

**Colorado Springs, CO  
Planning and Development**

30 S. Nevada Ave., Suite 701  
Colorado Springs, CO 80903



**Final Report - Corrections Required**  
**Application No. ANEX-23-0009**

**Description :** A request by Norris Ranch Joint Venture, LLC, for annexation of 1.224 acres into the City of Colorado Springs. The annexation is a part of the overall Karman Line Land Use Plan, which is being submitted concurrently. The Land Use Plan proposes a maximum of 6,500 dwelling units, approximately 45 acres of light industrial, 105 acres of commercial/retail, 100 acres of mixed-use development, and 570 acres of park/open space.

**Address :** 14050 BRADLEY RD Colorado Springs CO 80928

**Record Type :** Annexation

**Document Filename :** Plat

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Zaker Alazzeh	Zaker.Alazzeh@coloradosprings.gov	-
Caroline Miller	Caroline.Miller@coloradosprings.gov	719-385-6089
Cory Sharp	Cory.Sharp@coloradosprings.gov	-
Dan Sexton	Daniel.Sexton@coloradosprings.gov	-
Joel Dagnillo	Joel.Dagnillo@coloradosprings.gov	-
Mike Gackle	mgackle@csu.org	-

General Comments

Comment ID	Author : Department	Review Comments
15	Caroline Miller : Planning	PLDO has no comments on this item, comments have been made on Land Use Plan.

Corrections in the following table need to be applied before a permit can be issued

Comment ID	Page Reference	Author : Department	Review Comments
1	1	Zaker Alazzeh : City Eng - Traffic Engineering	Traffic Engineering has no comments on this item.
2	1	Joel Dagnillo : City Engineering Dev Review	Engineering Development Review has no comments on this item.
29	1	Mike Gackle : Col Springs Utilities	DATE: May 5, 2023

Comment ID	Page Reference	Author : Department	Review Comments
			<p>BUCKSLIP NUMBER: ANEX-23-0009 – Karman Line Addition No. 1  RE: Karman Line Addition No. 1 – 1st Review  Colorado Springs Utilities (Mike Gackle, 719-668-8262, mgackle@csu.org)</p> <p>Action Items:</p> <p>1. The Owner must provide to Colorado Springs Utilities (Springs Utilities) an inventory of well permits and water rights associated with the Property with documentation from the Colorado Division of Water Resources (or other source) identifying all the Owner's water rights associated with the property to be annexed (Property). If the Owner does not have any water rights, then the Owner must provide a letter stating such.</p> <p>2. If the Property is currently connected to or receiving electric and/or natural gas service(s) from an electric or natural gas service provider other than Springs Utilities (i.e. Mountain View Electric Association, Black Hills, or City of Fountain, etc.), then the Owner must identify and provide an inventory of all existing electric and/or natural gas services provided by the current service provider(s). If there are no such existing connections or electric and/or natural gas service(s), then the Owner must provide a letter stating such.</p> <p>Project Specific Action Items:</p> <p>1. If the Property is not currently within the boundaries of the Southeastern Colorado Water Conservancy District (SECWCD), then Owner must complete the questionnaire provided by City Planning from the Bureau of Reclamation (Bureau) and SECWCD. Springs Utilities will not be able to provide water service to the Property until the Property is included within the boundaries of the SECWCD.</p> <p>2. If the Property is within an existing water and/or sanitation district (Existing District), then Springs Utilities will not provide water or wastewater services (Services) to the Property unless the Property is annexed into the City and excluded from the Existing District(s) or the Existing District(s) consents to Springs Utilities providing such Services to the satisfaction of Springs Utilities. If the property is within an Existing District(s), then once the property is annexed into the City and excluded from the Existing District(s), or the Existing District(s) consents to Springs Utilities providing such services, then the Property owner (among other requirements) is required to:</p> <ol style="list-style-type: none"> <li>Design, install, and obtain easements for the water and wastewater facilities necessary for Springs Utilities to serve the Property;</li> <li>Disconnect from the Existing District's water and wastewater systems and then connect directly to Springs Utilities' water and wastewater systems; and</li> <li>Provide payment of all applicable fees and charges, including Water and Wastewater Development Charges.</li> </ol> <p>3. Owner must confirm that the Informational Items listed below have been reviewed.</p> <p>Informational Items:</p> <ul style="list-style-type: none"> <li>On February 14, 2023, Colorado Springs City Council approved a water service extension ordinance #23-02 – see attached – which directly impacts the extension of water service outside city limits, including for proposed annexations. Under the ordinance, the water service boundary can only be extended to include the proposed annexation(s) if the annexation(s) meet an exclusion(s), specified in the ordinance. An analysis of the</li> </ul>

