


EL PASO COUNTY
COLORADO

COMMISSIONERS:
 STAN VANDERWERF (CHAIR)
 CAMI BREMER (VICE-CHAIR)

LONGINOS GONZALEZ, JR.
 HOLLY WILLIAMS
 CARRIE GEITNER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

TO: El Paso County Board of County Commissioners
 Stan VanderWerf, Chair

FROM: Mercedes Rivas, Planner II
 Jeff Rice, PE Engineer III
 Craig Dossey, Executive Director

RE: Project File #: ANX-21-012
 Project Name: Corral Bluffs Addition No. 1 Annexation
 Parcel Nos.: 44000-00-015, 44000-00-016, 44000-00-017, 44000-00-505, 44000-00-506, and 44050-00-006

OWNER:	REPRESENTATIVE:
City of Colorado Springs 30 South Nevada Avenue Colorado Springs, CO 80903	City of Colorado Springs 30 South Nevada Avenue Colorado Springs, CO 80903

Commissioner District: 2

Planning Commission Hearing Date:	N/A
Board of County Commissioners Hearing Date	10/26/2021

EXECUTIVE SUMMARY

A request by the City of Colorado Springs for acceptance of an Annexation Impact Report for the Corral Bluffs Addition No. 1 Annexation. The six (6) parcels, totaling 926.10 acres, are zoned RR-5 (Residential Rural) and are located approximately one-half (1/2) mile west of the North Blaney Road and Davis Road intersection, north of Highway 94 and is within Sections 5, 6, and 7, Township 14 South, Range 64 West of the 6th P.M. An annexation impact report has been provided to El Paso County, which addressed all the statutory requirements.

2880 INTERNATIONAL CIRCLE, SUITE 110
 PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
 FAX: (719) 520-6695

A. REQUEST/WAIVERS/AUTHORIZATION

Request: A request by the City of Colorado Springs for acceptance of an Annexation Impact Report of approximately 926.10 acres.

Waiver(s): No waivers are associated with this request

Authorization to Sign: N/A

B. PLANNING COMMISSION SUMMARY

Planning Commission review and recommendation is not required for an annexation impact report under the El Paso County Land Development Code (2021).

C. 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) and with state statute. The LDC standards for review are as follows:

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?
- Has the municipality made adequate provisions for the requisite level of police and fire protection?
- 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?
- Will the proposed annexation 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?
- Will the annexation create County enclaves within the municipality which have little or no possibility of future annexation by the municipality?

- 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?

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.

D. LOCATION

North: A-5 (Agricultural) and RR-5 (Residential Rural)	Vacant
South: RR-5 (Residential Rural)	Commercial
East: A-5 (Agricultural)	Vacant
West: City of Colorado Springs	Open Space

E. BACKGROUND

The parcels included in the annexation request are zoned RR-5 (Residential Rural) and contain several agricultural and residential structures. The area included within the annexation request was initially zoned A-4 (Agricultural) on April 13, 1983 when zoning was initiated for this portion of El Paso County. Due to changes in the nomenclature of the El Paso County Land Development Code, the A-4 (Agricultural) zoning district was renamed as the RR-5 (Residential Rural) zoning district.

F. ANALYSIS

1. Land Development Code Analysis

The annexation impact report was sent to the El Paso County Attorney’s Office on October 11, 2021. The annexation impact report included all the statutory requirements, including but not limited to, the following:

- A map of the proposed area to be annexed;
- A draft agreement of the proposed annexation; and
- A statement setting forth the plans of the municipality for extending to or otherwise providing for, within the area to be annexed, municipal services.

2. Master Plan Analysis

a. Your El Paso Master Plan

i. Placetype: Suburban Residential and Regional Open Space

Placetype Character for Suburban Residential:

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.

Placetype Character for Regional Open Space:

Regional Open Space encompasses large areas of both natural environment and developed parks of varying size and function. Representing more than just County parks, areas designated as Regional Open Space are often significant in size and complement adjacent developed areas. Natural open space in the County includes large areas of land managed by federal, state, County, and city entities that are not otherwise included within the Mountain Interface placetype.

This placetype includes undeveloped areas with significant ecological value as well as programmed parks accommodating passive and active recreation, both of which may function as stormwater-management facilities. The Fountain Creek corridor is a primary example of an area of significant ecological interest.

