

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: 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 : 285 PAWNEE RD COLORADO SPRINGS CO 80926

Record Type : Annexation

Document Filename : Rock Creek Mesa Addition No 4_Annexation Plat_V3_5-13-24

Comment Author Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone No.:
Matthew Alcuran	malcuran@csu.org	-
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
41	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.
44	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)
45	1	Cory Sharp : Planning	please update all legal descriptions accordingly with the tie poc/pob
49	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

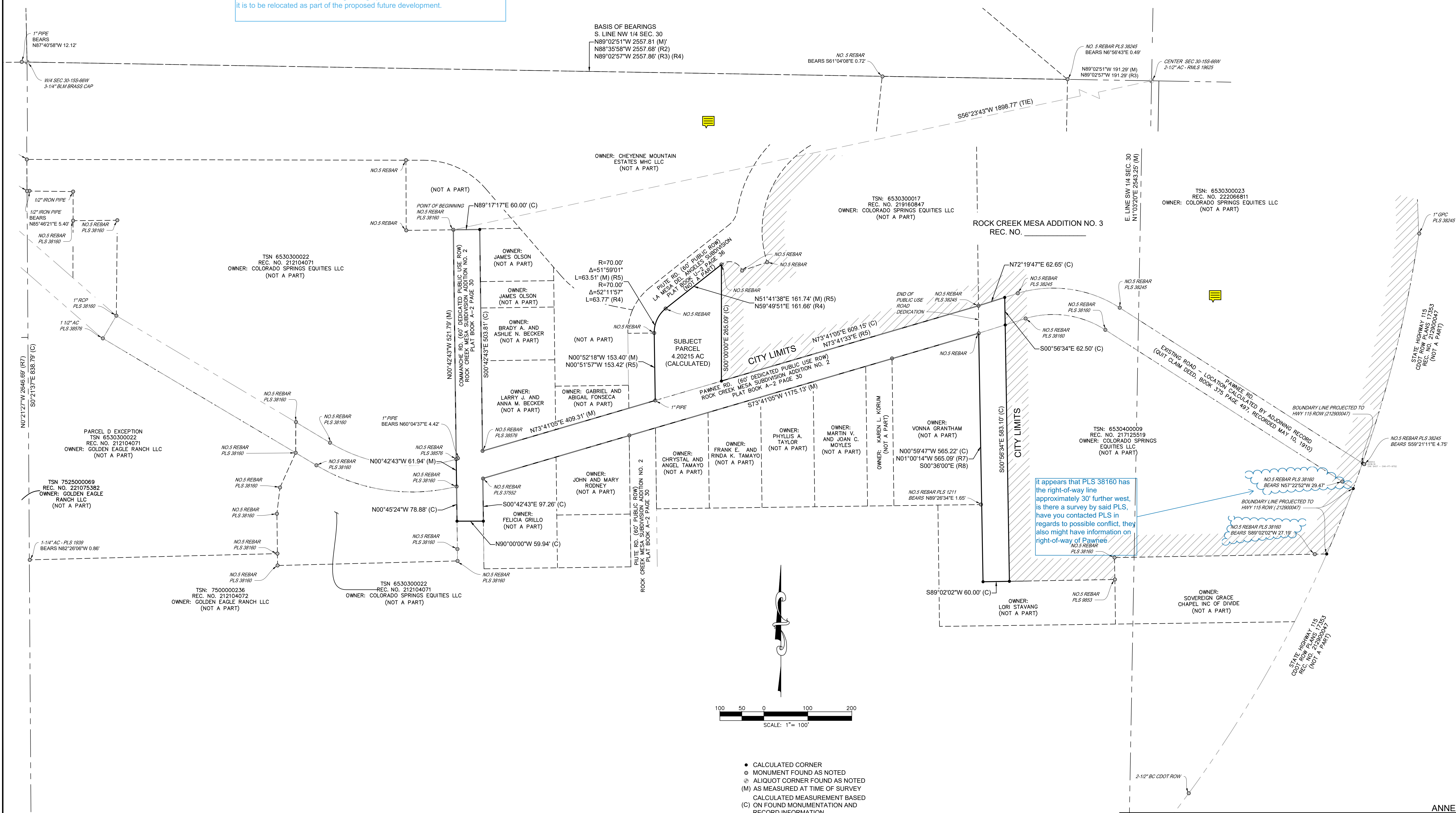
Comment ID	Page Reference	Reviewer : Department	Review Comments
50	1	Gabe Sevigny : Planning	Per Surveyor comments, Pawnee Road has not been resolved, cannot move to petition acceptance or further public hearing until 100% addressed.
-	2	Cory Sharp : Planning	
-	2	Cory Sharp : Planning	
42	2	Cory Sharp : Planning	Book 375 at Page 497 does not solve the right-of-way issue, book and page appears to cross a portion of the area but does not appear to define the existing right-of-way. A meeting on 5/23/2024 with Wyatt Weiss discussed this and it has to be resolved prior to any resubmittal. Please check/revise accordingly and provide document along with any other information for said right-of-way
43	2	Cory Sharp : Planning	it appears that PLS 38160 has the right-of-way line approximately 30' further west, is there a survey by said PLS, have you contacted PLS in regards to possible conflict, they also might have information on right-of-way of Pawnee
46	2	Cory Sharp : Planning	please consider adding 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 was not added to the previous additions, please add accordingly to all that it applies to)

ANNEXATION PLAT

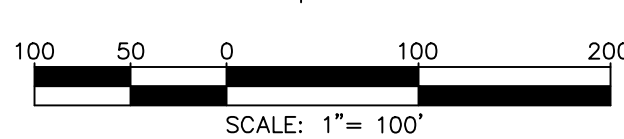
ROCK CREEK MESA ADDITION NO. 4

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

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It appears that PLS 38160 has the right-of-way line approximately 30' further west, is there a survey by said PLS, have you contacted PLS in regards to possible conflict, they also might have information on right-of-way of Pawnee



- 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 CAD\408 PLAT\ANNEXATION PLAT\224.023-SURV-FCM ANNEX PLAT 4.dwg

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: APRIL 24, 2024	SHEET 2 OF 2

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