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			<p>proposed annexation supports an argument that the extension would have a de minimis impact on the available water surplus.</p> <ul style="list-style-type: none"> <li>o Although this annexation plat is for a public right-of-way, its annexation would result in a coterminous extension of Springs Utilities' water service boundary and create the potential for future water service(s) (i.e. landscaping irrigation, etc.).</li> <li>o Based on the standard calculation of 1.1 acre-feet/year (AFY) per acre of land, the projected water demand for this property is 1.35 AFY, which appears to satisfy the de minimis exclusion. <ul style="list-style-type: none"> <li>□ 1.224 acres x 1.1 AFY = 1.35 AFY</li> <li>o De minimis = Available Water Surplus (AWS) x 1%</li> <li>□ Current AWS = 3,864 AFY</li> <li>□ De minimis: 3,864 AFY x 1% = 39 AFY</li> <li>o Projected demand &lt; 39 AFY</li> <li>□ 1.35 AFY &lt; 39 AFY</li> </ul> </li> </ul> <p>De minimis impact to the City's water supply is based on Existing Usage, which is updated annually, and, therefore, is subject to change. The de minimis calculation is also based on the assumption Utilities Board and City Council will find that 1% of the AWS is de minimis. Owner acknowledges that the assumptions, calculations and analyses performed and shown above are based on the information available as of the date of this review and may require recalculation and re-analysis subject to any update(s) to policy, Existing Usage, and the de minimis value prior to any presentation(s) to Utilities Board, City Planning Commission and/or City Council.</p> <ul style="list-style-type: none"> <li>• Unless otherwise authorized by Springs Utilities, any existing wells within the Property must be plugged and abandoned at Owner's expense. The Owner shall provide Springs Utilities with documentation confirming that the existing wells have been plugged and abandoned in compliance with all applicable regulations, including regulations from the Colorado Division of Water Resources.</li> <li>• Springs Utilities' potable water, non-potable water, wastewater, electric, streetlight, and natural gas services (Utility Services) are available to eligible customers (Customer) upon connection to Springs Utilities' facilities or utility systems on a "first-come, first-served" basis, provided that (among other things) the City and Springs Utilities determine that the Customer meets all applicable requirements of the City's Code of Ordinances and Springs Utilities' Tariffs, Utilities Rules and Regulations ("URRs"), and Line Extension and Service Standards ("Standards") for each application for Utility Service. In addition, the availability of Utility Services is contingent upon the terms detailed in an executed Annexation Agreement between the City and the Customer; and the dedication or conveyance of real and personal property, public rights-of-way, private rights-of-way, or easements that Springs Utilities determines are required for the extension of any proposed Utility Service from Springs Utilities' utility system facilities that currently exist or that may exist at the time of the proposed extension or connection. In certain instances, Springs Utilities' services and system capacities are limited. Accordingly, no specific allocations or amounts of Springs Utilities' facilities or supplies are reserved to serve the subject property and no commitments are made as to the availability of utility service at future times. Further, Springs Utilities reserves the right to refuse new connections to its natural gas service system if Springs Utilities is legally constrained from doing so.</li> </ul>

