

## **Colorado Springs, CO**

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



### **Final Report - Corrections Required** **Application No. ANEX-24-0006**

**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 5\_Annexation Plat\_V3\_5-13-24**

#### Comment Author Contact Information:

<b>Reviewer Name</b>	<b>Reviewer Email</b>	<b>Reviewer Phone No.:</b>
Matthew Alcuran	malcuran@csu.org	-
Cory Sharp	Cory.Sharp@coloradosprings.gov	-
Gabe Sevigny	Gabe.Sevigny@coloradosprings.gov	-
Caelen Wendt	cwendt@csu.org	-

#### General Comments

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

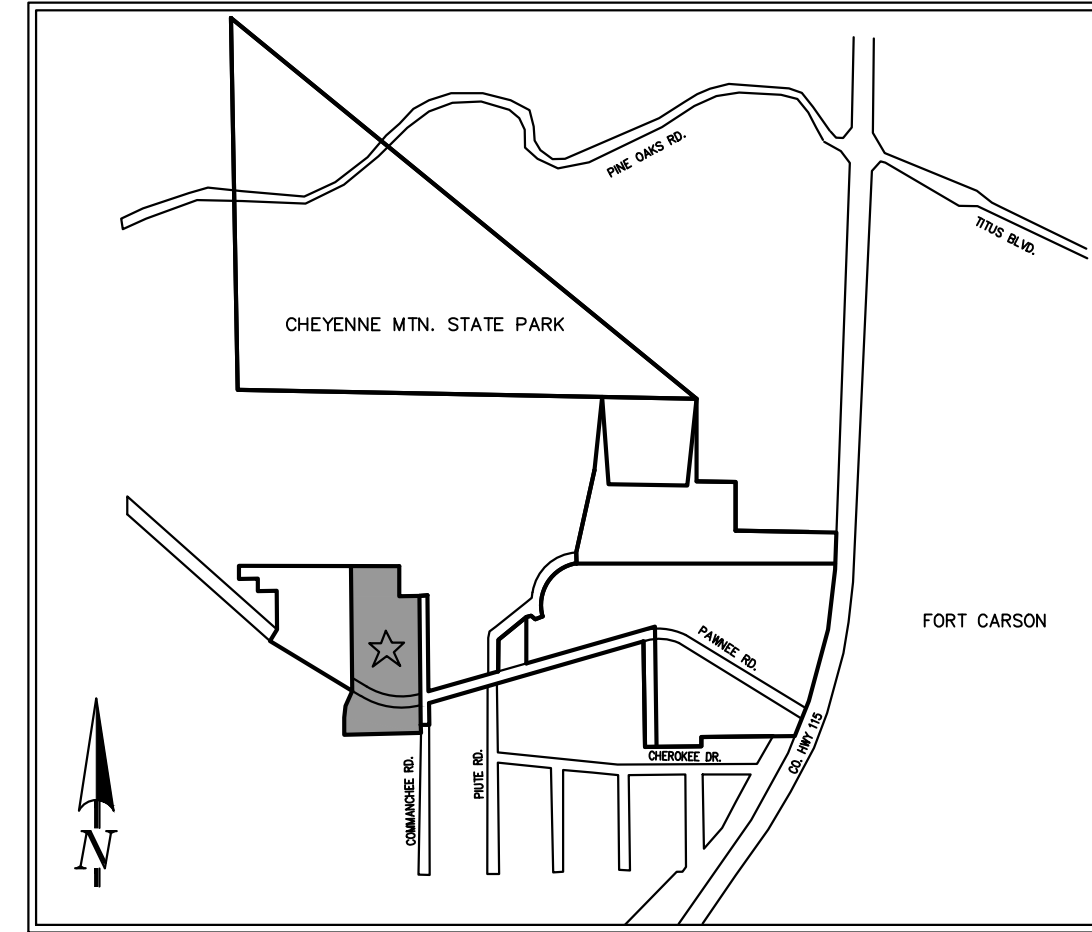
<b>Comment ID</b>	<b>Page Reference</b>	<b>Reviewer : Department</b>	<b>Review Comments</b>
32	1	Caelen Wendt : Col Springs Utilities	Please be more specific about where the point of beginning is.
33	2	Matthew Alcuran : Col Springs Utilities	Please add a general note to confirm the establishment of an appropriate easement(s) through a final plat for the existing OH electric (12.5kV Primary OH Conductor: CSU #12JL-1) running through portions of Addition Nos. 3, 5 and 6 or if it is to be relocated as part of the proposed future development.
34	1	Cory Sharp : Planning	N 89-17-36 E closure sheet
35	1	Cory Sharp : Planning	calculation per adding of drawing/legal description 2610.45'
36	1	Cory Sharp : Planning	calculation per adding drawing/legal description 1/4 652.61'
37	1	Cory Sharp : Planning	calculation per drawing 662.61'
43	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)

