

Colorado Springs, CO

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



Final Report - Corrections Required **Application No. ANEX-24-0004**

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 : 0 Pawnee RD Colorado Springs CO 80926

Record Type : Annexation

Document Filename : 224.023-SURV-RCM ANNEX PLAT 4.pdf

Comment Author Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone No.:
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

Comment ID	Page Reference	Reviewer : Department	Review Comments
1	1	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.

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			<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	1	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	1	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: https://coloradosprings.gov/stormwater-enterprise/page/electronic-review-system . Please note that this does not change the Planning department's submittal process in any way.
13	1	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: https://coloradosprings.gov/stormwater-enterprise/page/stormwater-review</p>
14	1	Sara Rivera : City Engineering - SWENT	The FEMA floodplain zone is incorrect. Please update to the correct zone.
2	1	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:</p> <p>**Modeled fire flows are 2100 to 2200 GPM. No fire flow requirement was provided.</p> <p>**Either alternative presented in this report are acceptable.</p> <p>**Since all pressures are below 170 psi, PVC is acceptable.</p>
3	1	Matthew Alcuran : Col Springs Utilities	<p>Utility Comments (electric, gas, water, wastewater)</p> <p>1.Action Items:</p>

Comment ID	Page Reference	Reviewer : Department	Review Comments
			<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"> 1.Design, install, and obtain easements for the water and wastewater facilities necessary for Springs Utilities to serve the Property; 2.Disconnect from the Existing District’s water and wastewater systems and then connect directly to Springs Utilities’ water and wastewater systems; and 3.Provide payment of all applicable fees and charges, including Water and Wastewater Development Charges. <p>D.Owner must confirm that the Informational Items listed below have been reviewed.</p>
4	1	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"> 1.Endanger Species Act - a letter or email from the Fish and Wildlife Department stating there are no Endangered Species within the Annexation Boundary. 2.Clean Water Act - a letter or email from the Corp of Engineers stating that there are no wetlands within the Annexation Boundary. 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. Owner may contact the SECWCD to determine whether the Property is within SECWCD or to obtain additional

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			<p>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	1	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 > 57</p> <p>Proposed extension of water service does not meet de minimis impact to City's available water supply criteria.</p>

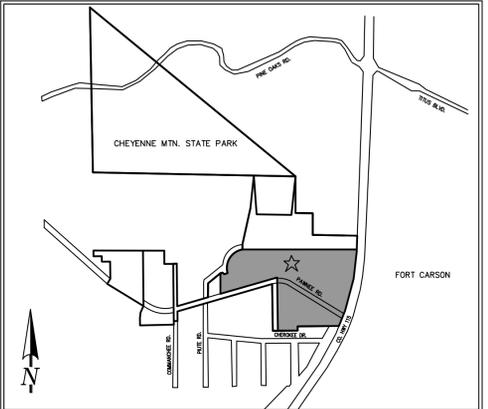
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			<p>128% Water Surplus Analysis MWSR (AFY) Projected Water Demand (AFY) Total (AFY) 89,308 + 95 = 89,403</p> <p>128% Water Surplus Analysis Total (AFY) RMD (AFY) 89,403 < 95,000</p> <p>Proposed extension of water service currently meets 128% Water 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"> · Removal of the recommendation of approval by the Utilities Board · Removal of the 25% contiguity requirement <p>If approved, these requirements would no longer apply.</p>
7	1	Matthew Alcuran : Col Springs Utilities	<p>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"> · The area is an enclave (as defined by State law); or o Area proposed to be annexed does not appear to be an enclave. · The area is owned or leased by the City; or o Property is not owned or leased by the City. · The extension of water service to the area will have a de minimis impact on the overall City's available water supply; or 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.