Recommended Land Uses for Suburban Residential:

Primary

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

Supporting

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

Recommended Land Uses for Regional Open Space:

Primary

- Parks
- Open Space
- Natural Areas
- Paleontological Areas

Analysis:

The parcels are designated as Suburban Residential and Regional Open Space. Annexing this property into the City of Colorado Springs would be a logical extension of the City's incorporated boundaries. The relevant goals and objectives are as follows:

Goal LU2 - Coordinate context-sensitive annexation and growth strategies with municipalities

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.

Objective LU2-3: Prioritize the annexation of existing unincorporated County enclaves as opportunities arise.

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

Although the area being annexed is not an enclave as recommended in LU2-3, it is immediately adjacent to the City of Colorado Springs jurisdictional boundaries and the existing Jimmy Camp Creek Park. The City of Colorado Springs proposes to utilize

the subject property as parkland and open space. The Suburban Residential and Regional Open Space placetypes both include open space as a recommended land use. The proposed annexation is in compliance with the uses, goals, and objectives recommended in the Master Plan.

ii. Area of Change Designation: Protected/Conservation Area and New Development

1. Protected/Conservation Area: These areas of the County are not likely to change. Due to their local, ecological, or historical influence they should be preserved as they are throughout the life of this Master Plan and beyond. The existing development setting of these places will remain the same in the placetypes, outlined in the next section.
2. New Development: These areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that are adjacent to a built-out area will be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one such as an employment hub or business park adjacent to an urban neighborhood.

The parcels are within both the Protected/Conservation Area as well as the New Development Area. The area being annexed is proposed to be utilized as parkland for the City of Colorado Springs, which would allow for conservation of the area. The proposed annexation will not alter the character of the surrounding area. New development is not being proposed with the annexation.

iii. Key Area Influences: Uncommon Natural Resources and Areas Likely to be Annexed

The Uncommon Natural Resources recommends:

“Uncommon Natural Areas include natural amenities within El Paso County that are more unique than a park or open space. The three identified are Corral Bluffs, Paint Mines Interpretive Park, and Ramah State Wildlife Area, all of

which are prominent natural areas in El Paso County. Corral Bluffs, located just east of Colorado Springs city limits along Highway 94, was recently discovered as having paleontological significance and Paint Mines Interpretive Park, southeast of Calhan, is a highly visited County Park with unique geologic formations. Ramah State Wildlife Area, southwest of Ramah, is another well-visited natural area in the County.

These three features bring unique opportunities for the County. As future growth and annexation occur in Colorado Springs, Corral Bluffs is situated so as to provide an excellent transition between the urban development of the City and the rural arts of unincorporated County. It should be considered as an open space buffer to preserve the character of the adjacent rural areas. Additionally, there is land around Paint Mines Park that would allow the extension of its boundaries. Extending these boundaries should be considered to help preserve this distinct County amenity and provide more public open space in the future.”

The Areas Likely to be Annexed recommends:

“A significant portion of the County’s expected population growth will locate in one of the eight incorporated municipalities. As the largest municipality in El Paso County, Colorado Springs is expected to grow in population over the next several decades. As a result of this growth, Colorado Springs, and other municipalities including Fountain and Monument, will need to annex parts of unincorporated County to plan for and accommodate new development. This will either occur through new development within existing municipal limits or the annexation of subdivisions in unincorporated parts of the County. This Key Area outlines the portions of the County that are anticipated to be annexed as development occurs. It is imperative that the County 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. The County should coordinate with each of the municipalities experiencing substantial growth the development

of an intergovernmental agreement similar to that developed with Colorado Springs.”

The parcels being annexed are within both the Uncommon Natural Resources and Areas Likely to be Annexed Key Areas. This area is specifically recommended for annexation by being included in the Areas Likely to be Annexed. The proposed annexation will provide natural amenities consistent with those recommendations for the Uncommon Natural Resources Area. If the annexation were approved, the area will likely be conserved as open space.

3. Other Master Plan Elements

The proposed annexation complies with all other master plan elements.

4. Special District Issues

The parcels are not included within a special district. Staff is not aware of any special district issues associated with this request.

G. PHYSICAL SITE CHARACTERISTICS

1. Floodplain

As indicated on FEMA Flood Insurance Rate Maps (FIRM) panel number 08041C0780, the annexation area is located within a Designation A floodplain.

