

Meggan Herington, AICP, Executive Director
El Paso County Planning & Community Development

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2880 International Circle, Suite 110
Colorado Springs, CO 80910

Board of County Commissioners

Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

SUMMARY MEMORANDUM

TO: El Paso County Board of County Commissioners
FROM: Planning & Community Development
DATE: December 12, 2024
RE: ANX245; Rock Creek Mesa Additions Nos. 1, 2, 3, 4, 5, and 6

Project Description

Acknowledgement of an Annexation Impact Report for Rock Creek Mesa Additions Nos. 1, 2, 3, 4, 5, & 6. An annexation application request was submitted to the City of Colorado Springs consisting of six properties and one parcel of park land totaling of 109 acres located south of Cheyenne Mountain State Park and west of U.S Highway 115. The 104.45 acres are currently zoned RS-5000 (Residential Suburban) and F-5 (Forestry) and are proposed to be rezoned to R-Flex Medium (Residential) and PK (Public Park).

The State of Colorado requires that an Annexation Impact Report (A.I.R.) be prepared and submitted to the Board of County Commissioners of El Paso County prior to being heard by the City Council of Colorado Springs.

The City of Colorado Springs provided El Paso County with an Annexation Impact Report on October 23, 2024. The project is scheduled for consideration by the City of Colorado Springs' City Council in January of 2025.

Authority of Board of County Commissioners

The Board of County Commissioners may forward written comments to the annexing municipality, time permitting, or designate an authorized representative to present the Board of County Commissioners' comments at the annexation hearing.

Attachments

1. Annexation Impact Report
2. Land Use Plan

**CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1 AND ROCK CREEK MESA ADDITION NO. 1-6
ANNEXATION IMPACT REPORT**

OCTOBER 23, 2024

The Annexor and property owner, Rock Creek Residential LLC and City of Colorado Springs, have submitted an annexation application request to the City of Colorado Springs consisting of 109 acres located west of Highway 115 and south of Cheyenne Mountain State Park. The State of Colorado requires that an Annexation Impact Report (A.I.R.) be prepared and submitted to the Board of County Commissioners of El Paso County prior to being heard by the City Council of Colorado Springs. The required elements of the A.I.R. are as follows:

31-12-108.5. Annexation Impact Report

The municipality shall prepare an impact report concerning the proposed annexation at least twenty-five days before the date of the hearing established pursuant to section [31-12-108](#) and shall file one copy with the board of county commissioners governing the area proposed to be annexed within five days thereafter. Such report shall not be required for annexations of ten acres or less in total area or when the municipality and the board of county commissioners governing the area proposed to be annexed agree that the report may be waived.

Such report shall include, as a minimum:

- a) A map or maps of the municipality and adjacent territory to show the following information:
 - (I) The present and proposed boundaries of the municipality in the vicinity of the proposed annexation;
 - (II) The present streets, major trunk water mains, sewer interceptors and outfalls, other utility lines and ditches, and the proposed extension of such streets and utility lines in the vicinity of the proposed annexation; and
 - (III) The existing and proposed land use pattern in the areas to be annexed;
- b) A copy of any draft or final pre-annexation agreement, if available;
- c) A statement setting forth the plans of the municipality for extending to or otherwise providing for, within the area to be annexed, municipal services performed by or on behalf of the municipality at the time of annexation;
- d) A statement setting forth the method under which the municipality plans to finance the extension of the municipal services into the area to be annexed;
- e) A statement identifying existing districts within the area to be annexed; and
- f) A statement on the effect of annexation upon local-public school district systems, including the estimated number of students generated and the capital construction required to educate such students.

The applicant has prepared the Land Use Plan, which is attached and which provides most of the requested information. The remainder of this report will answer the specifically listed A.I.R. checklist information.

- a) **A map or maps of the municipality and adjacent territory to show the following information:**
 - (I) **The present and proposed boundaries of the municipality in the vicinity of the proposed annexation;**
The attached Land Use Plan and Annexation Plat are contextual maps of the proposed annexation, which shows the site, City and County boundaries, and current zoning in both jurisdictions.
 - (II) **The present streets, major trunk water mains, sewer interceptors and outfalls, other utility lines and ditches, and the proposed extension of such streets and utility lines in the vicinity of the proposed annexation; and**
The attached Land Use Plan shows the location of major existing and proposed streets, City utility, public improvements and drainage infrastructure and facilities.
 - (III) **The existing and proposed land use pattern in the area to be annexed;**
The attached Land Use Plan shows the proposed land use pattern for the area being annexed. Currently the site is currently vacant. If approved, the proposed industrial/commercial uses will be allowed.
- b) **A copy of any draft or final pre-annexation agreement, if available;**

Attached find the most recent draft of the Rock Creek Mesa Addition No. 1-6 Annexation Agreement. There is not an annexation agreement for Cheyenne Mountain State Park Addition No. 1 as the City does not enter a contract with itself.

c) A statement setting forth the plans of the municipality for extending to or otherwise providing for, within the area to be annexed, municipal services performed by or on behalf of the municipality at the time of annexation;

If the annexation is approved by the City Council, all municipal services (utilities, fire, police, streets, etc.) will be provided by the City of Colorado Springs.

d) A statement setting forth the method under which the municipality plans to finance the extension of the municipal services into the area to be annexed;

This property will be subject to standard annexation agreement provisions regarding extension of public facilities and utilities. Generally, the owner/developer is responsible for extending these services into the annexed land.

