: 20'
	Side: 5'
	Rear: 25'
Landscape Setbacks:	20'
Old Ranch Road:	15'
Landscape Buffers:	

PROJECT TEAM

OWNER:	Kurt Achille 5740 N. Academy Blvd. Colorado Springs, CO 80903
DEVELOPER:	Highlander Development, LLC
APPLICANT:	N.E.S., Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903

SHEET INDEX

Sheet 1 of 4:	Cover Sheet
Sheet 2 of 4:	Concept Plan
Sheet 3 of 4:	Land Suitability Analysis
Sheet 4 of 4:	Land Suitability Analysis

ENTITLEMENT

DATE:	DESCRIPTION:
06/16/2022	BP PER CITY REVIEW COMMENTS
07/19/2022	BP PER CITY REVIEW COMMENTS

COVER SHEET

1

1 OF 4

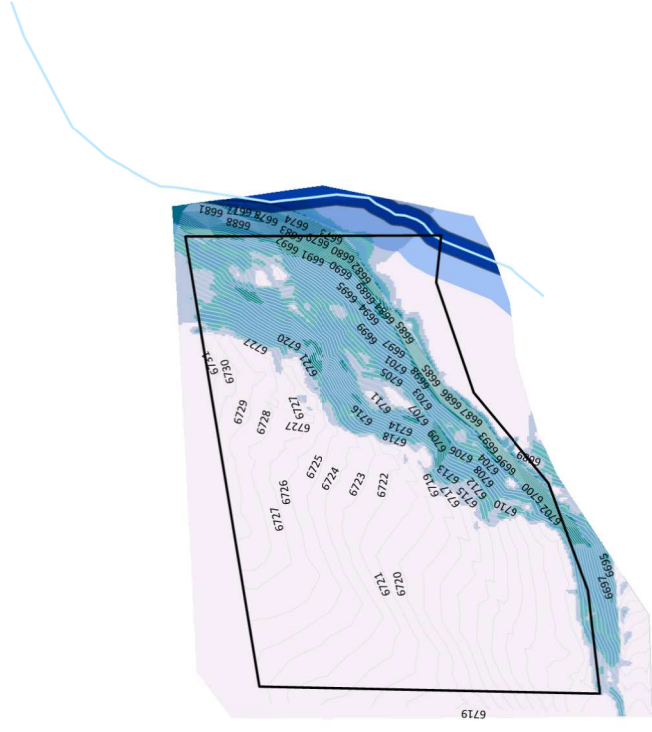
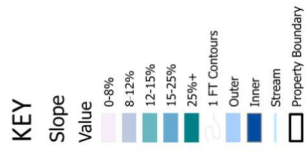
COPN-22-0008

HOPE CHAPEL ADDITION NO.1 & NO.2

CONCEPT PLAN

DATE:	02/14/2022
PROJECT MGR:	A.BARLOW
PREPARED BY:	C.HEMALINGER / B.PERKINS

SLOPE

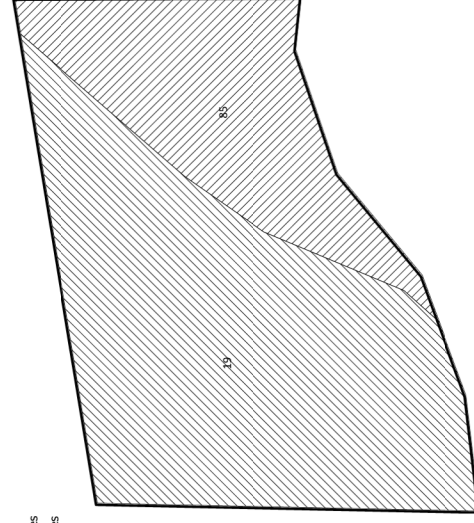
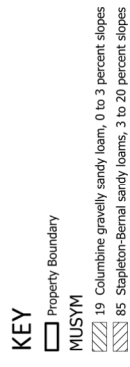


Slope Analysis:

NES Inc. Old Ranch Road Slope Analysis, [Esri ArcGIS®, AutoCAD 2018]. Topographic Survey provided by Galloway Survey data.

Slope Analysis Map was created using the Spatial Analyst Toolset ArcGIS® software by Esri. ArcGIS® and is the intellectual property of Esri and is used herein under license. Copyright © Esri. All rights reserved. For more information about Esri® software, please visit www.esri.com.

