



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
Land Use Review Division

DATE: October 12, 2021

TO: Clerk to the Board of County Commissioners
El Paso County Development Services Department

FROM: Katie Carleo, Planning Manager

RE: Corral Bluffs Addition No. 1 Annexation – Annexation Impact Report

Pursuant to CRS 31-12-108.5 please find enclosed a copy of the Annexation Impact Report for the Corral Bluffs Addition No. 1 Annexation located north of Highway 94 and east of Corral Valley Road consisting of 926.10 acres. No County action is required or deemed necessary. This project is scheduled for consideration by City Council on November 9, 2021. Should you have any questions please feel free to contact me.

Katie Carleo, AICP
Planning Manager
p: 719.385.5060
e: katie.carleo@coloradosprings.gov

C: File

Enclosure: Annexation Impact Report
Corral Bluffs Addition No. 1 Annexation Plat

**CORRAL BLUFFS ADDITION NO. 1 ANNEXATION
ANNEXATION IMPACT REPORT**

OCTOBER 12, 2021

The Annexor and property owner, City of Colorado Springs, have submitted an annexation application request to the City of Colorado Springs consisting of 926.10 acres located north of Highway 94 and east of Corral Valley 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 (November 9, 2021 City Council Regular meeting) 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 Sands Master Plan, 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 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 proposed annexation is only for existing open space and parkland and will not have any of the above-mentioned extensions.
 - (III) **The existing and proposed land use pattern in the area to be annexed;**
The associated annexation will annex only that area of parkland and open space. The site is completely vacant other than existing trails. The site sits east of existing Banning Lewis Ranch where a mix of development per approved master plans will occur.

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

This annexation is of City owned property and does not require an annexation agreement.

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 provisions regarding extension of public facilities and utilities.

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:

- Falcon School District 49
- Pikes Peak Library District
- Falcon Fire District

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.

There will be no student generation from the associated annexation since the property is for the sole purpose of parkland and open space.

ANNEXATION PLAT CORRAL BLUFFS ADDITION NO. 1

LOCATED IN SECTIONS 5, 6 AND 7, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

KNOW ALL MEN BY THESE PRESENTS:

THAT THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, BEING THE PETITIONER FOR THE ANNEXATION OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

(5) PARCELS OF LAND LOCATED IN SECTIONS 5, 6 AND 7, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, SAID PARCELS OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

THE SOUTHWEST QUARTER AND THE WEST ONE HALF OF THE NORTHWEST QUARTER OF SECTION 5 AND THE NORTHEAST QUARTER, THE WEST ONE HALF OF THE SOUTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, ALL IN TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

WHICH IS ALSO DESCRIBED AS FOLLOWS:

THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND LOT 4 IN SECTION 5, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., AND LOTS 1 AND 2 AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; AND THE WEST HALF OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 6, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ALL IN EL PASO COUNTY, COLORADO.

PARCEL 2:

CORRAL BLUFFS OPEN SPACE -ANDERSON PARCEL

THAT PORTION OF LOT 3, AND ALL OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6 P.M., EL PASO COUNTY, COLORADO, DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE WESTERLY ON THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 280.00 FEET; THENCE ANGLE LEFT 90° SOUTHERLY ON THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF THE TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 097051243 OF THE RECORDS OF EL PASO COUNTY, 530.00 FEET TO THE SOUTHEAST CORNER THEREOF; (1) THE FOLLOWING THREE (3) COURSES ARE ON THE SOUTHERLY, WESTERLY AND NORTHERLY LINES OF SAID PARCEL; (1) THENCE ANGLE RIGHT 90° WESTERLY, 500.00 FEET; (2) THENCE ANGLE RIGHT 90° NORTHERLY, 500.00 FEET; (3) THENCE ANGLE RIGHT 90° EASTERLY 500.00 FEET; THENCE ANGLE LEFT 90° NORTHERLY, 30.00 FEET; THENCE WESTERLY ON THE NORTHERLY LINE OF SAID LOT 3, A DISTANCE OF 1040.00 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID LOT 3 AND ON THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 2897.26 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE EASTERLY ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 1320.00 FEET MORE OR LESS TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHERLY ON THE EASTERLY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND ON THE EASTERLY LINE OF SAID LOT 3, A DISTANCE OF 2675.31 FEET TO THE POINT OF BEGINNING, AND CONTAINING 75.66 ACRES, MORE OR LESS.

