



January 11, 2023

Kristy Smart, Clerk to the Board
1675 West Garden of the Gods Road, Suite 2201
Colorado Springs, CO 80907

SENT CERTIFIED MAIL

IN COMPLIANCE WITH THE PROVISION OF SECTION 31-12-108(2) C.R.S., please find enclosed a copy of the published Notice of Public Hearing, together with a copy of the Resolution and Petition concerning the annexation to the Town of Monument of territory therein described. The provisions of annexation laws of the State of Colorado require that such mailing be made to the Board of County Commissioners of the county, the County Attorney and to each Special District or School District having territory within the area to be annexed. No Annexation Impact Report has been provided as the property seeking annexation is less than 10 acres. Please direct any question regarding this request to the Town of Monument Planning Department, 645 Beacon Lite Road, Monument, Colorado, 80132, 719-6197542.

Thank you,

A handwritten signature in blue ink that reads "Shelia Booth". The signature is written in a cursive, flowing style.

Shelia Booth, AICP
Director of Planning



Employee Owned

Building long-term relationships through creative solutions,
practical design and reliable service

Letter of Authorization

May 18, 2022

Town of Monument
645 Beacon Lite Road
Monument, Colorado 80132
Attn: Planning Department

To Whom It May Concern:

This letter serves as Authorization for Keith E, Moore R.A. with RMG-Rocky Mountain Group, 19375 Beacon Lite Road, Monument, Colorado to represent John Clarke the owner of the property at 19375 Beacon Lite Road, Monument, Colorado during the Annexation, Rezone, PUD, and Site Plan submittals and planning development review process with the Town Of Monument for the afore mentioned property.

Regards,

Keith E. Moore R.A. AIA
RMG-Rocky Mountain Group

Property Owner Information:

Name: John Clarke
Person to Contact: John Clarke
Mailing Address: 19375 Beacon Lite Road, Monument, CO 80132
Phone: (719)-548-0600 Email: jclarke@rmg-engineers.com

Signature:
Date: 5/19/22

Applicant Information:

Name: Keith E. Moore
Person to Contact: Keith Moore
Mailing Address: 19375 Beacon Lite Road, Monument, CO 80132
Phone: (719)-203-3321 Email: kmoore@rmg-engineers.com

Signature:
Date: 05.18.22

TOWN OF MONUMENT

RESOLUTION NO. 01-2023

**A RESOLUTION INITIATING ANNEXATION AND SETTING A HEARING
DATE FOR THE TOWN COUNCIL OF THE TOWN OF MONUMENT TO
CONSIDER ANNEXATION OF AN AREA KNOWN AS
BEACON LITE LLC ANNEXATION**

WHEREAS, June 2, 2022, Petitions for Annexation were filed with the Town of Monument by persons alleging to comprise the landowners of one hundred percent (100 %) of the area known as Beacon Lite LLC Annexation, more specifically described in Exhibit "A", attached hereto and incorporated herein by this reference; and

WHEREAS, said Petitions request the Town of Monument to annex said area; and

WHEREAS, the Town Council having examined and determined said Petitions for Annexation are in substantial compliance with Section 30(1)(b) of Article II of the Colorado Constitution and Section 31-12-107(1), C.R.S.; and

WHEREAS, the Town Council desires to set a public hearing date to determine whether the proposed annexation complies with Section 30 of Article II of the Colorado Constitution and the applicable requirements of Sections 31-12-104 and 31-12-105, C.R.S., and is eligible for annexation.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MONUMENT, COLORADO THAT:

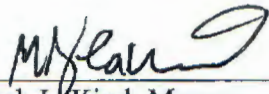
Section 1. The Town Council hereby finds that annexation proceedings be initiated upon the Petitions for Annexation of the area described in Exhibit "A", signed by persons alleging to comprise the landowners who assert ownership of one hundred percent (100 %) of the area proposed to be annexed, excluding public streets and alleys, which Petitions are in substantial compliance with the provisions of Article II, Section 30 of the Colorado Constitution, and Section 31-12-107(1) of the Annexation Act.