e) A statement identifying existing districts within the area to be annexed; and

According to El Paso County Assessor records, the subject property is in the following districts:

- FTN/FT Carson School District #8
- Pikes Peak Library District;
- Southeastern Colorado Water Conservancy District;
- Rock Creek Mesa Water District
- Southwestern HWY 115 Fire Protection District

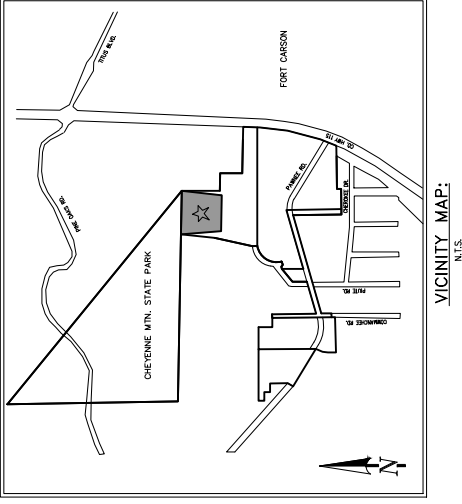
f) A statement on the effect of annexation upon local-public school district systems, including the estimated number of students generated and the capital construction required to educate such students.

Attached is a Memorandum of Agreement with School District #8 for any future requirements based on build out and need for the district.

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 ROCK CREEK RESIDENTIAL 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 NUMBER 224050744 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 88°02'51" WEST, A DISTANCE OF 2,597.81 FEET.

COMMENCING AT SAID CENTER CORNER OF SECTION 30;
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 222068811 AND TO THE **POINT OF BEGINNING;**
THENCE SOUTH 09°01'44" WEST, A DISTANCE OF 482.00 FEET;
THENCE NORTH 89°02'51" WEST, A DISTANCE OF 289.76 FEET;
THENCE NORTH 89°02'51" WEST, A DISTANCE OF 289.76 FEET TO A POINT ON THE EXTERIOR OF SAID PARCEL;
THENCE NORTH 89°02'51" WEST, A DISTANCE OF 289.76 FEET TO A POINT ON THE EXTERIOR OF SAID PARCEL;
THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL SOUTH 88°02'51" EAST, A DISTANCE OF 421.52 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 175.185 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 BEARINGS AND DISTANCES ARE DERIVED 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. 220828, DATED APRIL 27, 2022.
- R4 - ALTAIR SUBDIVISION PLAT, RECORDED FEBRUARY 04, 1972 IN SAID RECORDERS OFFICE.
- R5 - ALTANSPEI LAND SURVEY TITLE, (CLARK LAND SURVEYING, INC.) RECEPTION NO. 223900007, 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 - RECEPTION SUBDIVISION PLAT, RECORDED MARCH 05, 2021 IN SAID RECORDERS OFFICE.
- R9 - 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, 1993 IN PLAT BOOK Z AT PAGE 70.
- ROCK CREEK MESA SUBDIVISION ADDITION NO. 2 RECORDED MARCH 11, 1995 IN PLAT BOOK A-2 PAGE 30.
- 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: AUGUST 28, 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

7. CONFIRM THE ESTABLISHMENT OF AN APPROPRIATE EASEMENT(S) THROUGH A FINAL PLAT FOR THE EXISTING EASEMENTS OF RECORD TO REMAIN IN PLACE AND TO BE RELOCATED AS PART OF THE PROPOSED FUTURE DEVELOPMENT. NOS. 3, 9 AND 10 IF IT IS TO BE RELOCATED AS PART OF THE PROPOSED FUTURE DEVELOPMENT.

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 06041039005, EFFECTIVE DECEMBER 7, 2016.

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 2,597.81 FEET.

OWNER:

THE AFOREMENTIONED, ROCK CREEK RESIDENTIAL LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2024 A.D.

DANNY MIENTKA, MANAGER
STATE OF COLORADO)
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024 BY DANNY MIENTKA, MANAGER OF ROCK CREEK RESIDENTIAL 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. 1.

CITY PLANNING DIRECTOR

CITY ENGINEER

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

RECORDING:

STATE OF COLORADO)
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 _____.

STEVE SCHLEIKER, EL PASO COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

FEE: _____
SURCHARGE: _____



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.