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			<ul style="list-style-type: none"> <li>•□Connections to Springs Utilities' systems are contingent upon the Customer meeting all the requirements of the Utilities' Tariffs and City of Colorado Springs ordinances that are in effect for each requested Utility Service at the time the application for service is made by the Customer and formally accepted by the Utilities. Connection requirements may include provisions for necessary line extensions and/or other system improvements, and payment of all applicable system development charges, recovery agreement fees and other fees applicable to the requested service.</li> <li>•□Springs Utilities reserves the right to charge any development resulting from annexation a fee in an amount equivalent to the extraordinary cost of serving the development if such development does not occur adjacent to existing developed areas of the City of Colorado Springs.</li> <li>•□To receive water service from Springs Utilities, the Property must be included in the Southeastern Colorado Water Conservatory District (SECWCD). After completing the questionnaire from the Bureau of Reclamation (Bureau), the SECWCD will determine whether the property to be annexed is within the SECWCD. If the property is not within the SECWCD, then consent from the Bureau is required for the Property to be included into the SECWCD (see item 1 under "Project Specific Informational Items" above). The Bureau may require the Owner to provide the following confirmations for the subject annexation project: <ul style="list-style-type: none"> <li>o□Endangered Species Act - a letter or email from the Fish and Wildlife Department stating there are no Endangered Species within the Annexation Boundary.</li> <li>o□Clean Water Act - a letter or email from the United States Army Corp of Engineers stating that there are no wetlands within the Annexation Boundary.</li> <li>o□National Historic Preservation Act - a report that addresses the existence of any Native American Indian relics or buildings of historic significance (the report is to be completed by an Archaeologist that is approved Bureau of Reclamation). Once the Archaeologist is chosen, he/she must contact the Bureau for final instructions.</li> </ul> </li> </ul> <p>Southeastern Colorado Water Conservancy District contact information:  Attn: Margie Medina  31717 United Avenue  Pueblo, CO 81001  (719) 766-4256  Margie@SECWCD.com  (719) 948-2400</p>
30	1	Mike Gackle : Col Springs Utilities	<p>ORDINANCE NO. 23 - 02  AN ORDINANCE CREATING SECTION 305 (SERVICE; EXTENSION LIMITATION) OF PART 3 (WATER SERVICE) OF ARTICLE 4 (WATER CODE) OF CHAPTER 12 (UTILITIES) OF THE CODE OF THE CITY OF COLORADO SPRINGS 2001, AS AMENDED, PERTAINING TO THE EXTENSION OF WATER SERVICE  WHEREAS, persistent drought in the western United States and Colorado River Basin have placed a risk of future constraints on the City's water supply; and</p>

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			<p>WHEREAS, the City Council recognizes that enclaves and irregularly shaped boundaries create an inefficient delivery of municipal services which should be avoided; and</p> <p>WHEREAS, the City Council has legislative discretion over water services within and outside of the City, as set forth in City Charter section 6-70 (Utility Rates) and Part 2 (Annexations) of Article 6 (Planning Commission and Annexations) of Chapter 7 (Planning, Development, and Building); and</p> <p>WHEREAS, the City Council adopts this ordinance to reasonably limit the extension of water services.</p> <p>NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:</p> <p>Section 1. Section 305 (Service; Extension Limitation) of Part 3 (Water Service) of Article 4 (Water Code) of Chapter 12 (Utilities) of the Code of the City of Colorado Springs 2001, as amended, is created to read as follows:</p> <p>12.4.305: SERVICE; EXTENSION LIMITATION:</p> <p>A. Due to increasing demands on the City's water supply, and to ensure that the City's water rights will meet existing and anticipated water service obligations, extending water service into any area not within either the existing City limits or the water service boundary as of the effective date of this section is subject to the recommendation of approval by the Utilities Board and approval by City Council.</p> <p>B. City Council approval shall require a finding that the proposed water extension is warranted based on a substantiated and written record demonstrating that:</p> <ol style="list-style-type: none"><li>1. The City's available water supply is sufficient to meet at least 128% of existing usage (calculated using a five (5) year rolling average of weather normalized unrestricted usage data) and the projected demand for water services within the proposed extension(s) of services, and not less than 25% of the perimeter of the area is contiguous with the City (as defined by State law); or</li><li>2. A unique and extraordinary event or circumstance necessitates an extension of water services to serve critical interests of the City; or</li><li>3. The area is an enclave (as defined by State law), or the area is owned or leased by the City, or extension of water service to the area will have a de minimis impact on the overall City's available water supply.</li></ol> <p>C. This section shall apply to any extension of Utilities water services notwithstanding any provision to the contrary.</p> <p>Section 2. Upon final passage of this ordinance, it is Council's intent to form and/or participate in a regional water task force consisting of representatives from the City</p>