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			<p>not have a de minimis impact on the City's available water supply. See analysis below.</p> <ul style="list-style-type: none"> · A unique and extraordinary event or circumstance necessitates an extension of water services to serve critical interests of the City; or 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. <ul style="list-style-type: none"> · 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). o Proposed annexation and extension of water service to subject property appears to meet this criteria. Please refer to full analysis below.
8	1	Matthew Alcuran : Col Springs Utilities	<p>Please response to CSU LBS comment: Have reviewed and entered geometry into FIMS.</p> <p>"In written legal on Plat , first item no. 1, edit 6009.15 FEET."</p>
18	1	Gabe Sevigny : Planning	ANEX-24-0004 to both all sheets
26	1	Cory Sharp : Planning	Please add the area at the end of the legal description
27	1	Cory Sharp : Planning	Shouldn't there be calls to and along HWY 115?
28	1	Cory Sharp : Planning	609.15'
29	1	Cory Sharp : Planning	Please check/revise the bearing S72-19-47W closure
30	1	Cory Sharp : Planning	<p>Please update 3, 4 & 5 to the following contiguity statement:</p> <p>contiguity statement:</p> <p>Total Perimeter of the Area for Annexation: 5,150.60' One-Fourth (1/4th) of the Total Perimeter: 1,287.65' (25.00%) Perimeter of the Area Contiguous to the Existing City Limits: 1,292.50' (25.09%)</p>
31	1	Cory Sharp : Planning	Please add quotations around the plat name "Rock Creek Mesa Addition No. 4"
19	2	Gabe Sevigny : Planning	Question for Surveyor, does this resolve the road issue?
20	2	Cory Sharp : Planning	Please provide a copy of recorded quitclaim. Is this an easement, right-of-way etc.?
32	2	Cory Sharp : Planning	Please clearly depict all the city limits not just that adjacent portion
33	2	Cory Sharp : Planning	Please depict and label the basis of bearings and add a tie to the point of beginning so all the additions can be tied together
34	2	Cory Sharp : Planning	Please add alabel for Rock Creek Mesa Addition No. 3
35	2	Cory Sharp : Planning	Please remove Rock Creek Mesa Addition No. 4
36	2	Cory Sharp : Planning	Please revise the bearing N90-00-00E
37	2	Cory Sharp : Planning	L=394.71' closure and legal
38	2	Cory Sharp : Planning	Please add)M) and (C) to the legend
39	2	Cory Sharp : Planning	It would be helpful to change the text style of the ownership information so that it is clearly informational text
40	2	Cory Sharp : Planning	Please remove the areas from all adjacent parcels

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41	2	Cory Sharp : Planning	Please clearly label the adjacent areas *not a part* for clarity
42	2	Cory Sharp : Planning	It would be easier for review if the adjacent areas were a dashed line type please review and adjust accordingly

ANNEXATION PLAT ROCK CREEK MESA ADDITION NO. 4

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



VICINITY MAP:
N.T.S.

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.

Utility Comments (electric, gas, water, wastewater)
1. Action Items:
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.
2. Project Specific Action Items:
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.
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.
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.
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:
1. Design, install, and obtain easements for the water and wastewater facilities necessary for Springs Utilities to serve the Property;
2. Disconnect from the Existing District's water and wastewater systems and then connect directly to Springs Utilities' water and wastewater systems; and
3. Provide payment of all applicable fees and charges, including Water and Wastewater Development Charges.
D. Owner must confirm that the Informational Items listed below have been reviewed.

3. Informational Items:
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.
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.
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.
1. Endanger Species Act - a letter or email from the Fish and Wildlife Department stating there are no Endangered Species within the Annexation Boundary.
2. Clean Water Act - a letter or email from the Corp of Engineers stating that there are no wetlands within the Annexation Boundary.
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 Land Management. Please add quotations around the name of the archaeologist is chosen, he/she must contact the Bureau for final instructions. Owner may contact the SECWCD to determine if the plat name 'Rock Creek' is within SECWCD or to obtain additional information.
Southeastern Colorado Water Conservancy District - Please add 'Rock Creek Mesa Addition No. 4' information.

Informational Items:
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:
The area is an enclave (as defined by State law); or
Area proposed to be annexed does not appear to be an enclave.
The area is owned or leased by the City; or
Property is not owned or leased by the City.
The extension of water service to the area will have a de minimis impact on the overall City's available water supply; or
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.
A unique and extraordinary event or circumstance necessitates an extension of water services to serve critical interests of the City; or
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.
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).
Proposed annexation and extension of water service to subject property appears to meet this criteria. Please refer to full analysis below.