Comment ID	Page Reference	Reviewer : Department	Review Comments
45	1	Cory Sharp : Planning	please update all legal description accordingly with tie poc/pob
48	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
49	1	Gabe Sevigny : Planning	Pawnee Road has not be resolved. Item cannot move forward to petition acceptance nor public hearing unless 100% resolved.
38	2	Cory Sharp : Planning	N 89-17-36 E closure sheet
39	2	Cory Sharp : Planning	this distance is needed for the contiguous calculation
40	2	Cory Sharp : Planning	add the line for Addition No. 4
41	2	Cory Sharp : Planning	does the remainder of the street need to be annexed?
42	2	Cory Sharp : Planning	Please label Pawnee included where the end of the platted right-of-way ends and the information of the unplatted right-of-way
44	2	Cory Sharp : Planning	please consider adding the point of commencing to the center of section and adding the tie to the legal description. (please add that information on all the additions that are showing said information, the comment might have been missed on previous additions, please add accordingly to all that it applies to)

# 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.



VICINITY MAP:  
N.T.S.

**BE IT KNOWN BY THESE PRESENTS:**

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

**LEGAL DESCRIPTION:**

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 A PORTION OF THE PAWNEE ROAD RIGHT-OF-WAY RECORDED UNDER ROCK CREEK MESA SUBDIVISION ADDITION NO. 2 IN PLAT BOOK A-2 PAGE 30, AND A PORTION OF THAT PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 212104071, BOTH IN 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;

**BEGINNING** AT A POINT ON THE SAID EXTERIOR THAT PARCEL OF LAND, BEING MONUMENTED BY A RED PLASTIC CAP STAMPED "PLS 38160";  
THENCE COINCIDENT WITH SAID WESTERN ROAD RIGHT-OF-WAY LINE OF COMMANCHE ROAD SOUTH 00°42'43" EAST, A DISTANCE OF 521.79 FEET;  
THENCE CONTINUE SOUTH 00°42'43" EAST, A DISTANCE OF 61.94 FEET TO A POINT ON THE EXTERIOR OF SAID PARCEL;  
THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL THE FOLLOWING SEVEN (7) COURSES:

1. SOUTH 00°45'24" EAST, A DISTANCE OF 142.36 FEET;
2. SOUTH 00°45'24" EAST, A DISTANCE OF 27.00 FEET;
3. SOUTH 88°33'19" WEST, A DISTANCE OF 409.44 FEET;
4. NORTH 00°43'42" WEST, A DISTANCE OF 27.00 FEET;
5. CONTINUE NORTH 00°43'42" WEST AND COINCIDENT WITH SAID LINE, A DISTANCE OF 90.69 FEET;
6. NORTH 00°34'58" EAST, A DISTANCE OF 59.95 FEET;
7. NORTH 24°20'49" EAST, A DISTANCE OF 86.76 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 665.86 FEET TO A POINT ON THE EXTERIOR OF SAID PARCEL;  
THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

1. SOUTH 89°52'55" EAST, A DISTANCE OF 250.80 FEET;
2. SOUTH 00°13'37" EAST, A DISTANCE OF 159.60 FEET;
3. NORTH 89°17'29" EAST, A DISTANCE OF 107.26 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 323,735 SQUARE FEET OR (7.43192 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

IN 89-17-36 E closure sheet

**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:**

- PLAT, PORTION OF CHEYENNE MOUNTAIN ESTATES. RECEPTION NO. 96901963, RECORDED OCTOBER 01, 1996 IN SAID RECORDERS OFFICE.
- J.L. RANCH ADDITION RECORDED DECEMBER 08, 1987 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. 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 DATE 07/27/2023 AT 5:00 P.M.

2. DATE OF PREPARATION: APRIL 24, 2024

3. TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 2,610.46' ← calculation per adding of drawing/legal description 2610.45'

4. ONE-FOURTH (1/4TH) OF THE TOTAL PERIMETER: 652.62 FEET (25.00%) ← calculation per adding drawing/legal description 1/4 652.61'

5. PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 662.62' (25.38%) ← calculation per drawing 662.61'

6. AREA OF SITE: 7.43192 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.

**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. 5".

\_\_\_\_\_  
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)  
\_\_\_\_\_) SS  
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: \_\_\_\_\_