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			<p>of Colorado Springs, Colorado Springs Utilities, El Paso County, and regional water providers to evaluate water demand and recommend water policy in the Pikes Peak area.</p> <p>Section 3. This ordinance shall be in full force and effect from and after its final adoption and publication as provided by Charter.</p> <p>Section 4. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance be available for inspection and acquisition in the office of the City Clerk.</p> <p>Introduced, read, passed on first reading and ordered published this 10th day of January 2023.</p> <p>Finally passed: February 14, 2023 Tom Strand Council President</p> <p>ATTEST: Sarah B. Johnson</p> <p>HEREBY CERTIFY that the foregoing ordinance entitled "AN ORDINANCE CREATING SECTION 305 (SERVICE: EXTENSION LIMITATION) OF PART 3 (WATER SERVICE) OF ARTICLE 4 (WATER CODE) OF CHAPTER 12 (UTILITIES) OF THE CODE OF THE CITY OF COLORADO SPRINGS 2001. AS AMENDED. PERTAINING TO THE EXTENSION OF WATER SERVICE" was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on January 10, 2023; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 14th day of February 2023, and that the same was published by title and in summary, in accordance with Section 3-80 of Article III of the Charter, a newspaper published and in general circulation in the Gazette, at least ten days before its passage.</p> <p>IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this 14th day of February 2023.</p> <p>1st Publication Date: January 13, 2023 2nd Publication Date: February 17, 2023 City Clerk Effective Date: February 22, 2023</p>
-	1	Cory Sharp : Planning	
-	1	Cory Sharp : Planning	
3	1	Cory Sharp : Planning	Please complete the City File No. ANEX-23-0009
4	1	Cory Sharp : Planning	Please update the Recorder's name Steve Schleiker, Recorder
5	1	Cory Sharp : Planning	Please update the name Karman Line Addition No. 1
6	1	Cory Sharp : Planning	Please update the name accordingly
8	1	Cory Sharp : Planning	Please update the reception no. for Bradley Road 222103960
9	1	Cory Sharp : Planning	Please remove the El Paso County signature and notary
10	1	Cory Sharp : Planning	<p>Please update the ownership: 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.</p> <p>----- John W. Suthers,</p>

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			<p>Mayor</p> <p>Attest:</p> <p>_____</p> <p>City Clerk</p> <p>State of Colorado)</p> <p>)ss</p> <p>County of El Paso)</p> <p>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.</p> <p>Witness my hand and seal</p> <p>My commission expires: _____</p> <p style="text-align: right;">_____ Notary Public</p>
11	1	Cory Sharp : Planning	Please update the name Karman Line Addition No. 1
12	1	Cory Sharp : Planning	Please note that the Mayor's name will need to be updated once known
13	1	Cory Sharp : Planning	Please remove El Paso County
14	1	Cory Sharp : Planning	Please update the reception no. for Bradley Road 222103960
20	1	Dan Sexton : Planning	Comments from CGS and El Paso County Planning/Engineering have been uploaded to the record under separate cover. Please address their comments on the applicable documents prior to resubmitting.
21	1	Dan Sexton : Planning	Please revise the recordation information for this adjacent parcel. The reception number is: 222051558.
22	1	Dan Sexton : Planning	Please update the recordation information for this adjacent parcel. The El Paso County Assessor's website documents a number of reception numbers for the parcel.
23	1	Dan Sexton : Planning	Please add "*Unplatted*" labeling for all adjacent parcels that are not platted.
24	1	Dan Sexton : Planning	Please add "*Unplatted*" labeling for all adjacent parcels that are not platted.
25	1	Dan Sexton : Planning	The Owner is responsible for providing staff with a copy of the Letter of Inclusion from the Southeastern Water Conservatory District once received. This letter will need to be submitted to staff prior to scheduling for City Council hearing on this annexation.
26	1	Dan Sexton : Planning	The first draft Annexation Agreement will be supplied by staff to the owner after the 2nd review of the Land Use applications. This will establish further details for contributions beyond those identified in this letter.
27	1	Dan Sexton : Planning	Please provide a separate drawing for this annexation so compliance with the City's Water Ordinance can be confirmed.
28	1	Dan Sexton : Planning	The land associated with this annexation request appears to be part of the Rolling Hills Ranch Metro District. Prior to public hearing scheduling, the documentation must be provided to show that the roadway is not part of the district or has been deannexed.

# ANNEXATION PLAT KARMAN LINE NO. 1

A PORTION OF THE NE1/4 OF SECTION 11,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH P.M.,  
TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

Please update the name Karman Line Addition No. 1

Please remove El Paso County

Please update the reception no. for Bradley Road 222103960

Please update the ownership:  
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.