PARCEL 3:

LOTS THREE AND FOUR IN SECTION 6, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL 4:

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B:

THE NORTHEAST QUARTER, EXCEPT THAT PORTION CONVEYED BY DEED RECORDED JANUARY 3, 1975 IN BOOK 2726 AT PAGE 286, EL PASO COUNTY RECORDS AND THE SOUTHEAST QUARTER, EXCEPT A 3 ACRE TRACT ALONG THE EASTERLY SECTION LINE AND EXCEPTING THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND EXCEPTING THAT PORTION CONVEYED BY DEED RECORDED JANUARY 2, 1976 IN BOOK 2801 AT PAGE 128, EL PASO COUNTY RECORDS, AND EXCEPTING THAT PORTION CONVEYED BY DEED RECORDED IN BOOK 2726 AT PAGE 286 OF SAID RECORDS, AND EXCEPTING THOSE PORTIONS CONVEYED BY DEEDS RECORDED JULY 1, 1981 IN BOOK 3451 AT PAGE 174, DEED RECORDED AUGUST 15, 1983 IN BOOK 3768 AT PAGE 164 AND DEED RECORDED APRIL 14, 1997 UNDER RECEPTION NO. 97041472 AND DEED RECORDED OCTOBER 17, 2003 UNDER RECEPTION NO. 203245345 OF SAID RECORDS, ALL IN SECTION 7, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL C:

A PORTION OF THE EAST HALF OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 7, WHICH IS 251.58 FEET SOUTHERLY OF THE NORTHWEST CORNER OF THE SOUTHWEST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF SAID SECTION 7; THENCE (1) SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ON SAID NORTH-SOUTH CENTERLINE, 1333.93 FEET; (2) SOUTH 89 DEGREES 54 MINUTES 47 SECONDS EAST, 318.24 FEET; (3) NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 1333.93 FEET; (4) NORTH 89 DEGREES 54 MINUTES 47 SECONDS WEST, 318.24 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL 5:

NORTHWEST QUARTER OF THE NORTHEAST QUARTER, EXCEPT ANY PORTION THEREOF CONVEYED IN WARRANTY DEED RECORDED JANUARY 3, 1975 IN BOOK 2726 AT PAGE 286, SECTION 7, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

OWNER:
THE AFOREMENTIONED, CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 20__ A.D.

JOHN W. SUTHERS,
MAYOR

ATTEST:

CITY CLERK

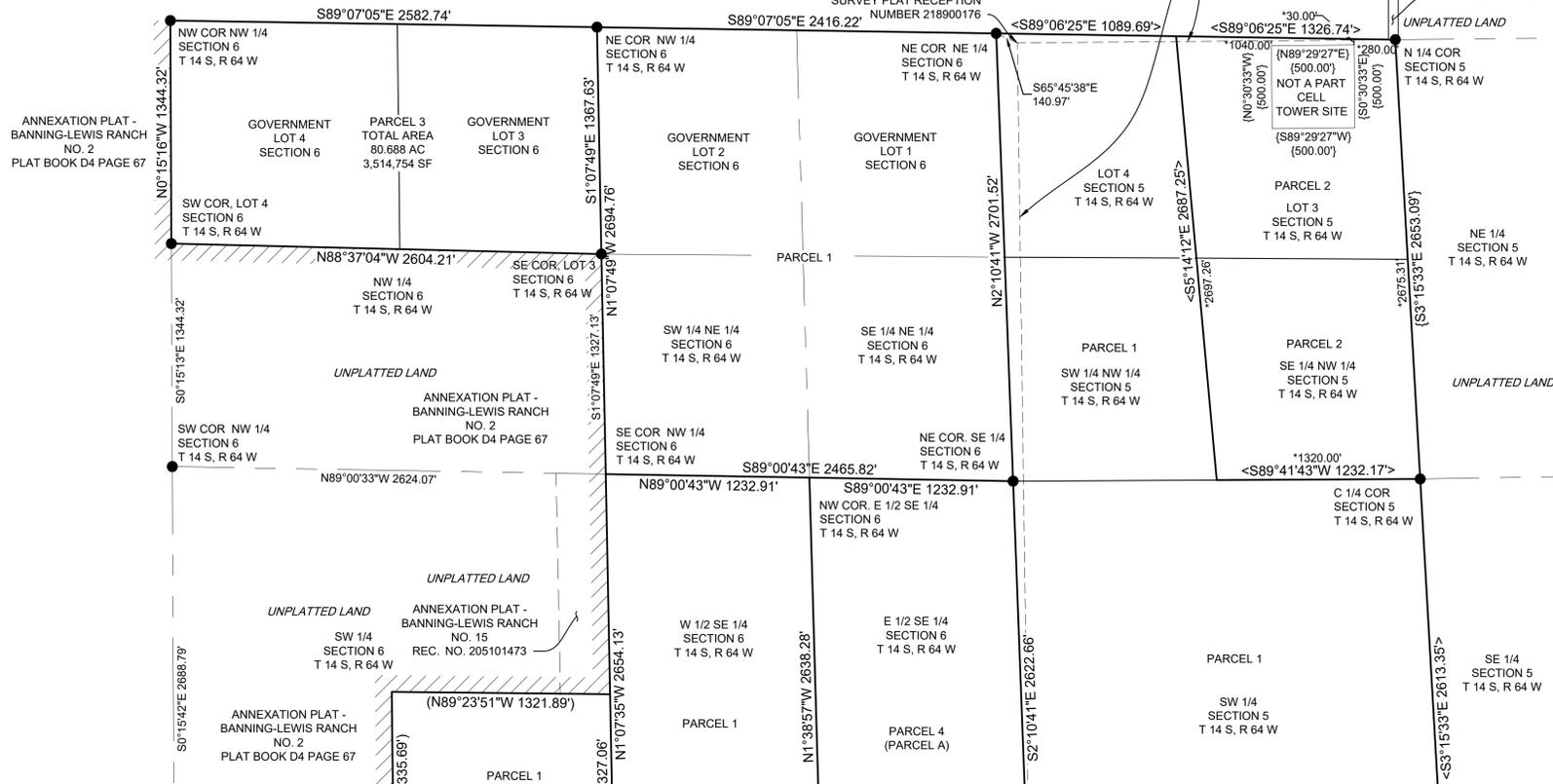
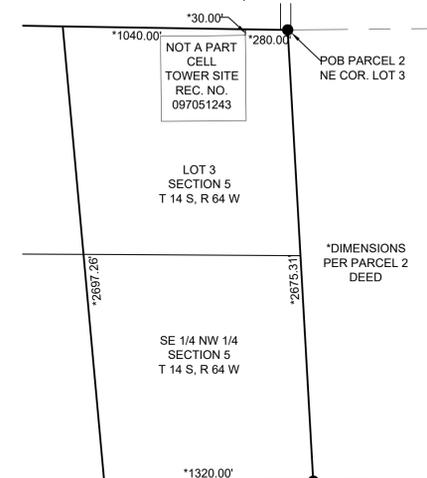
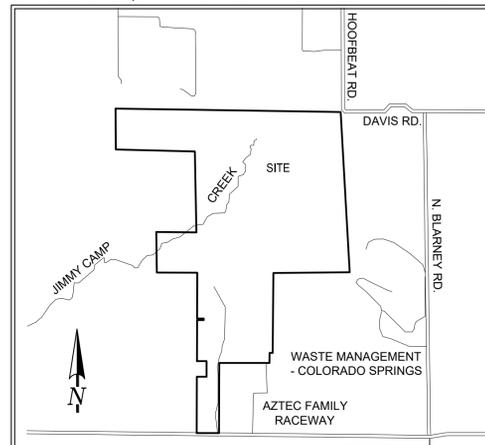
STATE OF COLORADO)
)SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__ A.D. BY JOHN W. SUTHERS, MAYOR OF THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC



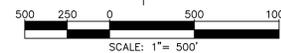
SURVEYOR'S STATEMENT

I, ROBERT L. MEADOWS JR., A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO AND LEGALLY DOING BUSINESS FOR AND ON BEHALF OF MATRIX DESIGN GROUP INC., IN EL PASO COUNTY, DO HEREBY CERTIFY THAT THE MAP HEREON SHOWN IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCELS OF LAND AND THAT AT LEAST ONE-SIXTH (1/6) OF THE PERIMETER OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

ROBERT L. MEADOWS, JR., PLS
REGISTRATION NO. 34977, STATE OF COLORADO



INDICATES CITY LIMITS



GENERAL NOTES:

- THIS ANNEXATION PLAT DOES NOT REPRESENT A MONUMENTED LAND SURVEY NOR A LAND SURVEY PLAT. ALL BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM MAPS AND DOCUMENTS OF RECORD. MAPS CONSIDERED:
 - LAND SURVEY PLAT RECORDED MAY 27, 1993 UNDER RECEPTION NUMBER 93000875.
 - LAND SURVEY PLAT RECORDED JANUARY 20, 1995 UNDER RECEPTION NUMBER 95901359.
 - LAND SURVEY PLAT RECORDED JANUARY 13, 1997 UNDER RECEPTION NUMBER 97902067.
 - LAND SURVEY PLAT RECORDED NOVEMBER 16, 1998 UNDER RECEPTION NUMBER 98900233.
 - LAND SURVEY PLAT RECORDED SEPTEMBER 19, 2017 UNDER RECEPTION NUMBER 2179000171.
 - LAND SURVEY PLAT RECORDED OCTOBER 11, 2018 UNDER RECEPTION NUMBER 218900176.
 - LAND SURVEY PLAT RECORDED DECEMBER 4, 2018 UNDER RECEPTION NUMBER 218900209.
- DATE OF PREPARATION: JUNE 17, 2021
- TOTAL PERIMETER: 39,868.30 FEET
- 1/6TH PERIMETER: 6,644.72 FEET
- PERIMETER CONTIGUOUS TO CITY LIMITS: 12,109.40 FEET
- AREA = 926.10389 ACRES
- PARKS, RECREATION AND CULTURAL SERVICES WILL BE RESPONSIBLE FOR ALL CHANNEL MAINTENANCE AND OPERATIONS

- INDICATES AN ALIQUOT CORNER FOUND ON PREVIOUS SURVEYS
- S00°28'58\"/>

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF CORRAL BLUFFS ADDITION NO. 1.

(PLANNING AND DEVELOPMENT DIRECTOR)	DATE
CITY ENGINEER	DATE
PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO ON THIS _____ DAY OF _____, 2021.	
CITY CLERK	DATE
PRESIDENT OF CITY COUNCIL	DATE

RECORDING:

STATE OF COLORADO)
)SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 2021, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, EL PASO COUNTY CLERK AND RECORDER