Section 2. Pursuant to Section 31-12-108, C.R.S., the Town Council hereby sets a public hearing date for the Town Council of Monument to consider the annexation of the area described in Exhibit "A" for **6:30 P.M. on the 6th day of February, 2023**, at Monument Town Hall, 645 Beacon Lite Road, Monument, Colorado, for the purpose of determining whether the area to be annexed meets the applicable requirements of Section 30 of Article II of the Constitution and Section 31-12-104 and 31-12-105, C.R.S. and is considered eligible for annexation. The Town Council hereby further directs the Town Clerk to give notice of said hearing in the manner prescribed in Section 31-12-108 of the Annexation Act.

Section 3. The Town Council also hereby directs the Town Clerk to send copies of the published notice and resolution to the Clerk of the Board of County Commissioners and the Attorney of El Paso County, Colorado, School District 38, Tri-Lakes Monument Fire Protection District, and Monument Sanitation, all encompassing the territory described in Exhibit "A" as required by Section 31-12-108 of the Annexation Act.

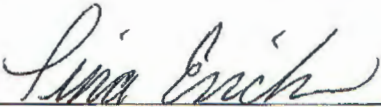
PASSED AND RESOLVED by the Town Council of the Town of Monument, El Paso County, Colorado, this 3rd day of January, 2023, by a vote of 5 for and 0 against.

TOWN OF MONUMENT



Mitch LaKind, Mayor

ATTEST:

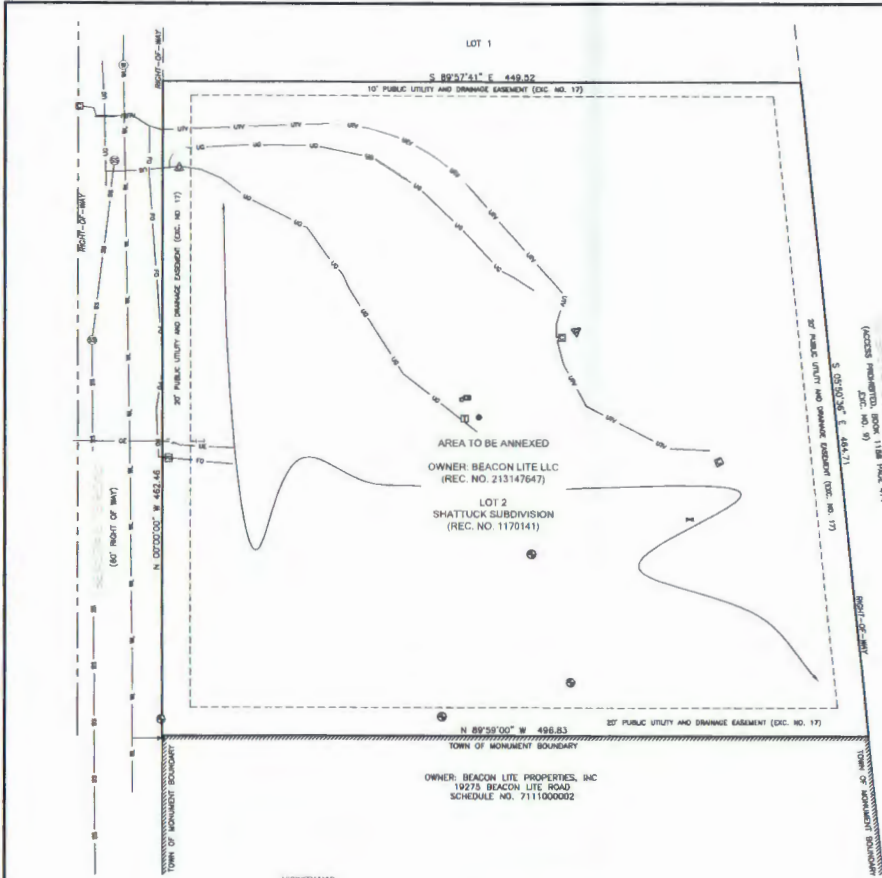


Tina Erickson, Deputy Town Clerk



EXHIBIT A – LEGAL DESCRIPTION

LOT 2 SHATTUCK SUBDIVISION COLO SPGS



TITLE EXCEPTIONS:

- Restriction of access to and from Interstate Highway No. 25 in Dead recorded August 14, 1948 in Book 1188 of Page 474. *Affects subject property. Possible direct access to Interstate Highway No. 25.*
- Easement granted to the American Telephone and Telegraph Company recorded September 24, 1951 in Book 1312 of Page 251. *Affects subject property. The specific location is not set forth therein.*
- Grant of Right of Way to Mountain View Electric Association, Incorporated recorded January 14, 1972 in Book 2461 of Page 287. *Affects subject property. The specific location is not set forth therein.*
- Grant of Right of Way to Mountain View Electric Association, Incorporated recorded August 15, 1973 in Book 2770 of Page 799. *Affects subject property. The specific location is not set forth therein.*
- Terms, conditions, provisions, agreements and obligations contained in the Grant of Right of Way as set forth below: Recording Date: January 31, 1988, Recording No: Book 3121 Page 81. *Affects subject property. The specific location is not set forth therein.*
- Terms, conditions, provisions, agreements and obligations contained in the Grant of Right of Way as set forth below: Recording Date: October 12, 1990, Recording No: Book 3781 Page 139. *Affects subject property. The specific location is not set forth therein.*
- Terms, conditions, provisions, agreements and obligations contained in the Easement as set forth below: Recording Date: June 5, 1991, Recording No: Book 5843 Page 733. *Affects subject property. Places restrictions on a certain portion of the property but the physical limits are not set forth therein. Document contains an expiration clause but whether said expiration has taken effect is beyond the scope of this survey.*
- Terms, conditions, provisions, agreements and obligations contained in the Easement as set forth below: Recording Date: June 5, 1991, Recording No: Book 5843 Page 733. *Affects subject property. Places restrictions on a certain portion of the property but the physical limits are not set forth therein. Document contains an expiration clause but whether said expiration has taken effect is beyond the scope of this survey.*
- Terms, conditions, provisions, notes and assessments but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat(s) of said subdivision set forth below: Recording Date: October 9, 1984, Recording No: Plat Book 83 Page 182. *Affects subject property. said assessments are shown hereon.*
- Terms, conditions, provisions, agreements and obligations contained in the Resolution as set forth below: Recording Date: July 2, 1992, Recording No: 2167223. *Affects subject property and is blank.*
- Terms, conditions, provisions, agreements and obligations contained in the Order for Inclusion recorded October 30, 2003 of Reception No: 203256139. *Affects subject property and is blank.*
- Terms, conditions, provisions, agreements and obligations contained in the Ruling of the Referee and Decree of the Water Court recorded April 9, 2004 of Reception No: 204037199. *Affects a subject property and is determined.*

NOTES:

- Area to be annexed:
 - Street address: 19375 Beacon Lite Road, Monument, CO 80131
 - El Paso County Assessor Schedule No.: 7111001002
 - Area: 216,782 square feet or 3.0225 Acres, more or less
- Perimeter distance: 3,872.52 feet
 - The length of the required contiguous boundary is 1,873.52(8)=312.25 feet. The south line of Lot 2 is 496.83 feet, therefore the parcel has sufficient contiguity for annexation.
- This annexation plat does not constitute a title search by Compass Surveying & Mapping, LLC to determine ownership or assessments of record. For all information regarding assessments, rights of way and title of record, Compass Surveying & Mapping, LLC relies upon a Commitment For Title Insurance prepared by Safely National Title Insurance Company, Order No. 370-FD4535-22 with an effective date of July 18, 2022 at 8:00 A.M.
- Current source of water, sanitary sewer and storm drainage service:
 - Water: Monument Water Department
 - Sanitary Sewer: Monument Sanitation District
 - Storm Drainage: Town of Monument
- County Zoning is "CC" (Commercial Community)
- Improvements are not shown.
- Any utilities shown have been located from field survey information. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does state that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities. The manholes shown were not opened to confirm the type of utility present.
- Easements and other public documents shown or noted on this survey were examined as to location and purpose and were not assumed as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- This Annexation Plat does not represent a monumented land survey nor is it a land survey plat.
- The lineal units used in this survey are U.S. Survey Feet.
- Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action be commenced more than ten years from the date of the certification shown hereon.