CHECKED BY: JRB SCALE: NA

DATE ISSUED: AUGUST 28, 2024

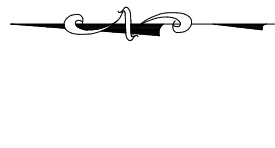
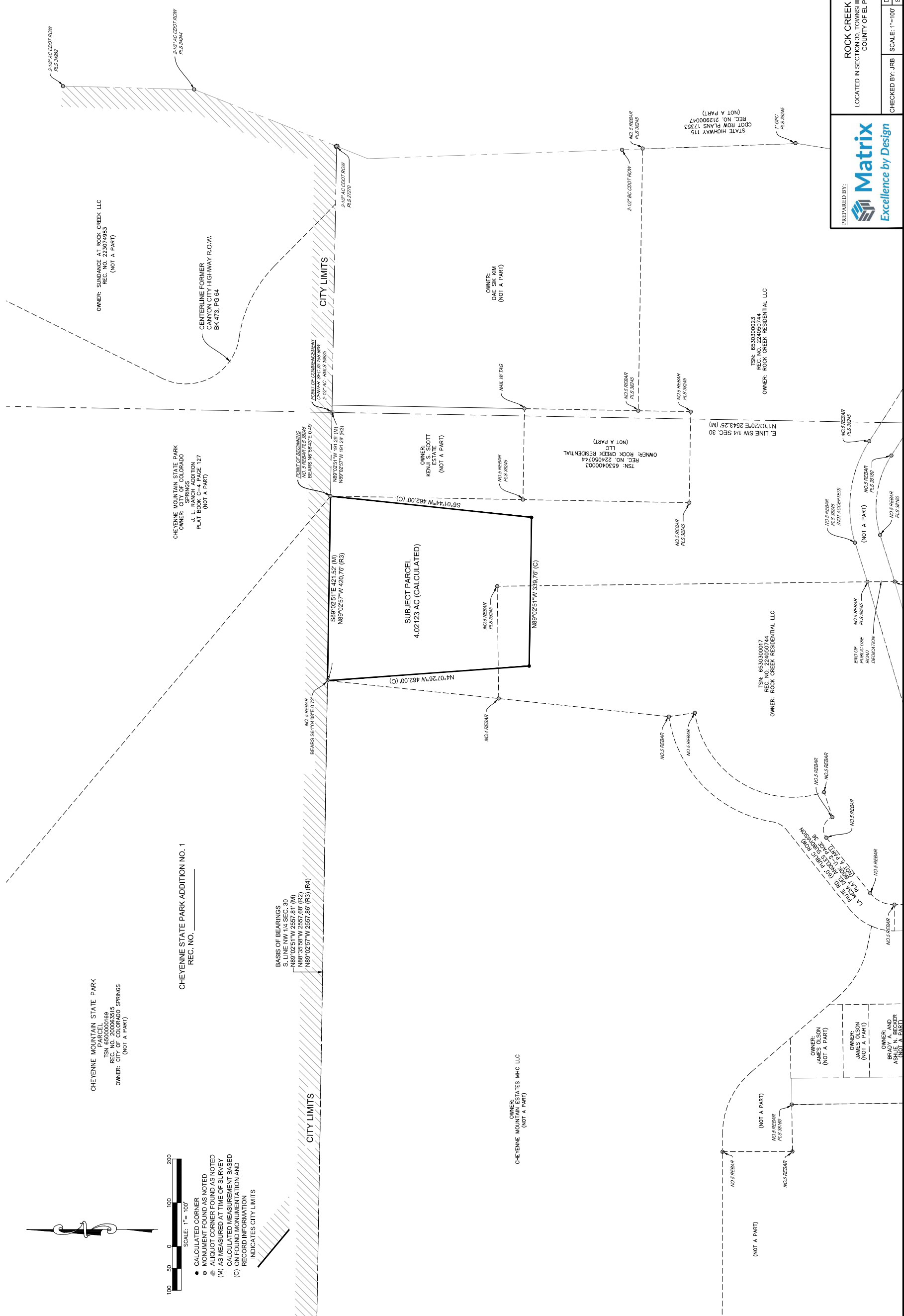
SHEET 1 OF 2

ANEX-24-0002

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.



100 50 0 100 200
 SCALE: 1" = 100'
 • 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

CHEYENNE MOUNTAIN STATE PARK
 TSN: 6500000169
 REC. NO. 2000663515
 OWNER: CITY OF COLORADO SPRINGS
 (NOT A PART)

CHEYENNE STATE PARK ADDITION NO. 1
 REC. NO. _____

BASIS OF BEARINGS
 S. LINE NW 1/4 SEC. 30
 N89°02'51"W 2567.81 (M)
 N89°02'51"W 2567.86 (M)
 N89°02'51"W 2557.86 (RS) (R4)

CITY LIMITS

CITY LIMITS

CHEYENNE MOUNTAIN ESTATES MHC LLC
 (NOT A PART)

OWNER: JAMES OLSON
 (NOT A PART)

OWNER: JAMES OLSON
 (NOT A PART)

OWNER: BRADY A. AND
 ASHLEY N. BECKER
 (NOT A PART)

OWNER: SUNDANCE AT ROCK CREEK LLC
 REC. NO. 222074983
 (NOT A PART)

CENTERLINE FORMER
 CANYON CITY HIGHWAY R.O.W.
 BK. 473, PG. 64

CITY LIMITS

CITY LIMITS

OWNER: KENJI S. SCOTT
 ESTATE
 (NOT A PART)

OWNER: DALE SIK KIM
 (NOT A PART)

OWNER: ROCK CREEK RESIDENTIAL
 LLC
 TSN: 653040003
 REC. NO. 224050744
 (NOT A PART)

OWNER: ROCK CREEK RESIDENTIAL LLC
 TSN: 6530300023
 REC. NO. 212900047
 (NOT A PART)

OWNER: ROCK CREEK RESIDENTIAL LLC
 TSN: 6530300017
 REC. NO. 224050744
 (NOT A PART)

END OF PUBLIC USE
 DESIGNATION

(NOT A PART)

(NOT A PART)

PREPARED BY:

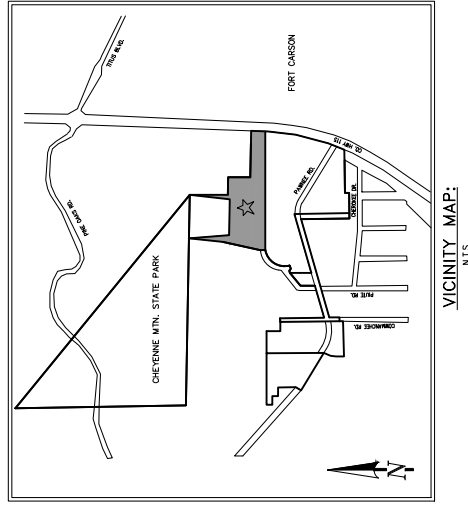
 Excellence by Design

ANEX-24-0002
 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.
 CHECKED BY: JRB SCALE: 1"=100' DATE ISSUED: AUGUST 28, 2024
 SHEET 2 OF 2

ANNEXATION PLAT

ROCK CREEK MESA ADDITION NO. 2

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 ROCK CREEK RESIDENTIAL LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCELS 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 PARCELS OF LAND RECORDED UNDER RECEPTIONS NUMBER 224050744 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 68°02'51" WEST, A DISTANCE OF 2,597.81 FEET.

