

## **Colorado Springs, CO**

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



### **Final Report - Corrections Required** **Application No. ANEX-24-0005**

**Report Date: 04/03/2024**

**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 : 285 PAWNEE RD COLORADO SPRINGS CO 80926**

**Record Type : Annexation**

**Document Filename : 224.023-SURV-RCM ANNEX PLAT 5.pdf**

#### Comment Author Contact Information:

<b>Reviewer Name</b>	<b>Reviewer Email</b>	<b>Reviewer Phone No.:</b>
Zaker Alazzeh	Zaker.Alazzeh@coloradosprings.gov	-
Matthew Alcuran	malcuran@csu.org	-
Cory Sharp	Cory.Sharp@coloradosprings.gov	-
Sara Rivera	Sara.Rivera@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

<b>Comment ID</b>	<b>Page Reference</b>	<b>Reviewer : Department</b>	<b>Review Comments</b>
1	224.023-SURV-RCM ANNEX PLAT 5-TITLE	Zaker Alazzeh : City Eng - Traffic Engineering	Traffic Engineering has no further comments on this item.  DP and TIS Staff Report final comments:  1- Traffic Engineering reviewed the Traffic Impact Study (TIS) and determined that the TIS was complete and provided the adequate information and analyses per the requirements of the Traffic Criteria Manual and Traffic Engineering staff. The applicant will be responsible for the TIS recommended traffic mitigation measures and roadway improvements. 2- The applicant will be responsible to construct a 190 feet long eastbound left-turn lane "100 feet of storage and 90 feet taper" at Pawnee Road/HWY 115 intersection.

Comment ID	Page Reference	Reviewer : Department	Review Comments
			<p>3- In 2030 the applicant will be responsible to extend 200 feet to the eastbound left-turn lane to provide 300 feet of storage and 90 feet taper at Pawnee Road/HWY 115 intersection.</p> <p>4- In 2045 the applicant will be responsible to construct a double eastbound left-turn lane to provide two 100 feet of storage and 180 feet taper at Pawnee Road/HWY 115 intersection.</p> <p>5- The applicant will be responsible to coordinate roadway improvements along HWY 115/Pawnee Road and HWY 115/Cherokee Road intersections with CDOT.</p>
11	224.023-SURV-RCM ANNEX PLAT 5-TITLE	Sara Rivera : City Engineering - SWENT	Please contact the Lead Reviewer, Sara Rivera (sara.rivera@coloradosprings.gov), with any questions. Please reference the Planning review number in all communications.
12	224.023-SURV-RCM ANNEX PLAT 5-TITLE	Sara Rivera : City Engineering - SWENT	Info Only: All submittals to the Stormwater Enterprise (SWENT), Engineering Development Review Division (EDRD) and Traffic, must be submitted online via the ProjectDox software. Information, including a user manual and the link to the website can be found here: <a href="https://coloradosprings.gov/stormwater-enterprise/page/electronic-review-system">https://coloradosprings.gov/stormwater-enterprise/page/electronic-review-system</a> . Please note that this does not change the Planning department's submittal process in any way.
13	224.023-SURV-RCM ANNEX PLAT 5-TITLE	Sara Rivera : City Engineering - SWENT	<p>Info Only: The Stormwater Enterprise (SWENT) has recently updated Criteria regarding required submittals.</p> <p>For all Development Plans (DPs) which previously required a Final Drainage Report (FDR) submittal (generally, all DPs with 1 acre or more of earth disturbance proposed), a Preliminary Drainage Report (PDR) submittal is now acceptable instead of an FDR submittal. This change in Criteria allows for such DPs to be approved without requiring detailed, final drainage design calculations at the planning stage of the project.</p> <p>For DPs with less than 1 acre of earth disturbance proposed, a Final Drainage Letter (FDL) submittal is required.</p> <p>A PDR submittal is now acceptable instead of an FDR submittal in support of a Final Plat (FP). The PDR must be approved before the FP can be recorded.</p> <p>An FDR may still be submitted in support of DP or FP approval if final design information is available at the time of the DP or FP submittal. FDR Addendums are no longer accepted. All required final calculations must be included in the FDR prior to FDR approval.</p> <p>FDR approval is still a prerequisite for Construction Drawing (CD) approval (e.g., GEC Plan, Drainage Plan/Profile, PCM Plan, etc.).</p> <p>Master Development Drainage Plans (MDDPs) are no longer required for DPs with 10 or more acres of earth disturbance proposed.</p> <p>Please see SWENT's website for updated checklists: <a href="https://coloradosprings.gov/stormwater-enterprise/page/stormwater-review">https://coloradosprings.gov/stormwater-enterprise/page/stormwater-review</a></p>
14	224.023-SURV-RCM ANNEX PLAT 5-TITLE	Sara Rivera : City Engineering - SWENT	The FEMA floodplain zone is incorrect. Please update to the correct zone.
2	224.023-SURV-RCM ANNEX PLAT 5-TITLE	Matthew Alcuran : Col Springs Utilities	<p>Please acknowledge the following Water Planning Informational Note: Please refer to the completed Hydraulic Analysis Report completed on November 2, 2023 for HR Green and SSS Education. Conclusions and Requirements: **Modeled fire flows are 2100 to 2200 GPM. No fire flow requirement was provided. **Either alternative presented in this report are acceptable. **Since all pressures are below 170 psi, PVC is acceptable.</p>
3		Matthew Alcuran : Col Springs	Utility Comments (electric, gas, water, wastewater)