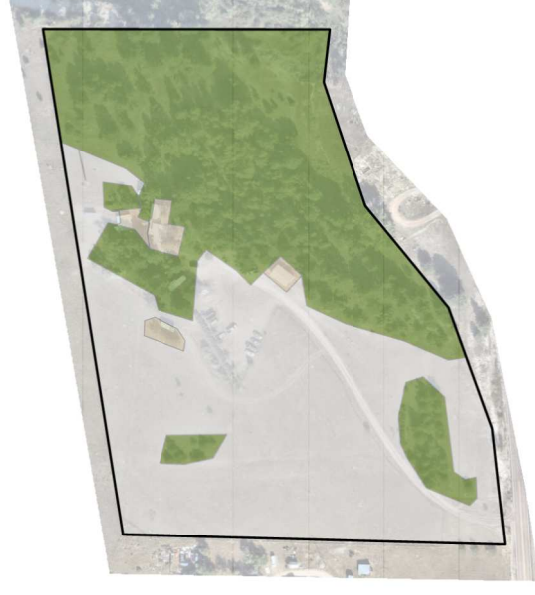
SOILS



Soils Analysis:

Natural Resource Conservation Service. Soil Survey Area: El Paso County Area, Colorado Survey Area Data: Version 18, Jun 5, 2020 Web Soil Survey. United States Department of Agriculture. <http://websoilsurvey.sc.egov.usda.gov>

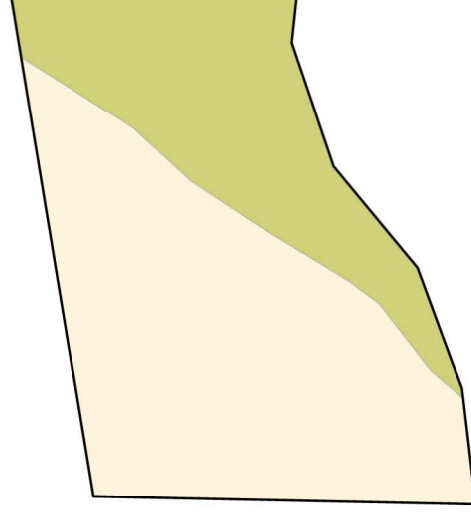
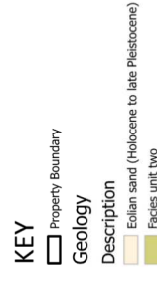
VEGETATION



Groundcover Analysis:

Aerial photography showing existing vegetation. NearMap Aerial September 2021.

GEOLOGY



Geological Analysis:

Thorson, Jon P, Christopher J. Carroll, and Matthew L. Morgan. "OF-01-03 Geologic Map of the Pikeview Quadrangle, El Paso County, Colorado." Geologic. Open File Reports. Denver, CO: Colorado Geological Survey, Division of Minerals and Geology, Department of Natural Resources, 2001. <https://coloradogeologicalsurvey.org/publications/geologic-map-pikeview-quadrangle-el-paso-colorado>.



PLANNER / LANDSCAPE ARCHITECT
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HOPE CHAPEL ANNEXATION NO.1 & 2 CONCEPT PLAN

PROJECT INFO
DATE: 02/14/2022
PROJECT MGR: A. BARKLOW
PREPARED BY: C. HELMINGER / EP/PAWS

STAMP
ISSUE INFO
ENTITLEMENT

DATE	BY	DESCRIPTION
06/16/2022	BP	PER CITY REVIEW COMMENTS
09/07/2022	BP	PER CITY REVIEW COMMENTS

LAND SUITABILITY ANALYSIS

3

SHEET NUMBER
3 OF 4
PLAN FILE #
COPN-22-0008



Location:
The 11.1073 AC site is located in El Paso County, east of Voyager Parkway, on the north side of Old Ranch Road.

Methodology:
A Land Suitability Analysis (LSA) is required for a property located in the Streamside Overlay. The purpose of the LSA is to provide the basic information about a site's physical characteristics and features and to assess the impact of proposed development across the entire project both on and off the site. The required components of the LSA are as follows:

Slope Analysis: This LSA has 1 foot contours.

Zero percent (0%) to eight percent (8%): Generally suitable for development (outside the 100-year floodplain);

Eight percent (8%) to twelve percent (12%): Increased potential for engineering difficulties, moderate potential for activating site hazards;

Twelve percent (12%) to fifteen percent (15%): Increased potential for engineering difficulties, moderately high potential for activating site hazards;

Fifteen percent (15%) to twenty five percent (25%): High potential for activating hazard potential;

Twenty five percent (25%) and greater slopes: Very high potential for development difficulty, severe hazard potential.

The topography is generally flat on this site. The majority of the site has slopes of 8% or less. The steepest sloping areas (greater than 25%) are along the southeastern portions of the site. Development should avoid the sloped eastern portion of the site.

Vegetation: The site contains field grasses, weeds and scattered trees and shrubs. The eastern portion of the site is densely vegetated with trees. There is a prairie mouse habitat that runs north to south through the central portion of the site, shown on the concept plan. Development should avoid the densely vegetated portion of the site.