COMMENCING AT THE SAID CENTER CORNER OF SECTION 30;
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 224050744 AND TO THE POINT OF BEGINNING;
THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY SOUTH 01°02'55" WEST, A DISTANCE OF 438.71 FEET TO A POINT ON THE EXTERIOR OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 224050744;
THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY THE FOLLOWING TWO (2) COURSES:

1. SOUTH 89°02'57" EAST, A DISTANCE OF 208.00 FEET;
2. SOUTH 01°02'56" WEST, A DISTANCE OF 260.09 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT SAID RECEPTION NUMBER 224050744;

THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

1. SOUTH 89°02'49" EAST, A DISTANCE OF 588.00 FEET;
2. SOUTH 02°00'53" EAST, A DISTANCE OF 118.63 FEET;

THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 1,292.50 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 224050744;

THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY THE FOLLOWING THREE (3) COURSES:

1. NORTH 08°19'29" WEST, A DISTANCE OF 59.97 FEET;
2. NORTH 06°04'29" EAST, A DISTANCE OF 391.30 FEET;
3. NORTH 05°59'00" EAST, A DISTANCE OF 393.36 FEET;

THENCE SOUTH 04°07'26" EAST, A DISTANCE OF 462.00 FEET;
THENCE SOUTH 89°02'51" EAST, A DISTANCE OF 339.76 FEET;
THENCE NORTH 06°01'44" EAST, A DISTANCE OF 462.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 363,837 SQUARE FEET OR (8.35254 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 BEARINGS AND DISTANCES THEREIN WERE OBTAINED FROM FOUND MONUMENTATION, TOGETHER WITH MAPS & DOCUMENTS OF RECORD. WITH MAPS CONSIDERED:

- R1 - CITY OF COLORADO SPRINGS ANNEXATION, J.L. RANCH ADDITION, RECEPTION NO. 01494749, 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. 220828, DATED APRIL 27, 2022.
- R4 - RECEPTION NO. 863880, RECORDED FEBRUARY 04, 1972 IN SAID RECORDERS OFFICE.
- R5 - ALTANSPUS LAND SURVEY TITLE, (CLARK LAND SURVEYING, INC.) RECEPTION NO. 223900007, 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, RECORDED MARCH 05, 2021 IN SAID RECORDERS OFFICE. 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.
- 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. 866982).
- 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: AUGUST 28, 2024

3. TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 5,026.31'

4. ONE-FOURTH (1/4TH) OF THE TOTAL PERIMETER: 1,256.58' (25.00%)

5. PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 1,263.76 FEET (25.14%)

6. AREA OF SITE: 8.35254 ACRES

7. CONFIRM THE ESTABLISHMENT OF AN APPROPRIATE EASEMENT(S) THROUGH A FINAL PLAT FOR THE EXISTING FLOODPLAIN, OBTAINED FROM THE FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 0804102650G, EFFECTIVE DECEMBER 7, 2016.
NOS. 3, 5 AND 6 OR IT IS TO BE RELOCATED AS PART OF THE PROPOSED FUTURE DEVELOPMENT.

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 0804102650G, EFFECTIVE DECEMBER 7, 2016).

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 68°02'51" WEST, A DISTANCE OF 2,597.81 FEET.

OWNER:
THE AFOREMENTIONED, ROCK CREEK RESIDENTIAL LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2024 A.D.

DANNY MIENTKA, MANAGER
STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024 BY DANNY MIENTKA, MANAGER OF ROCK CREEK RESIDENTIAL 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. 38676
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. 2.

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)
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____, M., THIS ____ DAY OF _____, 2024 A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____.

STEVE SCHLEIKER, EL PASO COUNTY CLERK AND RECORDER
BY: _____
FEE: _____
SURCHARGE: _____

ANEX-24-0003

Matrix
Excellence by Design

ROCK CREEK MESA ADDITION NO. 2
LOCATED IN SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO.