Comment ID	Page Reference	Reviewer : Department	Review Comments
	224.023-SURV-RCM ANNEX PLAT 5-TITLE	Utilities	<p>1.Action Items:</p> <p>A.Unless otherwise approved by Colorado Springs Utilities (Springs Utilities), the Owner must provide an inventory of well permits and water rights with documentation from the Colorado Division of Water Resources (or other source) identifying all the Owner's known water rights or deeds 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.Project Specific Action Items:</p> <p>A.If the Property is not currently in Southeastern Colorado Conservancy District (SECWCD), then Owner must complete the questionnaire provided by City Planning from the Bureau of Reclamation (Bureau) and SECWCD. Springs Utilities is not authorized to provide water service to the Property until the Property is included in the SECWCD.</p> <p>B.If the Property is currently connected to or receiving electric service from an electric-service provider other than Springs Utilities (i.e., Mountain View Electric Association, Black Hills Energy, or the City of Fountain), then the Owner must identify and provide an inventory of all existing electric services provided by the current electric-service provider. If there are no such existing connections or electric service(s), then the Owner must provide a letter stating such.</p> <p>C.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 pursuant to §§32-1-501 and 502, C.R.S. and an Order Granting Exclusion is issued and recorded in the District Court in the County of El Paso, State of Colorado; or the Existing District consents to Springs Utilities providing such Services pursuant to §31-35-402(1), C.R.S.</p> <p>If the Property is within an Existing District, then once the Property is annexed into the City and excluded from the Existing District, then the Property owner (among other requirements) is required to:</p> <ol style="list-style-type: none"> <li>1.Design, install, and obtain easements for the water and wastewater facilities necessary for Springs Utilities to serve the Property;</li> <li>2.Disconnect from the Existing District's water and wastewater systems and then connect directly to Springs Utilities' water and wastewater systems; and</li> <li>3.Provide payment of all applicable fees and charges, including Water and Wastewater Development Charges.</li> </ol> <p>D.Owner must confirm that the Informational Items listed below have been reviewed.</p>
4	224.023-SURV-RCM ANNEX PLAT 5-TITLE	Matthew Alcuran : Col Springs Utilities	<p>3.Informational Items:</p> <p>A.Unless otherwise authorized by Springs Utilities, any existing wells within the Property must be plugged and abandoned at Owner's expense prior to connection to Springs Utilities' water system. The Owner shall provide Springs Utilities' Field Operations Support department with a completed Colorado Division of Water Resources (DWR) Form No GWS-09 (Well Abandonment Report) that confirms the existing wells have been plugged and abandoned in compliance with all applicable regulations, including regulations from the DWR.</p> <p>B.To receive water service from Springs Utilities, the Property must be included in the SECWCD. After completing the questionnaire from the Bureau (see paragraph 2.A above), the SECWCD will determine whether the Property is within the SECWCD.</p> <p>If the Property is not within the SECWCD, then consent from the Bureau is required for the Property to be included in the SECWCD. The Bureau may require the Owner to provide the following confirmations for the subject annexation project.</p> <ol style="list-style-type: none"> <li>1.Endanger Species Act - a letter or email from the Fish and Wildlife Department stating there are no Endangered Species within the Annexation Boundary.</li> <li>2.Clean Water Act - a letter or email from the Corp of Engineers stating that there are no wetlands within the Annexation Boundary.</li> <li>3.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> </ol>