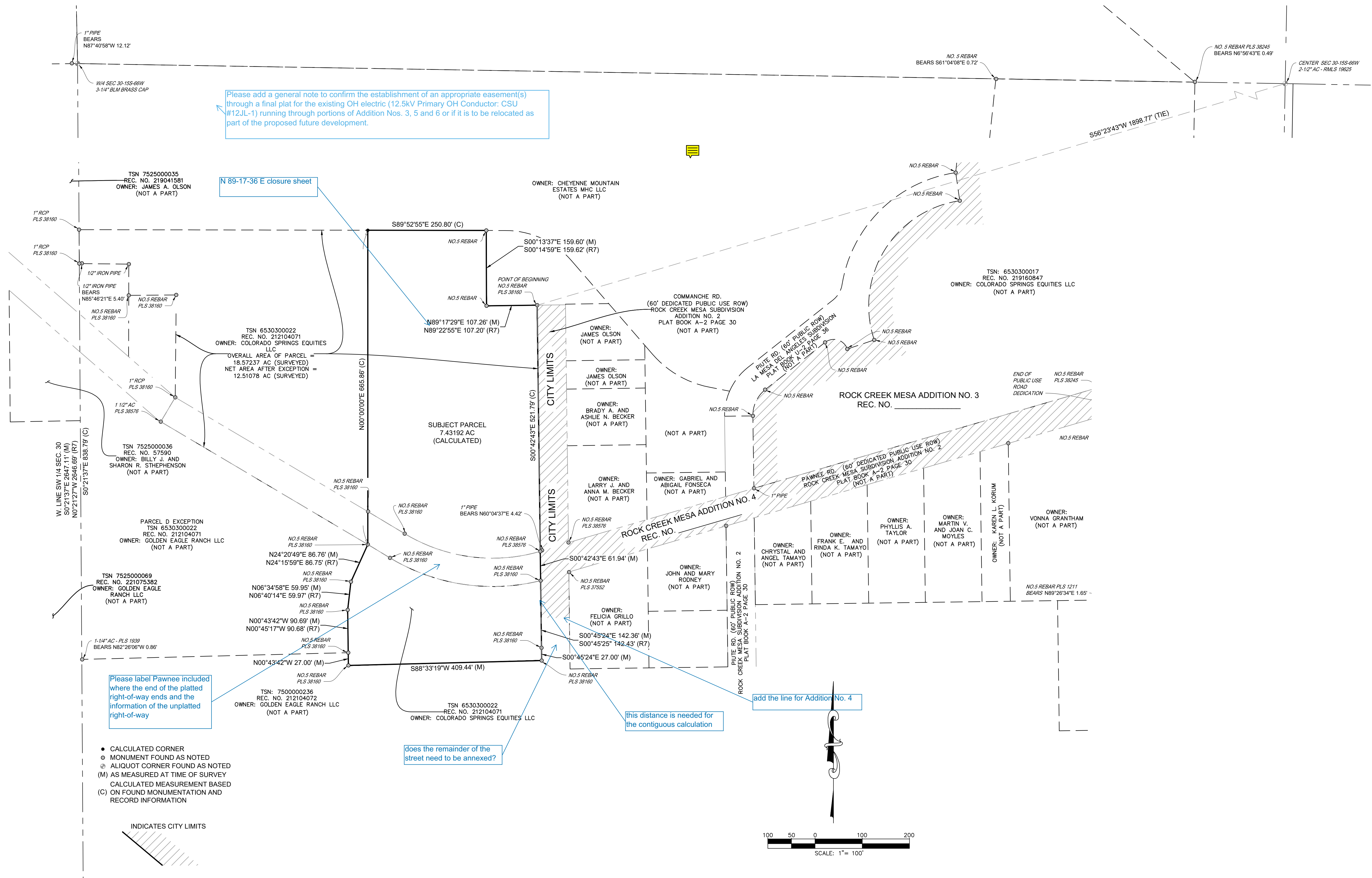
ANNEX-24-0006

<p>PREPARED BY:</p>	<p><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.</p>
<p>CHECKED BY: JRB</p>	<p>SCALE: NA</p>
<p>DATE ISSUED: APRIL 24, 2024</p>	
<p>SHEET 1 OF 2</p>	

# ANNEXATION PLAT

## ROCK CREEK MESA ADDITION NO. 5

LOCATED IN SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
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Please label Pawnee included where the end of the platted right-of-way ends and the information of the unplatted right-of-way

Please add a general note to confirm the establishment of an appropriate easement(s) through a final plat for the existing OH electric (12.5kV Primary OH Conductor: CSU #12JL-1) running through portions of Addition Nos. 3, 5 and 6 or if it is to be relocated as part of the proposed future development.

N 89-17-36 E closure sheet

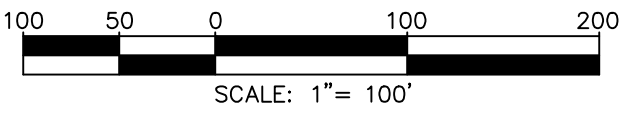
this distance is needed for the contiguous calculation

does the remainder of the street need to be annexed?

add the line for Addition No. 4

- 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



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

ANNEX-24-0006

PREPARED BY:  
**Matrix**  
Excellence by Design

**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.

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