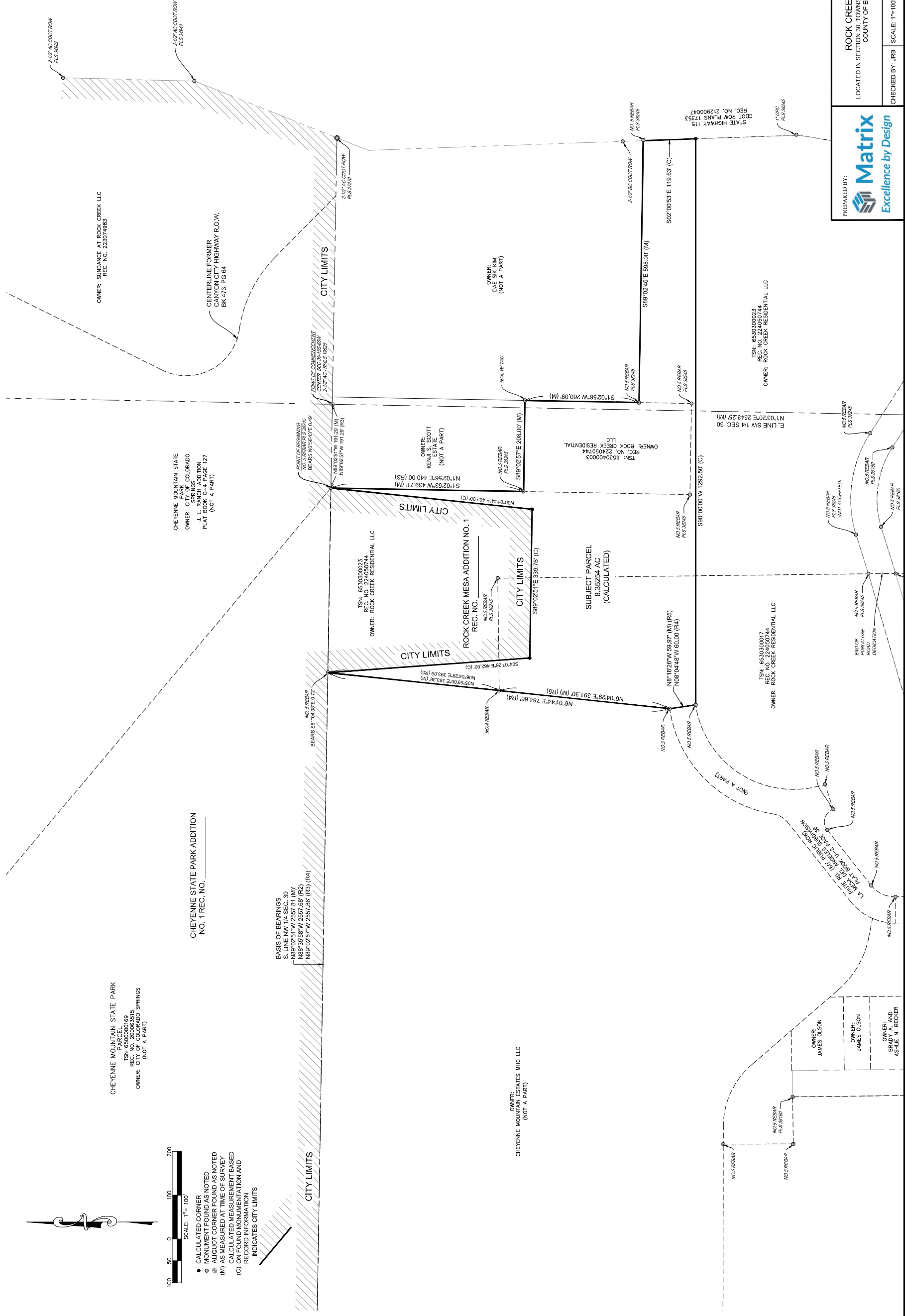
CHECKED BY: JRB SCALE: NA DATE ISSUED: AUGUST 28, 2024
SHEET 1 OF 2

S:\23\224\023 Rock Creek Mesa Annexation & Entitlement Services\400 Survey\408 CAD\408 PLAT\ANNEXATION PLAT\224\023-SURV-RCM ANNEX PLAT 2.dwg

ANNEXATION PLAT

ROCK CREEK MESA ADDITION NO. 2

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



LEGEND

- 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

SCALE
1" = 100'

CHEYENNE MOUNTAIN STATE PARK
PARCEL NO. 20095545
REC. NO. 20095545
OWNER: CITY OF COLORADO SPRINGS
(NOT A PART)

CHEYENNE STATE PARK ADDITION
NO. 1 REC. NO. _____

BASIS OF BEARINGS
S. LINE NW 1/4 SEC. 30
N89°02'51"W 2557.81 (M)
N89°02'51"W 2557.86 (M)
N89°02'51"W 2557.86 (R3) (R4)

PREPARED BY:

Matrix
Excellence by Design

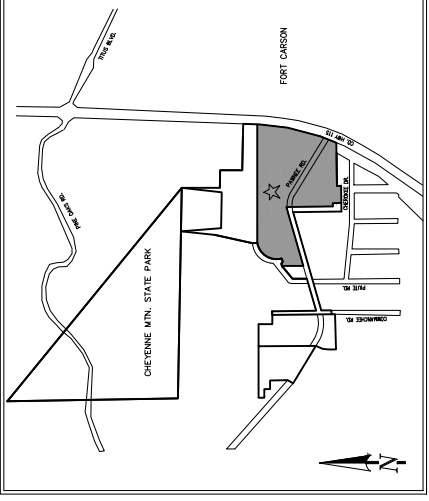
ANEX-24-0003
ROCK CREEK MESA ADDITION NO. 2
LOCATED IN SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO.