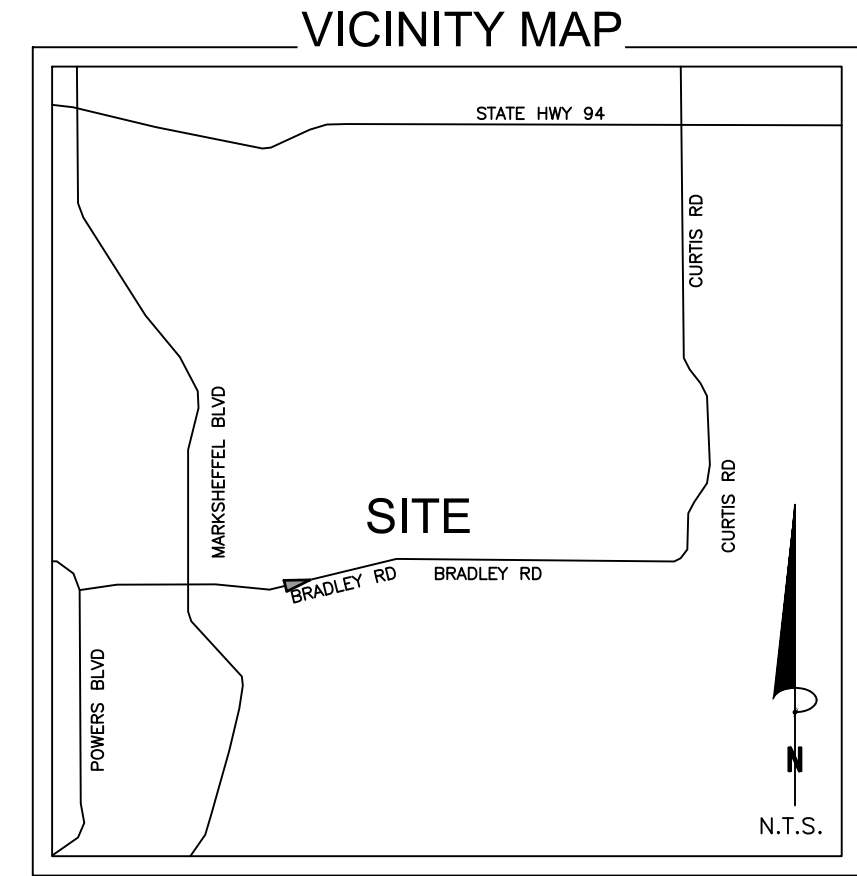
John W. Suthers,  
Mayor  
Attest:  
City Clerk  
State of Colorado)  
County of El Paso)

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: \_\_\_\_\_

Please remove the El Paso County signature and notary

NOTARIAL:  
STATE OF COLORADO }  
COUNTY OF EL PASO } SS  
The above and aforementioned was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_, as \_\_\_\_\_ of El Paso County, Colorado, an organized County.  
Witness my hand and seal \_\_\_\_\_  
Address \_\_\_\_\_  
My Commission expires \_\_\_\_\_

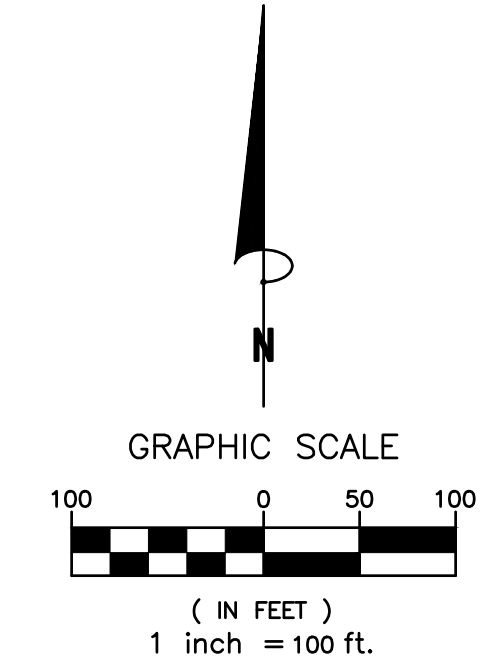


### NOTES:

- Basis of Bearings is the North-South Centerline of the North 1/2 of Section 11, Township 15 South, Range 65 West of the Sixth Principal Meridian, being monumented at the North 1/4 Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and at the Center 1/4 Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and measured to bear S00°10'13"E, a distance of 2642.17 feet.
- This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership, easements or rights of way of record. The client did not wish for easements and rights of way researched or shown. This survey does not take into consideration additional facts that an accurate and correct title search might disclose including, but not limited to, descriptions contained in deeds for adjacent properties.
- The linear units used in this drawing are U.S. Survey Feet.
- The improvements shown hereon are as of the date of field work, June 13, 2022.
- Total perimeter of portion to be annexed: 1,037.09'  
Perimeter along City of Colorado Springs Limits: 216.10'  
1/6th perimeter percentage: 21%
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA Flood Insurance Rate Map, Map Number 08041C0769G, with effective dates of December 7, 2018, indicates this parcel of land is located in Zone X (Area of minimal flood hazard).