Reliably Met Demand, Existing Usage and De Minimis Analysis
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)
Minimum Water Supply Requirement (MWSR)
Existing Usage (AFY) Percentage MWSR (AFY)
69,772 x 128% = 89,308
Available Water Surplus (AWS)
RMD (AFY) MWSR (AFY) AWS (AFY)
95,000 - 89,308 = 5,692
De Minimis Calculation
AWS (AFY) Percentage De Minimis (AFY)
5,692 x 1% = 57
Proposed Annexation's Projected Water Demand
Property Acreage Projected Water Demand (AFY)*
BE IT KNOWN BY THESE PRESENTS:

THAT COLORADO SPRINGS EQUITIES LLC, A COLORADO LIMITED LIABILITY COMPANY, THE OWNER OF THE FOLLOWING DESCRIBED PARCELS OF LAND:
LEGAL DESCRIPTION: Projected Water Demand
Projected Water Demand (AFY) De Minimis (AFY)
A PARCEL OF LAND IN THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE COUNTY OF EL PASO, STATE OF COLORADO, CONTAINING PORTIONS OF THOSE PARCELS RECORDED UNDER RECEPTION NUMBERS 222066811, 219160847, AND 217125519 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 (STANDARD) AND ON THE EAST END BY A 2-1/2 INCH ALUMINUM CAP STAMPED "RMLS 19625"; MWSR (AFY) Projected Water Demand (AFY) Total (AFY)
BEGINNING AT A POINT ON THE SOUTHERN EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 212104071, BEING MONUMENTED BY A 2-1/2 INCH ALUMINUM CAP STAMPED "PLS 9853"; THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY SOUTH 89°02'02" WEST, A DISTANCE OF 240.00 FEET; THENCE NORTH 00°56'34" WEST, A DISTANCE OF 583.10 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 217125519; THENCE CONTINUE NORTH 00°56'34" WEST, A DISTANCE OF 62.50 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 222066811; THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY SOUTH 73°41'05" WEST, A DISTANCE OF 62.65 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 219160847; THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY OF SAID PARCEL THE FOLLOWING FIVE (5) COURSES:
1. SOUTH 73°41'05" WEST, A DISTANCE OF 6009.15 FEET;
2. NORTH 00°00'00" EAST, A DISTANCE OF 265.09 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 30.00 FEET, WHOSE CENTER BEARS SOUTH 38°18'22" EAST;
3. EASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 109°51'18", AN ARC DISTANCE OF 87.52 FEET AND HAVING A CHORD THAT BEARS SOUTH 73°22'43" EAST, A DISTANCE OF 49.11 FEET; and/or plat that appears to demonstrate that the property proposed for annexation measures a distance of 49.11 FEET; and/or plat that would demonstrate that the property proposed for annexation measures a distance of 49.11 FEET;
4. ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 71°22'42" EAST, A DISTANCE OF 80.15 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 225.72 FEET, WHOSE CENTER BEARS NORTH 71°27'12" EAST;
5. THENCE NORTHEASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 100°11'27", AN ARC DISTANCE OF 394.71 FEET AND HAVING A CHORD THAT BEARS NORTH 31°32'56" EAST, A DISTANCE OF 346.31 FEET;
6. REMOVAL OF THE RECOMMENDATION OF APPROVAL BY THE UTILITIES BOARD
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 90°00'00" EAST, A DISTANCE OF 1,292.50 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED SAID RECEPTION NUMBER 222066811; THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY OF SAID PARCEL THE FOLLOWING SIX (6) COURSES:
1. SOUTH 02°00'53" EAST, A DISTANCE OF 233.77 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 2,864.85 FEET, WHOSE CENTER BEARS NORTH 81°27'53" WEST;
2. SOUTHERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 10°41'37", AN ARC DISTANCE OF 534.69 FEET AND HAVING A CHORD THAT BEARS SOUTH 13°52'56" WEST, A DISTANCE OF 533.91 FEET;
3. CONTINUE SOUTHERLY AND COINCIDENT WITH SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°13'50", AN ARC DISTANCE OF 61.52 FEET AND HAVING A CHORD THAT BEARS SOUTH 19°50'39" WEST, A DISTANCE OF 61.62 FEET;
4. CONTINUE SOUTHERLY AND COINCIDENT WITH SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°12'43", AN ARC DISTANCE OF 160.60 FEET AND HAVING A CHORD THAT BEARS SOUTH 22°03'55" WEST, A DISTANCE OF 160.58 FEET;
5. ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 89°02'02" WEST, A DISTANCE OF 482.72 FEET;
6. SOUTH 01°01'21" EAST, A DISTANCE OF 49.93 FEET TO THE POINT OF BEGINNING.