CHECKED BY: JRB SCALE: 1"=100' DATE ISSUED: AUGUST 28, 2024
SHEET 2 OF 2

ANNEXATION PLAT

ROCK CREEK MESA ADDITION NO. 3

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 ROCK CREEK RESIDENTIAL LLC, A COLORADO LIMITED LIABILITY COMPANY, THE OWNER OF THE FOLLOWING DESCRIBED PARCELS 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 PORTIONS OF THOSE PARCELS RECORDED UNDER RECEPTION NUMBER 224050744 WITHIN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A LONG CURVE BEARING NORTH 10°51'18" EAST, THROUGH A CENTRAL ANGLE OF 104°13'18", AN ARC DISTANCE OF 533.91 FEET, AND HAVING A CHORD THAT BEARS SOUTH 73°22'45" EAST, A DISTANCE OF 493.11 FEET;
ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 71°22'42" EAST, A DISTANCE OF 60.15 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 225.72 FEET, WHOSE CENTER BEARS NORTH 71°27'12" EAST; NORTHEASTERLY AND CONCURRENT 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;

THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 60°00'00" EAST, A DISTANCE OF 1,292.50 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 224050744; BEING MONUMENTED BY 30.00 FEET, WHOSE CENTER BEARS SOUTH 38°19'22" EAST;
THENCE CONCURRENT WITH SAID EXTERIOR BOUNDARY SOUTH 89°02'02" WEST, A DISTANCE OF 200.00 FEET; THENCE NORTH 00°59'48" WEST A DISTANCE OF 100.00 FEET;
THENCE SOUTH 89°02'02" WEST, A DISTANCE OF 39.91 FEET;
THENCE NORTH 00°59'34" WEST, A DISTANCE OF 483.10 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 224050744;
THENCE CONTINUE NORTH 00°59'34" WEST, A DISTANCE OF 62.25 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 224050744;
THENCE CONCURRENT WITH SAID EXTERIOR BOUNDARY SOUTH 72°32'40" WEST, A DISTANCE OF 62.58 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 224050744;

THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY OF SAID PARCEL THE FOLLOWING FIVE (5) COURSES:

- SOUTH 73°41'05" WEST, A DISTANCE OF 609.15 FEET;
- 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°19'22" EAST;
- NORTH 89°02'02" WEST, A DISTANCE OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 108°51'18", AN ARC DISTANCE OF 57.52 FEET AND HAVING A CHORD THAT BEARS SOUTH 73°22'45" EAST, A DISTANCE OF 493.11 FEET;
- ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 71°22'42" EAST, A DISTANCE OF 60.15 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 225.72 FEET, WHOSE CENTER BEARS NORTH 71°27'12" EAST; NORTHEASTERLY AND CONCURRENT 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;
- THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 60°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 224050744 AND THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 115;

THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY OF SAID PARCEL AND SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

- 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 87°27'55" WEST;
- THENCE CONCURRENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 104°13'18", AN ARC DISTANCE OF 304.89 FEET AND HAVING A CHORD THAT BEARS SOUTH 13°52'56" WEST, A DISTANCE OF 533.91 FEET;
- CONTINUE SOUTHERLY AND CONCURRENT 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 61.52 FEET;
- CONTINUE SOUTHERLY AND CONCURRENT WITH SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°12'43", AN ARC DISTANCE OF 160.50 FEET AND HAVING A CHORD THAT BEARS SOUTH 22°03'55" WEST, A DISTANCE OF 160.50 FEET;

THENCE CONTINUING COINCIDENT WITH SAID EXTERIOR BOUNDARY OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

- ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 89°02'02" WEST, A DISTANCE OF 482.72 FEET;
- SOUTH 01°01'21" EAST, A DISTANCE OF 49.93 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 1,112,942 SQUARE FEET OR (25,547.33 ACRES), MORE OR LESS, AND IS DEPICED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

GENERAL NOTES:

- 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 - REPLACEMENT SURVEY, PORTION OF J.L. RANCH, RECEPTION NO. 01690272, RECORDED SEPTEMBER 18, 2000 IN SAID RECORDERS OFFICE;
- R3 - IMPROVEMENT SURVEY PLAT BY CLARK LAND SURVEYING, INC., PROJECT NO. 2202828, DATED APRIL 27, 2022.
- R4 - LA MESA DEL ANGELES SUBDIVISION PLAT, RECEPTION NO. 8609860, RECORDED FEBRUARY 04, 1972 IN SAID RECORDERS OFFICE.
- R5 - ALTAMANS LAND SURVEY TITLE, (CLARK LAND SURVEYING, INC.) RECEPTION NO. 22960007, RECORDED JANUARY 06, 2020 IN SAID RECORDERS OFFICE.
- R6 - COLORADO DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS, PROJECT CODE 17953 RECEPTION NO. 21290047, RECORDED JUNE 01, 2012 IN SAID RECORDERS OFFICE.
- R7 - RECEPTION NO. 22190039, RECORDED MARCH 05, 2021 IN SAID RECORDERS OFFICE.
- R8 - MERESON SUBDIVISION PLAT, RECEPTION NO. 22190039, RECORDED MARCH 05, 2021 IN SAID RECORDERS OFFICE.
- RECEPTION NO. 207712576, RECORDED MAY 04, 2007 IN SAID RECORDERS OFFICE.