2. Drainage and Erosion

The annexation area is located within the Jimmy Camp Creek drainage basin.

3. Transportation

There are no roadways being annexed, nor are there any rights-of-way within or adjacent to the area proposed for annexation.

H. SERVICES

1. Water

Water service is anticipated to be provided by Colorado Springs Utilities pursuant to the draft annexation agreement.

2. Sanitation

Wastewater service is anticipated to be provided by Colorado Springs Utilities.

3. Emergency Services

Emergency services will be provided by the City of Colorado Springs (police protection) and Falcon Fire Protection District.

4. Utilities

Natural gas and electric service will be provided by Colorado Springs Utilities.

I. ATTACHMENTS

Vicinity Map

Annexation Impact Report

Board of County Commissioners' Resolution

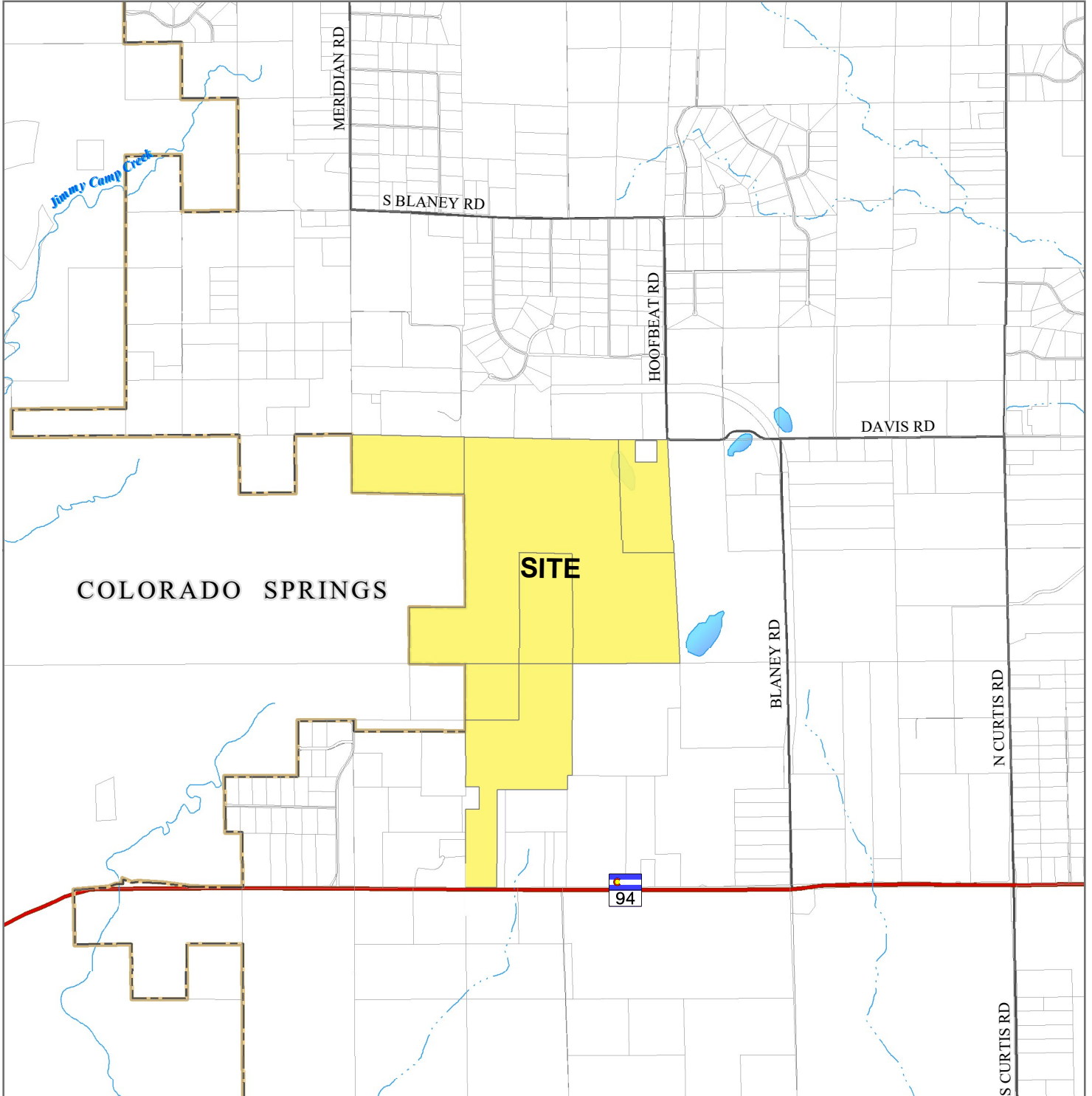
El Paso County Parcel Information

PARCE	NAME
4400000	COLORADO SPRINGS CITY
4405000	COLORADO SPRINGS CITY
4400000	CITY OF COLORADO SPRIN
4400000	COLORADO SPRINGS CITY
4400000	COLORADO SPRINGS CITY
4400000	COLORADO SPRINGS CITY