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. 200800212, 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:

- RECEPTION NO. 06901963, 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.
• VACATION OF A PORTION OF ROCK CREEK MESA SUBDIVISION AND PORTIONS OF ROCK CREEK MESA SUBDIVISION ADDITION NO. 3 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 DATE 07/27/2023 AT 5:00 P.M.

- 3. TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 5,150.59 FEET
4. TWENTY-FIVE PERCENT (25%) OF THE TOTAL PERIMETER: 1,287.65 FEET
5. PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 1,292.50 FEET (25.09%)
6. AREA OF SITE: 25.63887 ACRES

FEMA FLOODPLAIN STATEMENT:

THE PROPERTY IS LOCATED WITHIN ZONE D AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT (IF POSSIBLE), 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.

OWNER:

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)
JSS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024 BY NAME, TITLE OF COLORADO SPRINGS EQUITIES LLC, A COLORADO LIMITED LIABILITY COMPANY.

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:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT OF ROCK CREEK MESA ADDITION NO. 4.

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 _____

RECORDING:

STATE OF COLORADO)
JSS
COUNTY OF EL PASO)

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

STEVE SCHLEIKER, EL PASO COUNTY CLERK AND RECORDER

BY: _____

DEPUTY

FEE: _____

SURCHARGE: _____

ANEX-24-0004 to both all sheets

Please response to CSU LBS comment:
Have reviewed and entered geometry into FIMS.
"In written legal on Plat , first item no. 1, edit 6009.15 FEET."

The FEMA floodplain zone is incorrect.
Please update to the correct zone.

Please add the area at the end of the legal description

Shouldn't there be calls to and along HWY 115?



S:\23\224\023 Rock Creek Mesa Annexation & Entitlement Services\400 Survey\400 CAD\408 PLAT\ANNEXATION PLAT\24\023-SURV-ROCK ANEX PLAT 4.dwg