BY: _____
DEPUTY
FEE: _____
SURCHARGE: _____

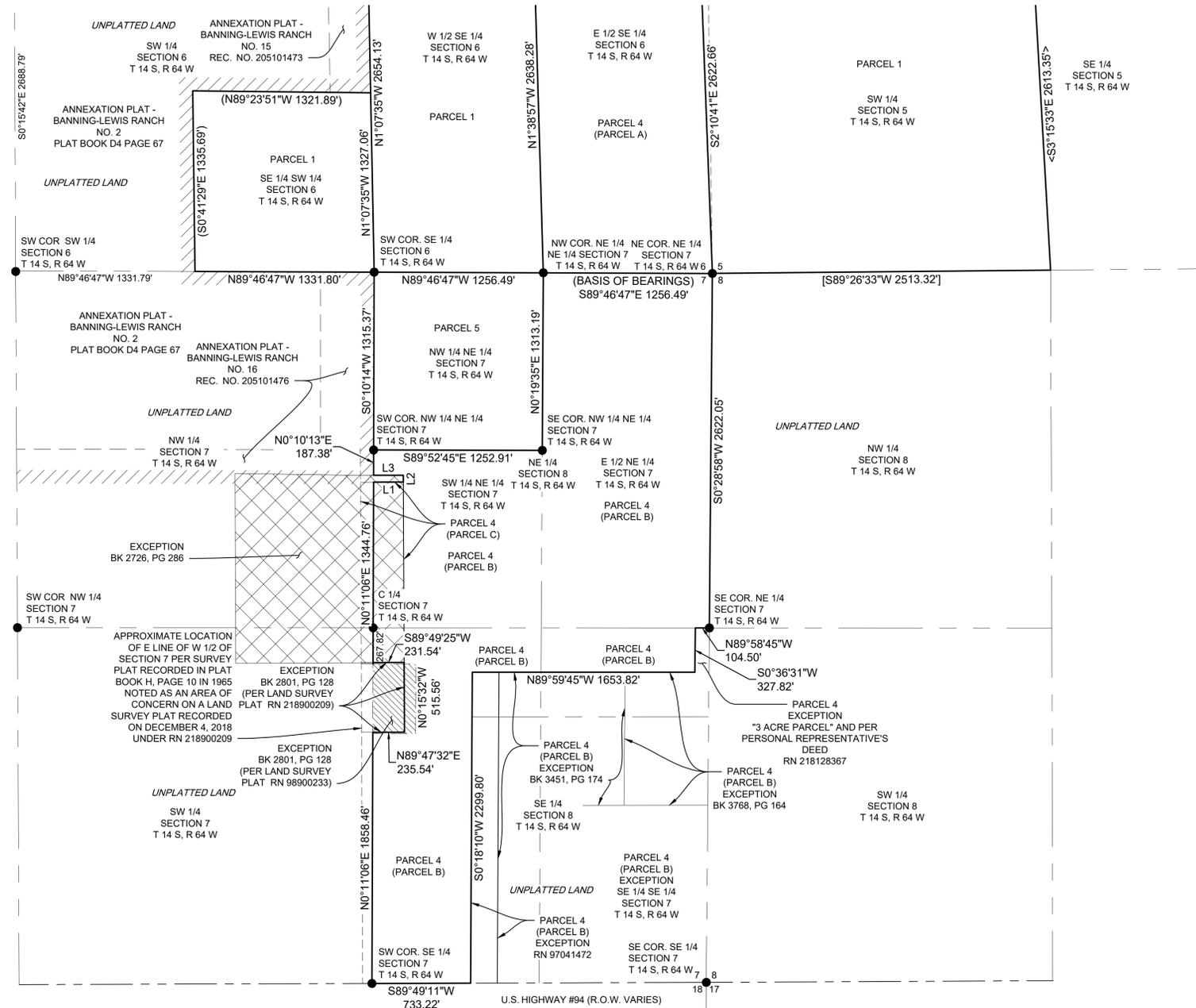
CPC A 21-00086

	CORRAL BLUFFS ADDITION NO. 1 LOCATED SECTIONS 5, 6 AND 7, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.	
	CHECKED BY: _____	SCALE: 1\"/>

ANNEXATION PLAT CORRAL BLUFFS ADDITION NO. 1

LOCATED IN SECTIONS 5, 6 AND 7, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

SEE SHEET 1 OF 2

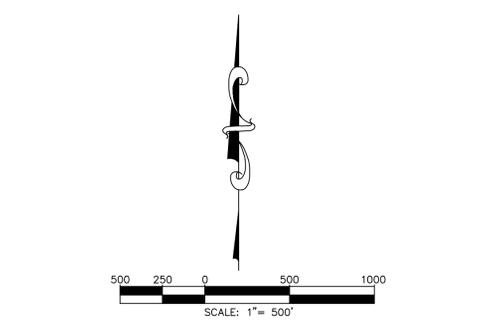


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3. TOTAL PERIMETER: 39,868.30 FEET
4. 1/6TH PERIMETER: 6,644.72 FEET
5. PERIMETER CONTIGUOUS TO CITY LIMITS: 12,109.40 FEET
6. AREA = 920.4 ACRES
7. PARKS, RECREATION AND CULTURAL SERVICES WILL BE RESPONSIBLE FOR ALL CHANNEL MAINTENANCE AND OPERATIONS.

- INDICATES AN ALIQUOT CORNER FOUND ON PREVIOUS SURVEYS OF RECORD
- S00°28'58"W 2622.05' INDICATES BEARING AND DISTANCE FROM LAND SURVEY PLATS BY DREXEL BARRELL & CO. RECEPTION NUMBERS 2179000171, 218900176 AND 218900209.
- (S00°41'29"E 1335.69') INDICATES A CALCULATED BEARING AND DISTANCE FROM LAND SURVEY PLATS BY DREXEL BARRELL & CO. RECEPTION NUMBERS 2179000171, 218900176 AND 218900209.
- [S03°15'33"E 2613.35'] INDICATES BEARING AND DISTANCE FROM LAND SURVEY PLAT LDC INC. RECEPTION NUMBER 93000875 ROTATED TO DREXEL BARRELL & CO. BASIS OF BEARINGS.
- [S00°06'00"E 500.00'] INDICATES BEARING AND DISTANCE FROM LAND SURVEY PLAT CM MOORE RECEPTION NUMBER 97902067 ROTATED TO DREXEL BARRELL & CO. BASIS OF BEARINGS.
- <S89° 06' 25"E 1326.74"> INDICATES A CALCULATED BEARING AND DISTANCE FROM LAND SURVEY PLATS DREXEL BARRELL & CO. RECEPTION NUMBER 218900176 TOGETHER WITH CM MOORE RECEPTION NUMBER 97902067 AND LDC INC. RECEPTION NUMBER 93000875 ROTATED TO DREXEL BARRELL & CO. BASIS OF BEARINGS.

INDICATES CITY LIMITS



S:\21089107 (Parks Annex)\700 Survey\44000 Corral Bluffs Annex\PLAT\CORRAL BLUFFS ANNEXATION FILING NO.1.dwg

PREPARED BY: 		CORRAL BLUFFS ADDITION NO. 1 LOCATED SECTIONS 5, 6 AND 7, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.	
CHECKED BY:	SCALE: 1"=500'	DATE ISSUED: SEPT. 10, 2021	SHEET 2 OF 2

CPC A 21-00086