File Name: ANX-21-012

Zone Map No. --

Date: October 19, 2021



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 10 (719) 520-6600



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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.

A handwritten signature in black ink, appearing to read "Katie Carleo", is positioned above the typed name and title.

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:

PARCEL A:

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

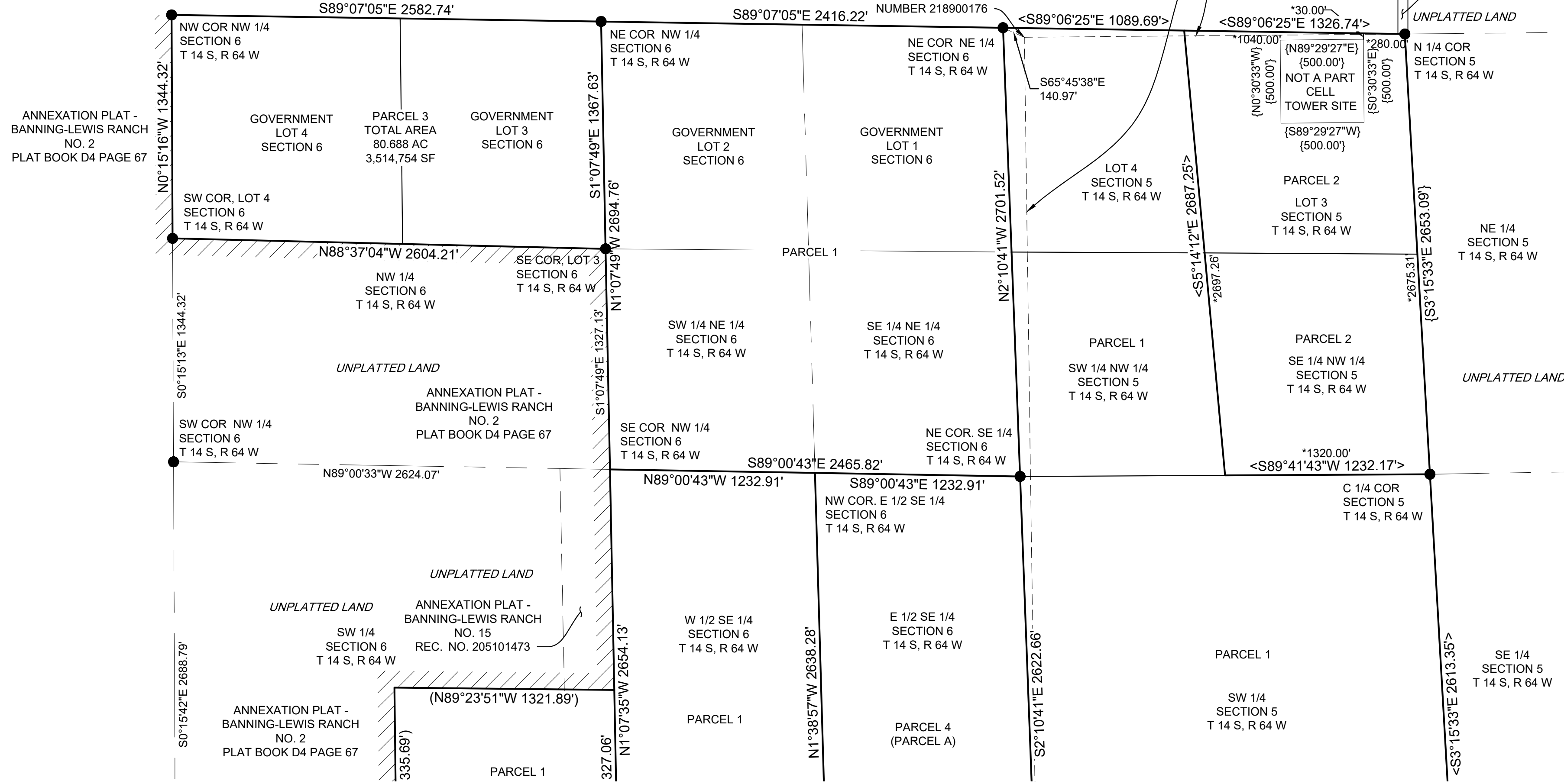
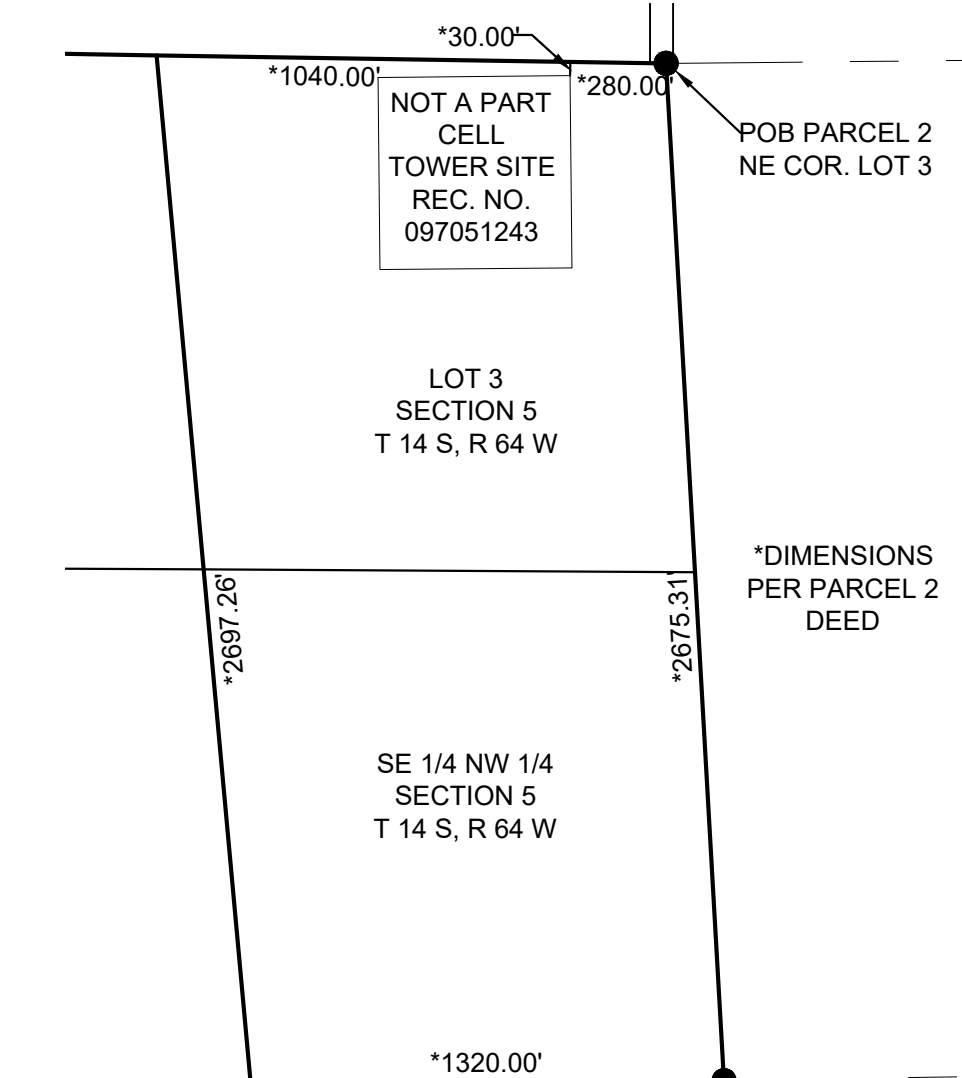
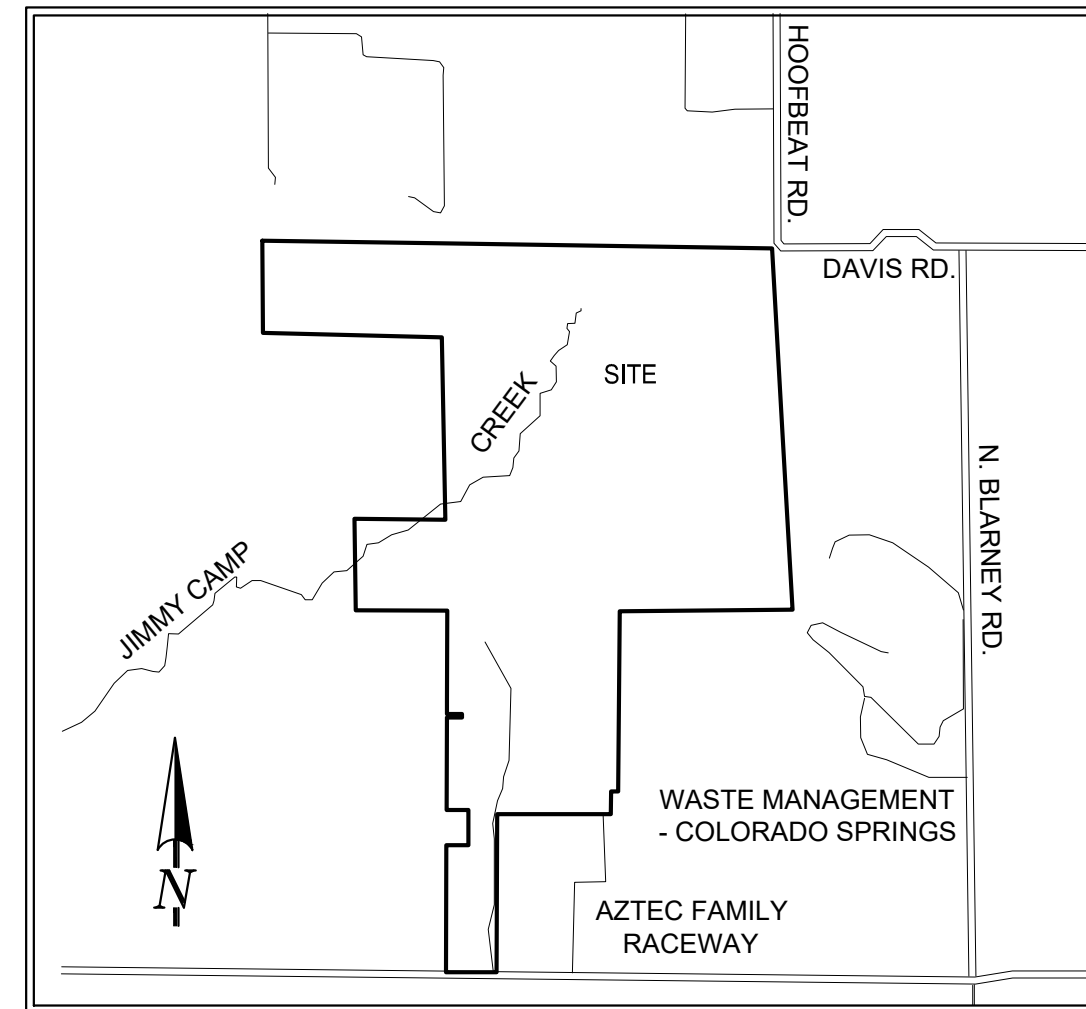
STATE OF COLORADO)
)SS
COUNTY OF EL PASO)