Comment ID	Page Reference	Reviewer : Department	Review Comments
			<p>Owner may contact the SECWCD to determine whether the Property is within SECWCD or to obtain additional information.  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>
6	224.023-SURV-RCM ANNEX PLAT 5-TITLE	Matthew Alcuran : Col Springs Utilities	<p>Reliably Met Demand, Existing Usage and De Minimis Analysis</p> <p>Current Reliably Met Demand and Existing Usage  Reliably Met Demand (RMD) 95,000 Acre-feet/year (AFY)  Existing Usage* 69,772 AFY  *5-year-weather-normalized rolling average unrestricted water usage (2019-2023)</p> <p>Minimum Water Supply Requirement (MWSR)  Existing Usage (AFY) Percentage MWSR (AFY)  69,772 x 128% = 89,308</p> <p>Available Water Surplus (AWS)  RMD (AFY) MWSR (AFY) AWS (AFY)  95,000 - 89,308 = 5,692</p> <p>De Minimis Calculation  AWS (AFY) Percentage De Minimis (AFY)  5,692 x 1% = 57</p> <p>Proposed Annexation's Projected Water Demand  Property Acreage Projected Water Demand (AFY)*  109.23 95</p> <p>* Aggregate across Addition Nos. 2-7 based on proposed land use(s)</p> <p>Proposed Annexation's Projected Water Demand  Projected Water Demand (AFY) De Minimis (AFY)  95 &gt; 57</p> <p>Proposed extension of water service does not meet de minimis impact to City's available water supply criteria.</p>

Comment ID	Page Reference	Reviewer : Department	Review Comments
			<p>128% Water Surplus Analysis  MWSR (AFY) Projected Water Demand (AFY) Total (AFY)  89,308 + 95 = 89,403</p> <p>128% Water Surplus Analysis  Total (AFY) RMD (AFY)  89,403 &lt; 95,000</p> <p>Proposed extension of water service currently meets 128% Water Surplus criteria*</p> <p>*RMD and existing usage are updated periodically and are subject to change. 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, RMD and/or AWS prior to any presentation(s) to Utilities Board, City Planning Commission or City Council.</p> <p>25% Contiguity Analysis</p> <p>Applicant has provided a survey and/or plat that appears to demonstrate that the property proposed for annexation meets this exception. See analysis below.</p> <p>Please note that in March 2024, staff is presenting several proposed City Code changes to City Council that would directly impact section 12.4.305, specifically:</p> <ul style="list-style-type: none"> <li>· Removal of the recommendation of approval by the Utilities Board</li> <li>· Removal of the 25% contiguity requirement</li> </ul> <p>If approved, these requirements would no longer apply.</p>
7	224.023-SURV-RCM ANNEX PLAT 5-TITLE	Matthew Alcuran : Col Springs Utilities	<p>Please acknowledge the following:  Informational Items:</p> <p>On February 14, 2023, Colorado Springs City Council approved a water service extension ordinance #23-02 (see attached), City Code section 12.4.305, which directly impacts the extension of water service outside city limits, including for proposed annexations. Under this section of City Code, the water service boundary can only be extended to include the proposed annexation(s) if the annexation(s) meet an exception(s) specified in the ordinance. Descriptions and application of each exception(s) are provided below.</p> <ul style="list-style-type: none"> <li>· The area is an enclave (as defined by State law); or</li> <li>o Area proposed to be annexed does not appear to be an enclave.</li> <li>· The area is owned or leased by the City; or</li> <li>o Property is not owned or leased by the City.</li> <li>· The extension of water service to the area will have a de minimis impact on the overall City's available water supply; or</li> </ul>