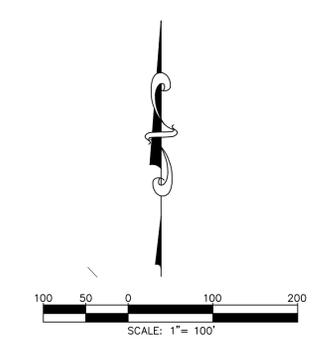
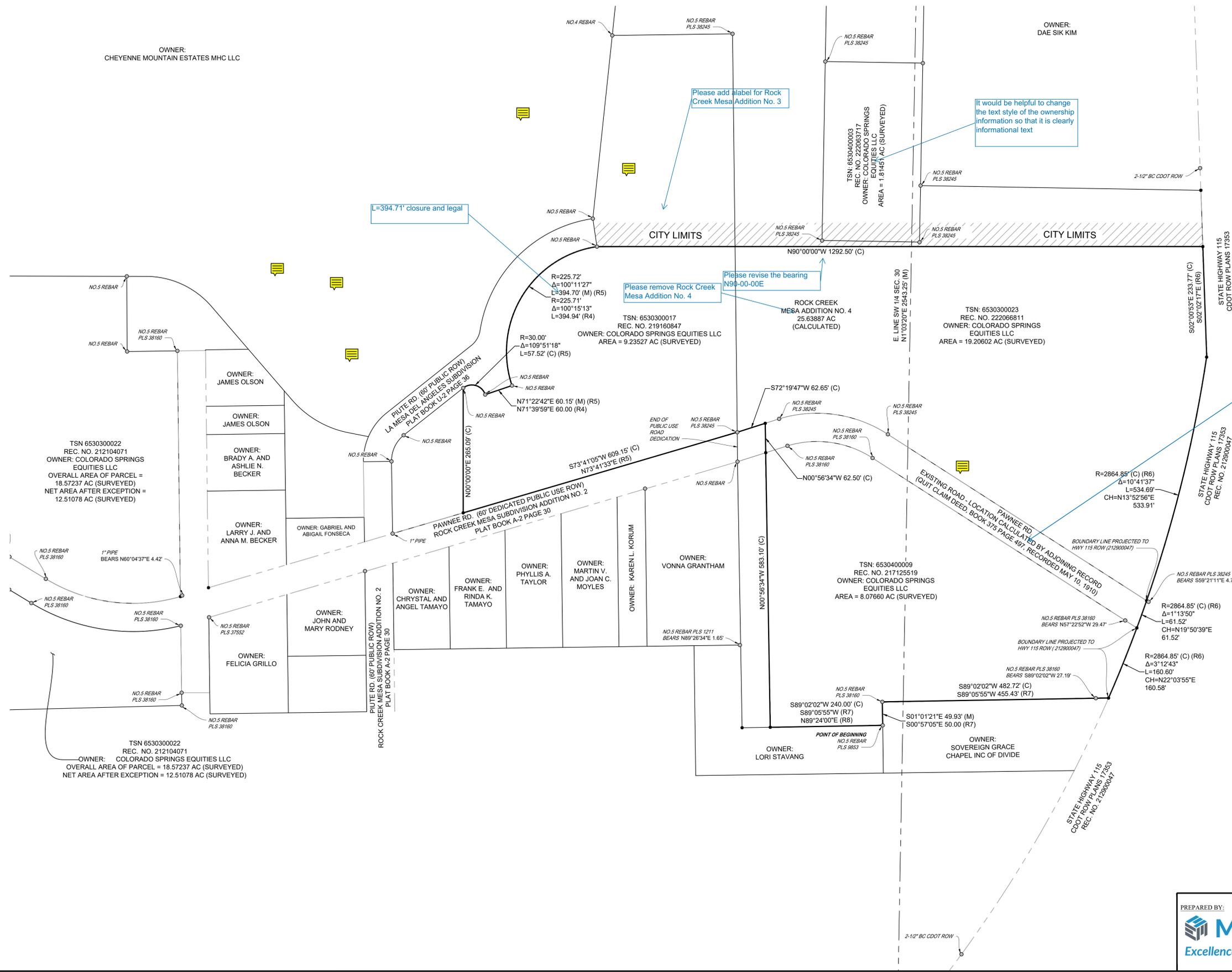
PREPARED BY: Matrix Excellence by Design
ROCK CREEK MESA ADDITION NO. 4
LOCATED IN SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.
CHECKED BY: JRB SCALE: NA DATE ISSUED: JANUARY 3, 2024 SHEET 1 OF 2

ANNEX-23-0029

ANNEXATION PLAT

ROCK CREEK MESA ADDITION NO. 4

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

INDICATES CITY LIMITS

L=394.71' closure and legal

Please add label for Rock Creek Mesa Addition No. 3

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

Please remove Rock Creek Mesa Addition No. 4

Please revise the bearing N90°00'00"E

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

Question for Surveyor, does this resolve the road

S:\23.224.023 Rock Creek Mesa Annexation & Entitlement Services\100 Survey\100 CADD\108 PLAT\ANNEXATION PLAT\224-023-SURV-ROW ANNEX PLAT 4.dwg

ANNEX-23-0029

PREPARED BY: 		ROCK CREEK MESA ADDITION NO. 4 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