#### **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	-

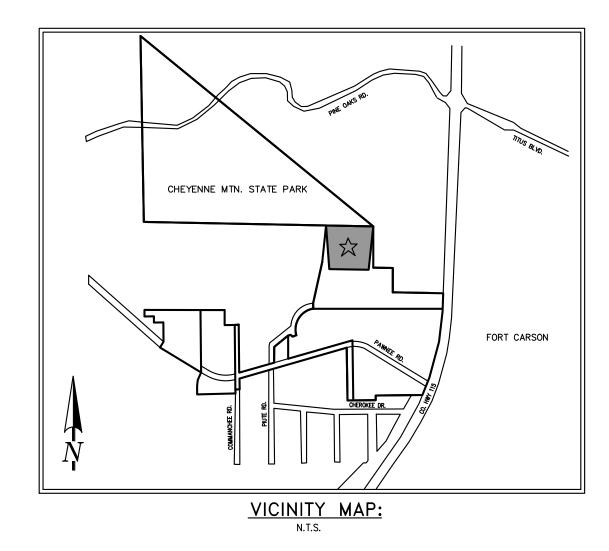
#### **General Comments**

#### 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.





#### BE IT KNOWN BY THESE PRESENTS:

THAT COLORADO SPRINGS EQUITIES LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCELS OF LAND:

## LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE COUNTY OF EL PASO, STATE OF COLORADO, CONTAINING A PORTION OF THE PARCELS OF LAND RECORDED UNDER RECEPTION NUMBERS 219160847 AND 222066811 WITHIN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER, BEING MONUMENTED ON THE WEST END BY A 3-1/4 INCH BRASS CAP (BLM STANDARD) AND ON THE EAST END BY A 2-1/2 INCH ALUMINUM CAP STAMPED "RMLS 19625" AT THE CENTER CORNER OF SAID SECTION 30, WHICH IS ASSUMED TO BEAR NORTH 89°02'51" WEST, A DISTANCE OF 2,557.81 FEET.

**COMMENCING** AT THE EAST END OF THE ABOVE DESCRIBED LINE:

- THENCE NORTH 89°02'51" WEST, A DISTANCE OF 191.29 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF
- THAT PARCEL OF LAND RECORDED AT SAID RECEPTION NUMBER 222066811 AND TO THE POINT OF BEGINNING; THENCE SOUTH 06°01'44" WEST, A DISTANCE OF 462.00 FEET;
- THENCE NORTH 89°02'51" WEST, A DISTANCE OF 339.76 FEET;
- THENCE NORTH 04°07'26" WEST, A DISTANCE OF 462.00 FEET TO A POINT ON THE EXTERIOR OF SAID PARCEL; THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL SOUTH 89°02'51" EAST, A DISTANCE OF 421.52 FEET TO THE POINT OF BEGINNING.
- THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 175,165 SQUARE FEET OR (4.02123 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