ADDITIONAL DOCUMENTS CONSIDERED:

- PLAT, PORTION OF CHEYENNE MOUNTAIN ESTATES RECEPTION NO. 95801963, RECORDED OCTOBER 01, 1996 IN SAID RECORDERS OFFICE.
- J.L. RANCH ADDITION RECORDED DECEMBER 08, 1987 IN PLAT BOOK 'C4' AT PAGE 127.
- RECEPTION NO. 000104788, RECORDED MARCH 11, 1959 IN PLAT BOOK A-2 PAGE 30.
- 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. 865982).
- TITLE COMMITMENT: LAND TITLE GUARANTEE COMPANY-ORDER NUMBER: RND55109798-3, WITH EFFECTIVE DATE 07/27/2023 AT 5:00 P.M.
- DATE OF PREPARATION: AUGUST 26, 2024
- TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 5,150,19'
- ONE-FOURTH (1/4TH) OF THE TOTAL PERIMETER: 1,287.55' (25.00%)
- PERMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 1,292.50' (25.10%)
- AREA OF SITE: 25,547.33 ACRES
- CONFIRM THE ESTABLISHMENT OF AN APPROPRIATE EASEMENT(S) THROUGH A FINAL PLAT FOR THE EXISTING OH ELECTRIC (12.5KV) PRIMARY OH CONDUCTOR: CSU #12/L-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.

FEMA FLOODPLAIN STATEMENT:

THIS 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 680410265G, 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 FLUSH WITH GROUND. PLUS 19925.47' DUSH WITH GROUND, AT THE CENTER CORNER OF SAID SECTION 30, WHICH IS ASSUMED TO BEAR NORTH 66°02'51" WEST, A DISTANCE OF 2,597.61 FEET.

OWNER:
THE FOREMENTIONED, ROCK CREEK RESIDENTIAL LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2024 A.D.

DANNY MIENTKA, MANAGER
STATE OF COLORADO)
COUNTY OF EL PASO)
JSS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024 BY DANNY MIENTKA, MANAGER OF ROCK CREEK RESIDENTIAL 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 UNDER THE BOARD OF MATRONS DESIGNATION 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.

STEVE SCHLEIKER, EL PASO COUNTY CLERK AND RECORDER
BY: _____
DEPUTY

FEE: _____
SURCHARGE: _____

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. 3.

CITY PLANNING DIRECTOR _____ DATE _____

CITY ENGINEER _____ DATE _____

CITY CLERK _____ 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.

RECORDING:
STATE OF COLORADO)
COUNTY OF EL PASO) SS

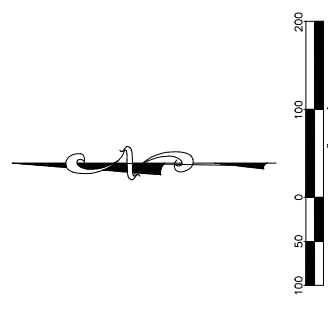
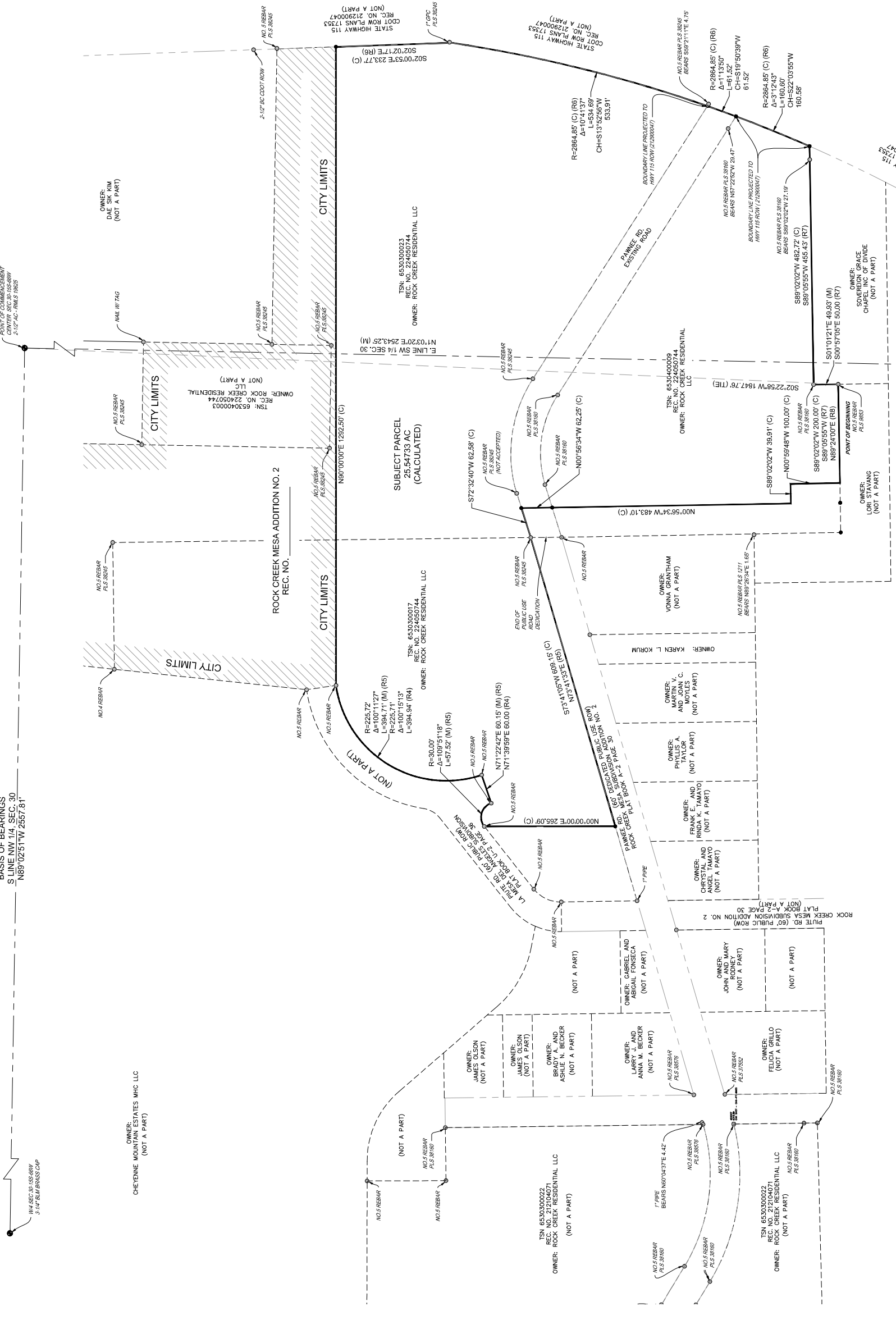
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ M., THIS ____ DAY OF _____, 2024 A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: _____
DEPUTY