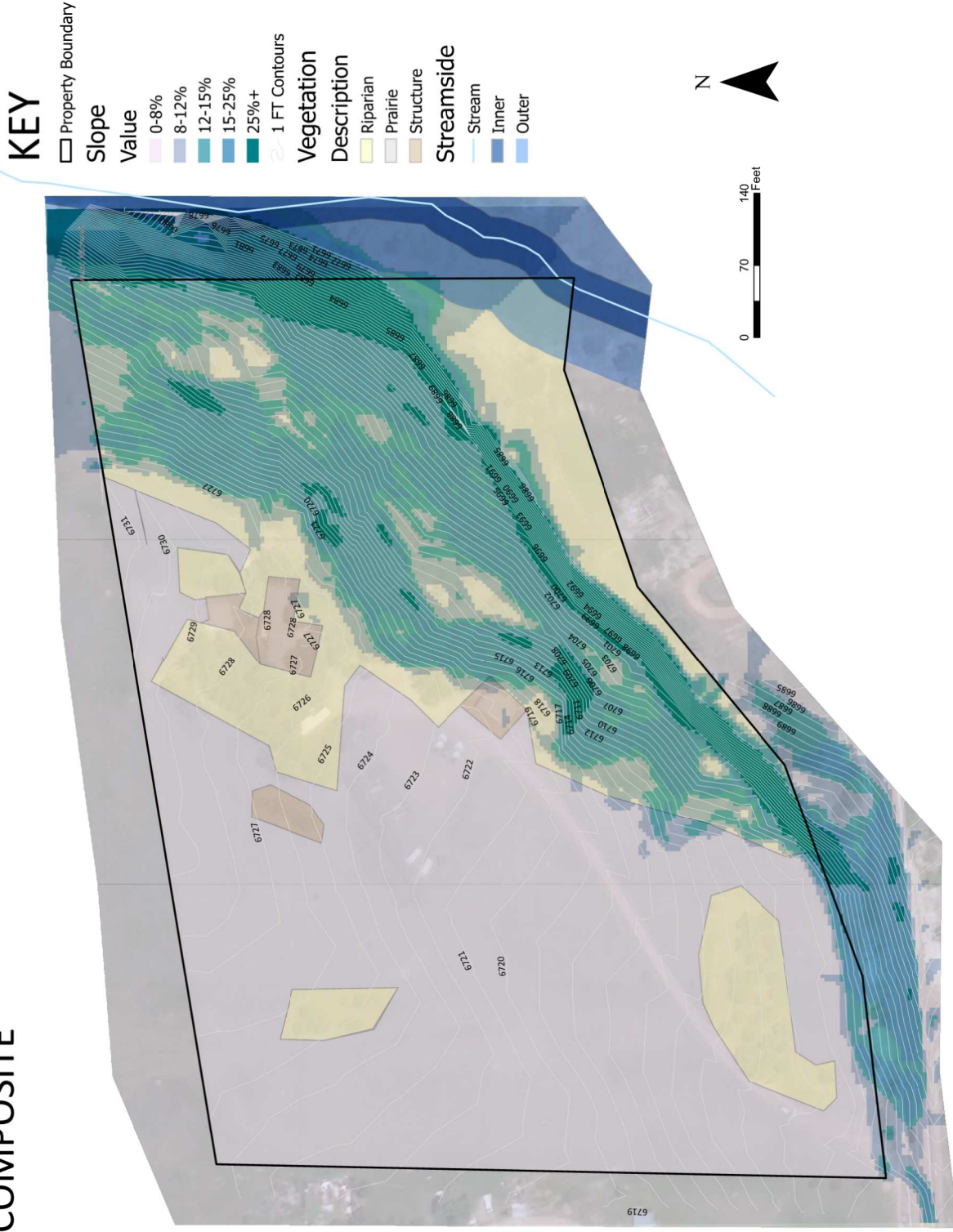
Soils:

The site primarily consists of sandy loam. The two types of soil are Columbine gravelly sandy loam, 0 to 3 percent slopes and Stapleton-Bernal sandy loams, 3 to 20 percent slopes. The main limitations for construction are slope.

Natural and Manmade Features: There is a small portion of Kettle Creek that touches the southeast site boundary. The inner buffer (20 feet) and outer buffer (70 feet) should not be developed within. There are multiple existing structures on site, shown in orange.

Conclusion: This composite analysis is based on information from a variety of sources. The proposed concept plan is not limited by the suitability of the land, as no development is proposed in highly constrained areas. The geologic conditions on-site can be satisfactorily mitigated through proper engineering design and construction processes.

COMPOSITE



N.E.S., Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

HOPE CHAPEL ANNEXATION NO.1 & 2 CONCEPT PLAN

PROJECT INFO
DATE: 02/14/2022
PROJECT MGR: A. BARKLOW
PREPARED BY: C. HELMINGER / B. PERKINS

STAMP

ENTITLEMENT

ISSUE INFO

DATE	BY	DESCRIPTION
06/16/2022	BP	PER CITY REVIEW COMMENTS
09/07/2022	BP	PER CITY REVIEW COMMENTS

ISSUE / REVISION

LAND SUITABILITY ANALYSIS

SHEET TITLE

4

SHEET NUMBER

4 OF 4

COPN-22-0008

PLAN FILE #

RESOLUTION NO. 23-

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.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
Chair

By: _____
County Clerk & Recorder

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.