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



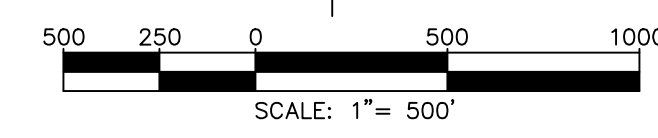
SURVEYOR'S STATEMENT

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: _____

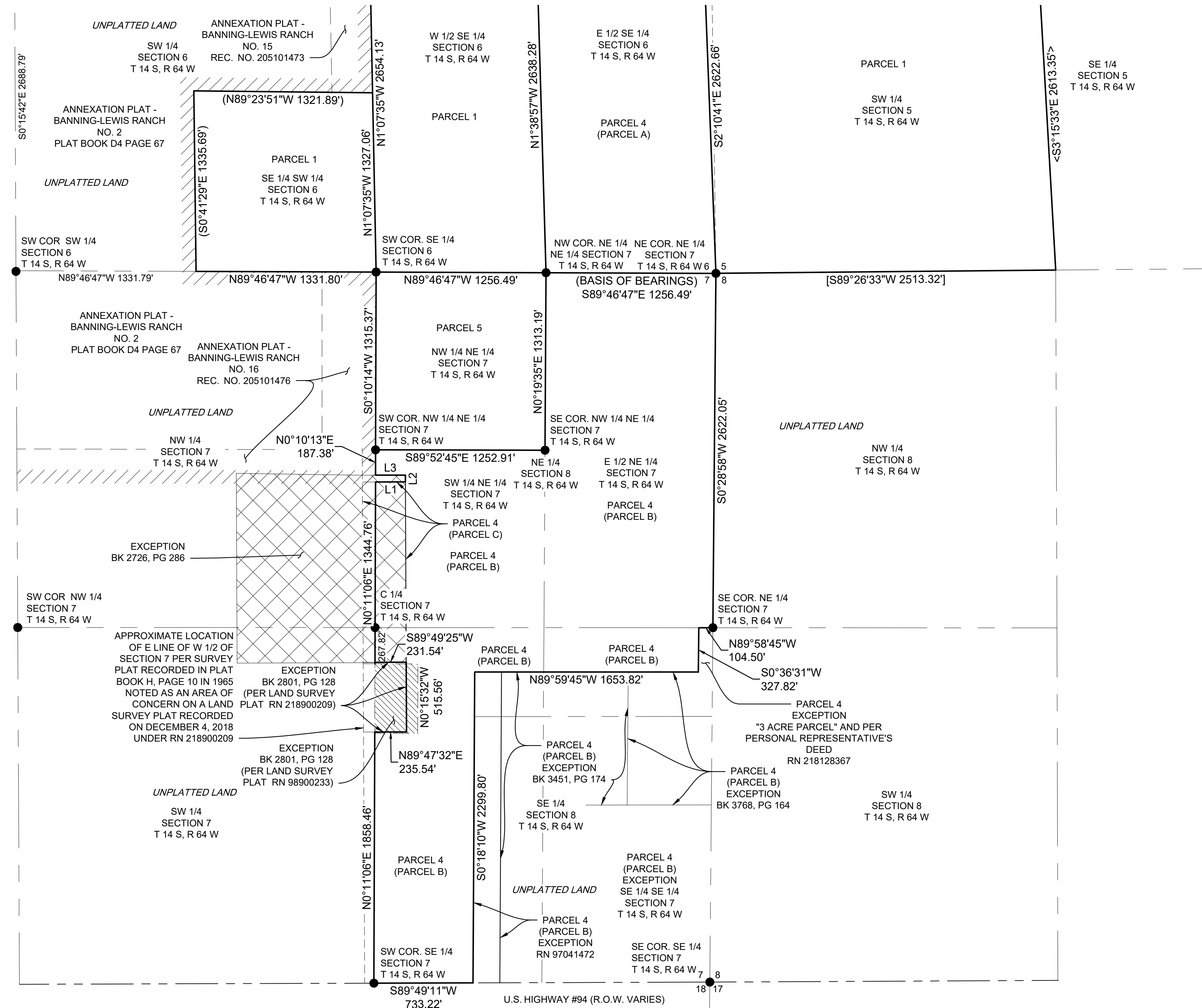
CPC A 21-00086

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\"/>

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.

