

Colorado Springs, CO

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



Final Report - Corrections Required **Application No. ANEX-24-0002**

Report Date: 06/03/2024

Description : Matrix Design Group on behalf of Colorado Springs Equities LLC is submitting a serial annexation petition for seven parcels and Land Use Plan/Rezoning exhibit for a portion of the subdivision known as Rock Creek Mesa.

Address : 0 Pawnee RD Colorado Springs CO 80926

Record Type : Annexation

Document Filename : Rock Creek Mesa Addition No 1 _ Annexation Plat_V3_5-13-24

Comment Author Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone No.:
Cory Sharp	Cory.Sharp@coloradosprings.gov	-
Gabe Sevigny	Gabe.Sevigny@coloradosprings.gov	-

General Comments

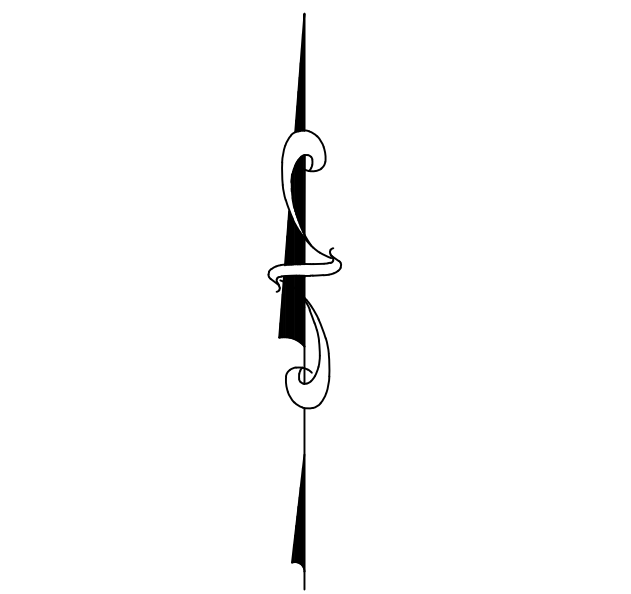
Corrections in the following table need to be applied before a permit can be issued

Comment ID	Page Reference	Reviewer : Department	Review Comments
31	1	Cory Sharp : Planning	please determine the name and title of the person signing and complete under owner and notary (so we are not waiting till the end and it be overlooked)
32	1	Gabe Sevigny : Planning	Following Comment if from the School District: We only have one concern which is whether the developer is able to donate any land for an elementary school. 400 homes could generate 600 students - with approx. 350 elementary students and 250 secondary students. The existing schools on Fort Carson do not have the capacity to absorb that many elementary students. We typically need 12 acres or so for an elementary school. We may also need to add a preschool too. (Contact: Vergunst, Joanne jvergunst@FFC8.org) Note from Planner, this will need to be resolved prior to public hearing
30	2	Cory Sharp : Planning	previously requested, please add the label for this linework, centerline former Canyon City Highway R.O.W. Book 473 Page 64 (per other drawing)

ANNEXATION PLAT

ROCK CREEK MESA ADDITION NO. 1

LOCATED IN SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO.



- CALCULATED CORNER
- MONUMENT FOUND AS NOTED
- ⊙ ALIQUOT CORNER FOUND AS NOTED
- (M) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED MEASUREMENT BASED ON FOUND MONUMENTATION AND RECORD INFORMATION
- INDICATES CITY LIMITS

CHEYENNE MOUNTAIN STATE PARK
PARCEL
TSM 650000169
REC. NO. 220063515
OWNER: CITY OF COLORADO SPRINGS
(NOT A PART)

CHEYENNE STATE PARK ADDITION NO. 1
REC. NO. _____

CHEYENNE MOUNTAIN STATE PARK
OWNER: CITY OF COLORADO SPRINGS
J. L. RANCH ADDITION
PLAT BOOK C-4 PAGE 127
(NOT A PART)

OWNER: SUNDANCE AT ROCK CREEK LLC
REC. NO. 223074983
(NOT A PART)

previously requested, please
add the label for this linework,
centerline former Canyon City
Highway R.O.W. Book 473
Page 64 (per other drawing)

BASIS OF BEARINGS
S. LINE NW 1/4 SEC. 30
N89°02'51"W 2557.81' (M)
N88°35'58"W 2557.68' (R2)
N89°02'57"W 2557.86' (R3) (R4)

CITY LIMITS

CITY LIMITS

SUBJECT PARCEL
4.02123 AC (CALCULATED)

OWNER:
CHEYENNE MOUNTAIN ESTATES MHC LLC
(NOT A PART)

OWNER:
KENJI S. SCOTT
ESTATE
(NOT A PART)

OWNER:
DAE SIK KIM
(NOT A PART)

TSN: 653040003
REC. NO. 222066811
OWNER: COLORADO SPRINGS
EQUITIES LLC
(NOT A PART)

TSN: 6530300017
REC. NO. 219160847
OWNER: COLORADO SPRINGS EQUITIES LLC

TSN: 6530300023
REC. NO. 222066811
OWNER: COLORADO SPRINGS EQUITIES LLC

OWNER:
JAMES OLSON
(NOT A PART)

OWNER:
JAMES OLSON
(NOT A PART)

OWNER:
BRADY A. AND
ASHLIE N. BECKER
(NOT A PART)

ROUTE RD (NOT PUBLIC ROW)
LA MESA DEL ANGELES SUBDIVISION
PLAT BOOK V-2 PAGE 36
(NOT A PART)

STATE HIGHWAY 115
CDOT ROW PLANS 17353
REC. NO. 1806047
(NOT A PART)

(NOT A PART)

(NOT A PART)

END OF
PUBLIC USE
ROAD
DEDICATION

(NOT A PART)

(NOT A PART)

PREPARED BY:
Matrix
Excellence by Design

ROCK CREEK MESA ADDITION NO. 1
LOCATED IN SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO.

CHECKED BY: JRB SCALE: 1"=100' DATE ISSUED: APRIL 24, 2024
SHEET 2 OF 2

ANNEX-24-0002

S:\23.224.023 Rock Creek Mesa Annexation & Entitlement Services\400 Survey\400 CADD\408 PLAT\ANNEXATION PLAT\224.023-SURV-ROW ANNEX PLAT 1.dwg