## **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 FOUND MONUMENTATION, TOGETHER WITH MAPS & DOCUMENTS OF RECORD, WITH MAPS CONSIDERED:
- R1 CITY OF COLORADO SPRINGS ANNEXATION, J.L. RANCH ADDITION.
- RECEPTION NO. 01649749, RECORDED DECEMBER 08, 1987 IN THE CLERK AND RECORDERS OFFICE OF EL PASO COUNTY, COLORADO.
- R2 LAND SURVEY PLAT: SOUTH PORTION OF J.L. RANCH.
- RECEPTION NO. 200900212, RECORDED SEPTEMBER 18, 2000 IN SAID RECORDERS OFFICE. R3 - IMPROVEMENT SURVEY PLAT BY CLARK LAND SURVEYING, INC., PROJECT NO. 220928, DATED APRIL 27, 2022.
- R4 LA MESA DEL ANGELES SUBDIVISION PLAT.
- RECEPTION NO. 860860, RECORDED FEBRUARY 04, 1972 IN SAID RECORDERS OFFICE. R5 - ALTA/NSPS LAND SURVEY TITLE. (CLARK LAND SURVEYING, INC.)
- RECEPTION NO. 220900007, RECORDED JANUARY 06, 2020 IN SAID RECORDERS OFFICE. R6 - COLORADO DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS, PROJECT CODE 17353
- RECEPTION NO. 212900047, RECORDED JUNE 01, 2012 IN SAID RECORDERS OFFICE.
- R7 LAND SURVEY PLAT (CLARK LAND SURVEYING, INC.) RECEPTION NO. 221900039, RECORDED MARCH 05, 2021 IN SAID RECORDERS OFFICE.
- R8 MERSHON SUBDIVISION PLAT RECEPTION NO. 207712576, RECORDED MAY 04, 2007 IN SAID RECORDERS OFFICE.
- ADDITIONAL DOCUMENTS CONSIDERED:
- PLAT, PORTION OF CHEYENNE MOUNTAIN ESTATES
- RECEPTION NO. 96901963, RECORDED OCTOBER 01, 1996 IN SAID RECORDERS OFFICE. • J.L. RANCH ADDITION RECORDED DECEMBER 08,1887 IN PLAT BOOK C-4 AT PAGE 127.
- ROCK CREEK MESA SUBDIVISION RECORDED AUGUST 05, 1953 IN PLAT BOOK Z AT PAGE 70. ROCK CREEK MESA SUBDIVISION ADDITION NO. 2 RECORDED MARCH 11, 1959 IN PLAT BOOK A-2 PAGE 30,
- RECEPTION NO. 000104788.

DATE 07/27/2023 AT 5:00 P.M.

- VACATION OF A PORTION OF ROCK CREEK MESA SUBDIVISION AND PORTIONS OF ROCK CREEK MESA SUBDIVISION ADDITION NO. 2 RECORDED JANUARY 17, 1972 IN PLAT BOOK U-2 AT PAGE 13 (REC. NO. 856982). TITLE COMMITMENT: LAND TITLE GUARANTEE COMPANY-ORDER NUMBER: RND55109798-3, WITH EFFECTIVE
- 2. DATE OF PREPARATION: APRIL 24, 2024
- 3. TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 1,685.28'
- 4. ONE-FOURTH (1/4TH) OF THE TOTAL PERIMETER: 421.32' (25.00%)
- 5. PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 421.52' (25.01%)
- 6. AREA OF SITE: 4.02123 ACRES

## FEMA FLOODPLAIN STATEMENT:

THE PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). OBTAINED FROM THE FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 08041C0950G, EFFECTIVE DECEMBER 7, 2018.

## BASIS OF BEARINGS:

ALL BEARINGS HEREIN BASED ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST, BEING MONUMENTED BY A 2-INCH PIPE WITH A 3.25-INCH BRASS CAP, FLUSH WITH GROUND, AT THE WEST QUARTER CORNER OF SAID SECTION 30 AND A NO. 6 REBAR WITH A 3.25-INCH ALUMINUM CAP STAMPED PLS 19625, FLUSH WITH GROUND, AT THE CENTER CORNER OF SAID SECTION 30, WHICH IS ASSUMED TO BEAR NORTH 88°02'51" WEST, A DISTANCE OF 2,557.81 FEET.

THE AFOREMENTIONED, COLORADO SPRINGS EQUITIES LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024 A.D.

NAME, TITLE

STATE OF COLORADO)

COUNTY OF EL PASO)

LIMITED LIABILITY COMPANY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS , 2024 BY NAME, TITLE OF COLORADO SPRINGS EQUITIES LLC, A COLORADO

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES:

NOTARY PUBLIC

## SURVEYOR'S STATEMENT

I, JERRY R. BESSIE, 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 TWENTY-FIVE PERCENT (25%) 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.

JERRY R. BESSIE, PLS NO. 38576 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

## CITY APPROVAL

**CITY ENGINEER** 

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT OF "ROCK CREEK MESA ADDITION NO. 1".

CITY PLANNING DIRECTOR

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\_\_\_

CITY CLERK

## **RECORDING**:

STATE OF COLORADO)

COUNTY OF EL PASO )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_. M., THIS \_\_\_ , 2024, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER DAY OF OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, EL PASO COUNTY CLERK AND RECORDER

SURCHARGE:

ANNEX-24-000



**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.

DATE ISSUED: APRIL 24, 2024 CHECKED BY: JRB

SHEET