Comment ID	Page Reference	Reviewer : Department	Review Comments
			<p>o Based on proposed land use, aggregate projected water demands for Rock Creek Mesa Addition Nos. 2-7 would not have a de minimis impact on the City's available water supply. See analysis below.</p> <ul style="list-style-type: none"> <li>· A unique and extraordinary event or circumstance necessitates an extension of water services to serve critical interests of the City; or</li> <li>o No evidence to support unique and extraordinary event or circumstance necessitating extension of water services to critical interests of the City exists in this scenario.</li> <li>· 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 water usage data) and the projected demand for water services within the proposed extension of service(s), and not less than 25% of the perimeter of the area is contiguous with the City (as defined by State law).</li> <li>o Proposed annexation and extension of water service to subject property appears to meet this criteria. Please refer to full analysis below.</li> </ul>
8	224.023-SURV-RCM ANNEX PLAT 5-TITLE	Matthew Alcuran : Col Springs Utilities	<p>Please response to CSU LBS comments: Have reviewed and entered geometry into FIMS.</p> <p>"Please add detail to the Point of Beginning, as it is not on the eastern ROW line of Commanche Rd."</p> <p>"The course N 73 ° 41' 01" E 609.15 FEET in the written legal is shown as N 73 ° 41' 05" E on the graphic."</p>
18	224.023-SURV-RCM ANNEX PLAT 5-TITLE	Gabe Sevigny : Planning	Update to ANEX-24-0005 to each sheet
19	224.023-SURV-RCM ANNEX PLAT 5-TITLE	Cory Sharp : Planning	Please add the area at the end of the legal description
20	224.023-SURV-RCM ANNEX PLAT 5-TITLE	Cory Sharp : Planning	N73-41-05 E closure
21	224.023-SURV-RCM ANNEX PLAT 5-TITLE	Cory Sharp : Planning	N90-00-00W closure
22	224.023-SURV-RCM ANNEX PLAT 5-TITLE	Cory Sharp : Planning	<p>Please update 3, 4 &amp; 5 to the following contiguity statement:</p> <p>contiguity statement:</p> <p>Total Perimeter of the Area for Annexation: 5,680.60' One-Fourth (1/4th) of the Total Perimeter: 1,420.15' (25.00%) Perimeter of the Area Contiguous to the Existing City Limits: 1,582.49' (27.86%)</p>
23	224.023-SURV-RCM ANNEX PLAT 5-TITLE	Cory Sharp : Planning	Please add quotations around the plat name "Rock Creek Mesa Addition No. 5"
24	224.023-SURV-RCM ANNEX PLAT 5-GRAPHIC 1	Cory Sharp : Planning	This portion of roadway still in question see Addition No. 4 comments