KNOW ALL MEN BY THESE PRESENTS:

That Beacon Lite LLC, being the owner of certain lands in El Paso County, Colorado, described as follows:

LEGAL DESCRIPTION:

Lot 2, Shattuck Subdivision, County of El Paso, State of Colorado.

Do hereby request annexation to the Town of Monument the above described property by: _____ as signed this _____ day of _____, 2022.

I hereby certify that on the _____ day of _____, 2022, appeared before me _____ who first being sworn duly executed the above document.

Notary Signature _____

My Commission expires: _____

WATER DEDICATION:

The undersigned hereby dedicates to the Town of Monument for public use all water and water rights, both tributary and non-tributary, arising upon, flowing upon or lying under the property as described herein.

By _____ as _____

SURVEYOR'S STATEMENT:

I, Eric R. Whitla, the undersigned Professional Land Surveyor in the State of Colorado, do hereby certify that the annexation plat was prepared under my supervision and that said plat accurately shows the described parcel of land, to the best of my knowledge and belief.

Professional Land Surveyor 36278

This survey is null and void without surveyor's original signature and seal.

PLANNING DEPARTMENT:

This annexation plat was reviewed by the Town of Monument Planning Department this _____ day of _____, 2022.

Planning Director _____

TOWN APPROVAL:

Pursuant to an ordinance made and adopted by the Town of Monument, El Paso County, Colorado this _____ day of _____, 2022, this annexation plat is approved.

ATTEST: Mayor _____ Date _____
Town Clerk _____ Date _____

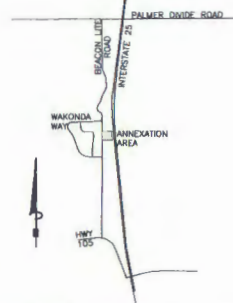
RECORDING STAMP

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)
I hereby certify that this instrument was filed for record in my office at _____ o'clock _____, the _____ day of _____, 2022, A.D., and is duly recorded under Reception No. _____ of the records of El Paso County, Colorado.
CHUCK BINDERMAN, RECORDER

By: Deputy _____

VICINITY MAP SCALE 1"=300'



SYMBOL LEGEND:

- ③ WATER MANHOLE
- ≡ WATER MAIN
- ≡ WATER VENT PIPE
- ⊠ GAS METER
- POWER POLE
- ⊠ ELECTRIC METER
- ⊠ ELECTRIC BOX
- ⊠ FIBER OPTIC PEDESTAL
- ⊠ TELEPHONE PEDESTAL
- ⊠ CABLE PEDESTAL
- ⊠ SANITARY SEWER CLEANOUT
- ⊠ SANITARY SEWER MANHOLE
- OVERHEAD ELECTRIC
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND STORM SEWER LINE



COMPASS SURVEYING & MAPPING, LLC
3253 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
WWW.CSAMLLC.COM

BEACON LITE LLC
ANNEXATION PLAT

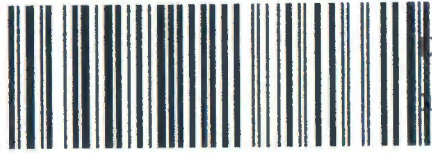
LOT 2 SHATTUCK SUBDIVISION
NW 1/4 SECTION 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

REVISIONS	PROJECT NO.	22227
	DATE	AUGUST 24, 2022
	DRAWN BY	ERW
	CHECKED BY	MSJ
	SHEET	1 OF 1

CERTIFIED MAIL



645 BEACON LIGHT RD. MONUMENT, CO 80132



7021 2720 0000 7805 3376

DEM.

13



RDC 23



80907

U.S. POSTAGE PAID
FCM LETTER
MONUMENT, CO
80132
JAN 13, 23
AMOUNT

\$4.60

R2304M113058-11

EL PASO COUNTY

JAN 17 2023

CLERK & RECORDER

Kristy Smart
Clerk to the Board
1675 W. Garden of the Gods Rd
Suite 2201
Colorado Springs CO 80907

80907-944475