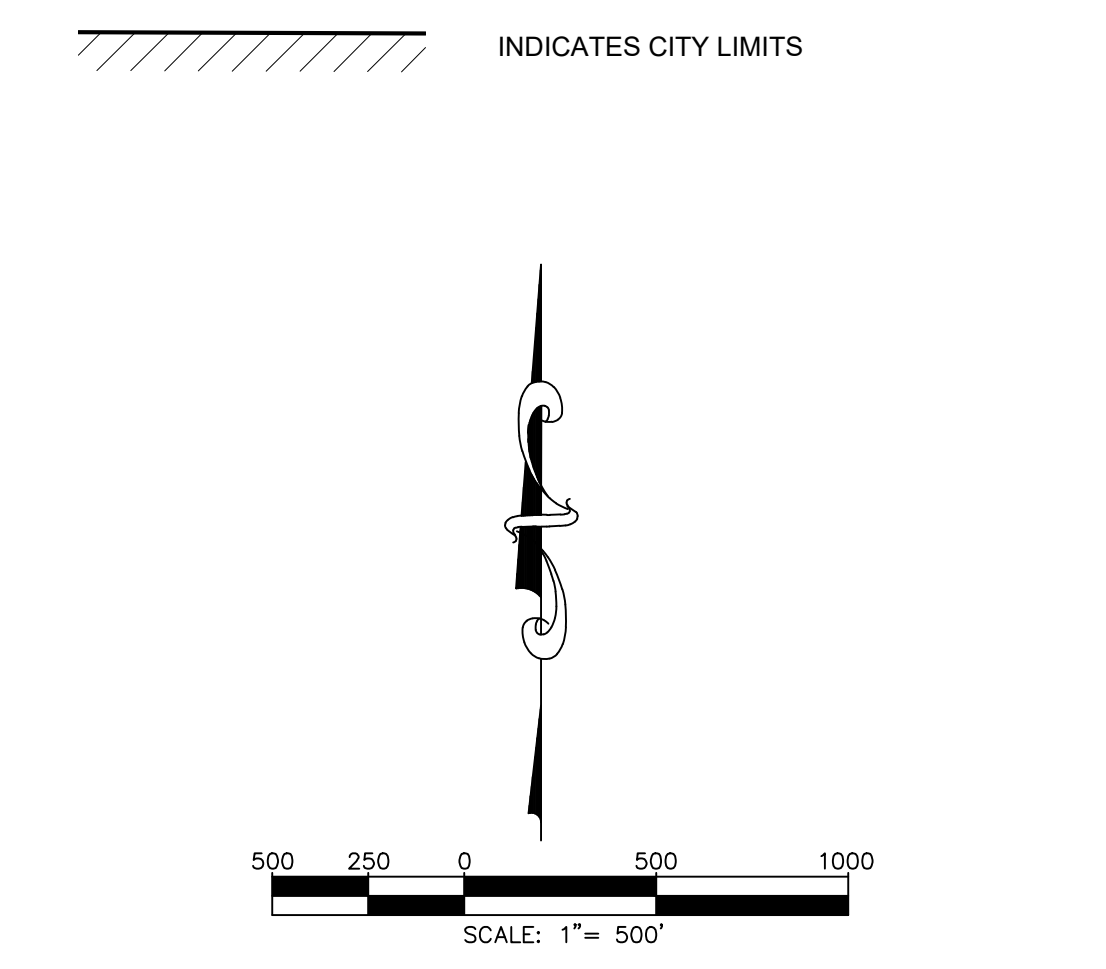
SEE SHEET 1 OF 2



GENERAL NOTES:

1. 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.
2. DATE OF PREPARATION: JUNE 17, 2021
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.



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

CPC A 21-00086

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

RESOLUTION NO. 21-

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 ON BEHALF OF CORRAL BLUFFS
ADDITIO NO. 1 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 44000-00-015, 44000-00-016, 44000-00-017, 44000-00-505, 44000-00-506, and 44050-00-006 of El Paso County, Colorado, upon which property they are proposed a development known as Corral Bluffs addition No. 1 Annexation; and

WHEREAS, the legal description of the subject property is parcel number 44000-00-015, 44000-00-016, 44000-00-017, 44000-00-505, 44000-00-506, and 44050-00-006 more closely described in **Exhibit A**, and El Paso County Planning and Community Development file number ANX-21-012, and

WHEREAS, because the Property Owners have requested to be annexed into the City of Colorado Springs, the City has requested acceptance of an annexation report prepared pursuant to C.R.S. 31-12-108.5; and

WHEREAS, the Annexation Impact report states that utilities will be provided by Colorado Springs Utilities the subject parcels upon completion of the annexation; 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 Impact Report

APPROVED this _____ day of _____ 2021.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By: _____
Chair

ATTEST:

By: _____
Chuck Broerman
County Clerk and Recorder

Exhibit A



Matrix Design Group, Inc.
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
O 719.575.0100
F 719.575.0208
matrixdesigngroup.com

PROPERTY DESCRIPTION CORRAL BLUFFS ANNEXATION FILING NO.1

(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 SOUTHEAST 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; [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, 2697.26 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF THE SOUTHEAST 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:

PARCEL A: 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.



ROBERT L. MEADOWS, PLS 38977
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP,
INC. 2435 RESEARCH PKWY, SUITE 300
COLORADO SPRINGS, CO
80920 PH. (719)575-0100