<b>Comment ID</b>	<b>Page Reference</b>	<b>Reviewer : Department</b>	<b>Review Comments</b>
25	224.023-SURV-RCM ANNEX PLAT 5-GRAPHIC 1	Cory Sharp : Planning	Please label the prior Rock Creek Mesa Additions
26	224.023-SURV-RCM ANNEX PLAT 5-GRAPHIC 1	Cory Sharp : Planning	Please clearly depict all of the city limits not just that adjacent portion
27	224.023-SURV-RCM ANNEX PLAT 5-GRAPHIC 1	Cory Sharp : Planning	Please remove the areas from all adjacent parcels
28	224.023-SURV-RCM ANNEX PLAT 5-GRAPHIC 1	Cory Sharp : Planning	Please clearly label the adjacent areas *not a part* for clarity
29	224.023-SURV-RCM ANNEX PLAT 5-GRAPHIC 1	Cory Sharp : Planning	It would be easier for review if the adjacent areas were a dashed line type, please review and adjust accordingly
30	224.023-SURV-RCM ANNEX PLAT 5-GRAPHIC 1	Cory Sharp : Planning	It would be helpful to change the text style of ownership information so that is clearly informational text
31	224.023-SURV-RCM ANNEX PLAT 5-GRAPHIC 1	Cory Sharp : Planning	Please remove Rock Creek Mesa Addition No. 5
32	224.023-SURV-RCM ANNEX PLAT 5-GRAPHIC 1	Cory Sharp : Planning	Please add (M) and (C) to the legend
33	224.023-SURV-RCM ANNEX PLAT 5-GRAPHIC 1	Cory Sharp : Planning	Why are the right-of-way lines not parallel?
34	224.023-SURV-RCM ANNEX PLAT 5-GRAPHIC 1	Cory Sharp : Planning	Please depict and label the basis of bearings and add tie to point of beginning so all additions can be tied together
35	224.023-SURV-RCM ANNEX PLAT 5-GRAPHIC 1	Cory Sharp : Planning	Why did the point of beginning jump to a location that is not tied to addition no. 4? It would be more helpful if the point of beginning was common to previous addition