### LEGEND

- FOUND MONUMENT  
#5 REBAR W/ 1-1/4" YELLOW PLASTIC CAP, PLS 23044, 0.2 BELOW GRADE
- BOUNDARY ALONG CITY LIMITS



Please update the name accordingly

### SURVEYOR'S CERTIFICATION:

I, Stewart L. Mapes, Jr., a licensed professional land surveyor in the state of Colorado, do hereby state that the annexation plat hereon shown is a correct delineation of the above described parcel of land and that at least one-sixth (1/6) of the perimeter boundary of said parcel is contiguous with the present boundary of the City of Colorado Springs, El Paso County, Colorado

Stewart L. Mapes, Jr.  
Colorado Professional Land Surveyor No. 38245  
For and on behalf of Clark Land Surveying, Inc.

Please update the Recorder's name Steve Schleiker, Recorder

### RECORDING:

STATE OF COLORADO }  
COUNTY OF EL PASO } SS  
I hereby certify that this instrument was filed for record in my office at \_\_\_ o'clock \_\_\_ M., this \_\_\_ day of \_\_\_\_\_, A.D., and is duly recorded under  
Reception No. \_\_\_\_\_ of the records of El Paso County, Colorado.  
SURCHARGE: \_\_\_\_\_ CHUCK BROERMAN, CLERK & RECORDER  
FEE: \_\_\_\_\_ BY: \_\_\_\_\_ Deputy

NO RECORDING INFO PER COUNTY ASSESSOR  
OWNER: BLH NO 2 LLC

REC. NO. 221024677  
OWNER: MURRAY FOUNTAIN LLC

ANNEXATION PLAT  
COLORADO CENTRE NO. 1  
REC. NO. 1749365  
BRADLEY ROAD  
(210' PUBLIC R.O.W.)  
(REC. NO. 098121227)

REC. NO. 221024677  
OWNER: MURRAY FOUNTAIN LLC

NO RECORDING INFO PER COUNTY ASSESSOR  
OWNER: BLH NO 2 LLC

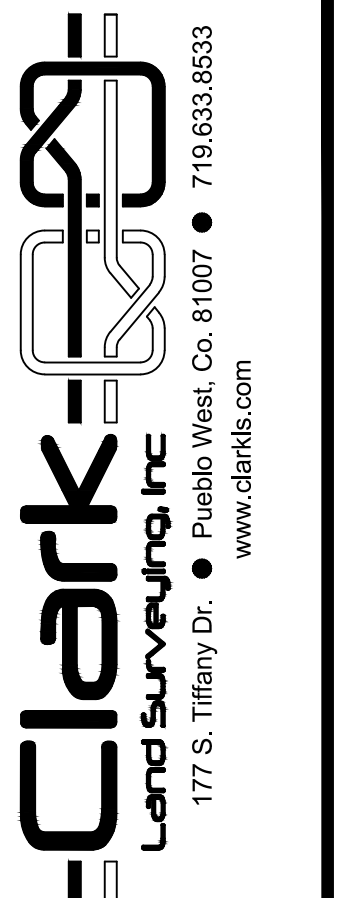
### CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying annexation plat of "KARMAN LINE NO. 1."

City Planning Director \_\_\_\_\_ Date \_\_\_\_\_ City Engineer \_\_\_\_\_ 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 The City of Colorado Springs at its meeting on \_\_\_ day of \_\_\_\_, 20\_\_ A.D.

City Clerk \_\_\_\_\_ Date \_\_\_\_\_



No.	Description	By	Date

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 based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

ANNEXATION PLAT, NORRIS RANGE NO. 1  
A PORTION OF THE NE1/4 OF SECTION 11,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
COUNTY OF EL PASO, COLORADO  
Project No. 230709  
Date: 3/27/2023  
Sheet 1 of 1  
Drawn By: DWK  
Checked By: SLW

CPC X XX-XXXX