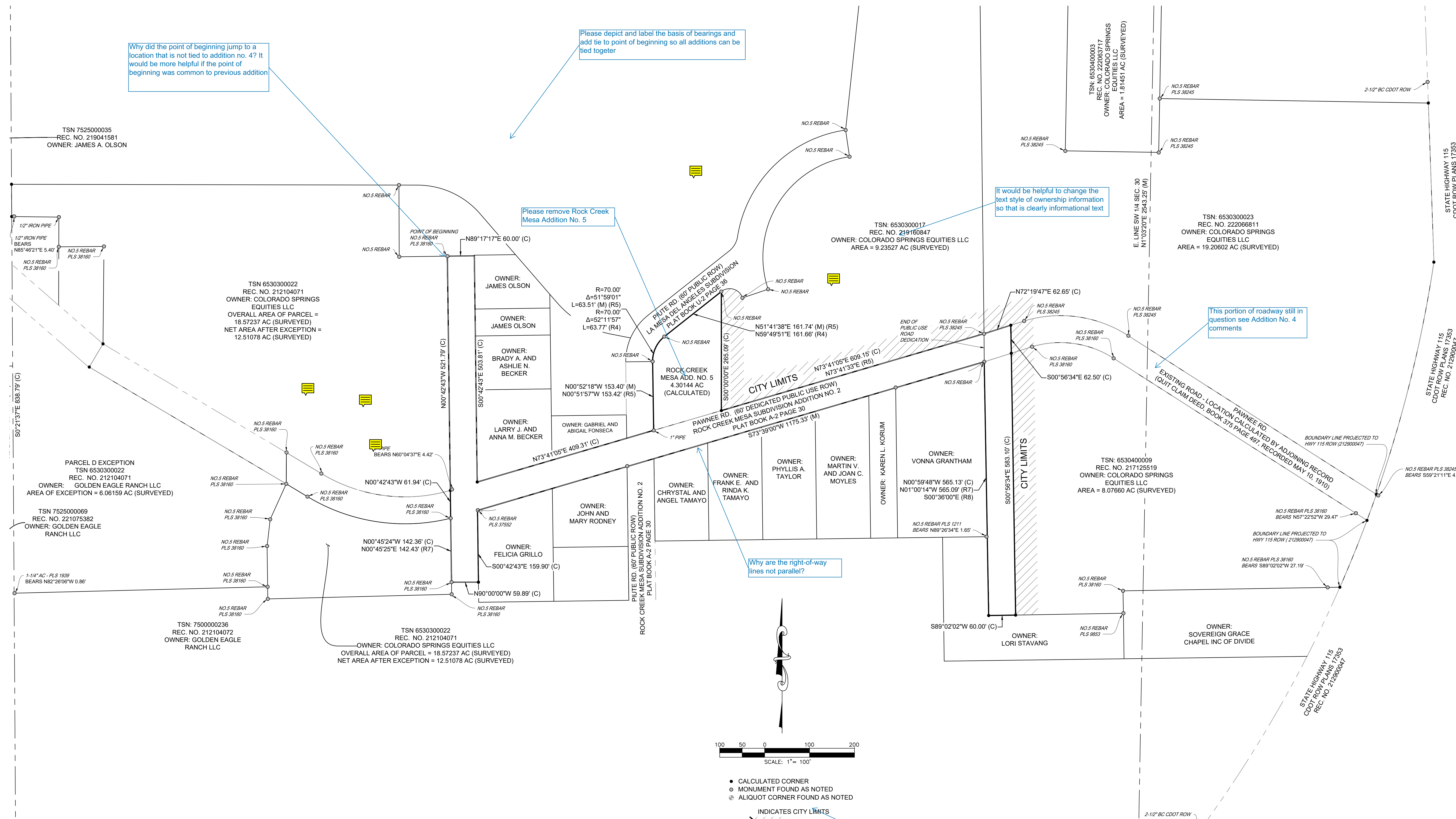




# ANNEXATION PLAT

## ROCK CREEK MESA ADDITION NO. 5

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



Why did the point of beginning jump to a location that is not tied to addition no. 4? It would be more helpful if the point of beginning was common to previous addition

Please depict and label the basis of bearings and add tie to point of beginning so all additions can be tied together

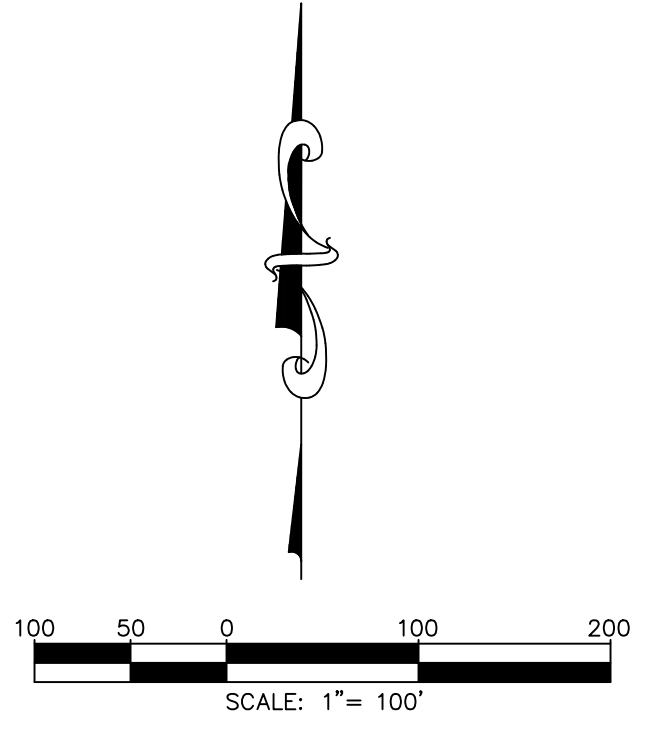
Please remove Rock Creek Mesa Addition No. 5

It would be helpful to change the text style of ownership information so that is clearly informational text

This portion of roadway still in question see Addition No. 4 comments

Why are the right-of-way lines not parallel?

Please add (M) and (C) to the legend



S:\23.224.023 Rock Creek Mesa Annexation & Entitlement Services\400 Survey\400 CAD\408 PLAT\ANNEXATION PLAT\224.023-SURV-FCM ANNEX PLAT 5.dwg

S/4 SEC. 30-15S-66W NO. 5 REBAR

PREPARED BY:  
**Matrix**  
Excellence by Design

<b>ROCK CREEK MESA ADDITION NO. 5</b>		
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: JANUARY 3, 2024
SHEET	2	OF 2

ANNEX-23-0029