ANNEXATION PLAT ROCK CREEK MESA ADDITION NO. 3

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

BASIS OF BEARINGS
S LINE NW 1/4, SEC. 30
N89°02'51"W 2557.81'



- 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

PREPARED BY:
Matrix
Excellence by Design

ANEX-24-0004

ROCK CREEK MESA ADDITION NO. 3
LOCATED IN SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO.

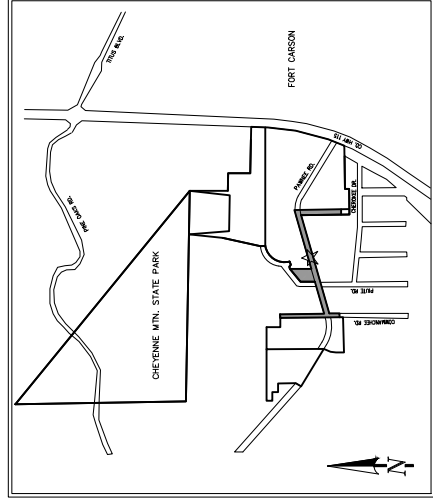
CHECKED BY: JRB SCALE: 1"=100' DATE ISSUED: AUGUST 28, 2024
SHEET 2 OF 2

S:\23\224\023 Rock Creek Mesa Annexation & Entitlement Services\400 CAD\408 PLAT\ANNEXATION PLAT\224\023-SURV-RCM ANNEX PLAT 3.dwg

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.

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 - RECEPTION NO. 21900047, PORTION OF J.L. RANCH, CHEYENNE MOUNTAIN, RECORDED DECEMBER 08, 1987 IN THE CLERK AND RECORDERS OFFICE OF EL PASO COUNTY, COLORADO.
- R3 - IMPROVEMENT SURVEY PLAT BY CLARK LAND SURVEYING, INC., PROJECT NO. 220828, DATED APRIL 27, 2022.
- R4 - LA MESA DEL ANGELES SUBDIVISION PLAT.
- R5 - RECEPTION NO. 860860, RECORDED FEBRUARY 04, 1972 IN SAID RECORDERS OFFICE.
- R6 - ALTA TRANS LAND SURVEY TITLE, (CLARK LAND SURVEYING, INC.) RECEPTION NO. 22960007, RECORDED JANUARY 06, 2020 IN SAID RECORDERS OFFICE.
- R7 - COLORADO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS, PROJECT CODE 17353 RECEPTION NO. 212900047, RECORDED JUNE 01, 2012 IN SAID RECORDERS OFFICE.
- R8 - RECEPTION NO. 22100039, RECORDED MARCH 05, 2021 IN SAID RECORDERS OFFICE.
- R9 - MESHION SUBDIVISION PLAT.
- R10 - RECEPTION NO. 207712576, RECORDED MAY 04, 2007 IN SAID RECORDERS OFFICE.

BE IT KNOWN BY THESE PRESENTS:
THAT ROCK CREEK RESIDENTIAL LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCELS 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 AND COMMANCHE ROAD RIGHT-OF-WAYS RECORDED UNDER ROCK CREEK MESA SUBDIVISION ADDITION NO. 2 IN PLAT CO. 08-30, AND PORTIONS OF SAID PARCELS OF LAND RECORDED UNDER THE FOLLOWING PLATS 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 (B.L.M. 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 SAID CENTER CORNER OF SECTION 30:
ON THE SAID EASTERN RIGHT-OF-WAY LINE OF COMMANCHE ROAD, BEING MONUMENTED BY A RED PLASTIC CAP STAMPED "PLS 381607", ALSO BEING THE POINT OF BEGINNING;
THENCE COINCIDENT WITH SAID COMMANCHE ROAD RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. NORTH 89°17'17" EAST, A DISTANCE OF 593.81 FEET TO A POINT ON SAID NORTHERN RIGHT-OF-WAY LINE OF PAWNEE ROAD;
 2. SOUTH 00°42'43" EAST, A DISTANCE OF 60.09 FEET TO A POINT ON SAID NORTHERN RIGHT-OF-WAY LINE OF PAWNEE ROAD;
- THENCE COINCIDENT WITH SAID RIGHT-OF-WAY LINE NORTH 73°41'05" EAST, A DISTANCE OF 409.31 FEET TO A POINT ON THE EXTERIOR OF SAID PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 224050744;
THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:
1. NORTH 00°52'18" WEST, A DISTANCE OF 453.40 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 70.00 FEET, WHOSE CENTER BEARS NORTH 89°05'39" EAST;
 2. NORTHEASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 51°01'40" AND A DISTANCE OF 63.51 FEET AND HAVING A CHORD THAT BEARS NORTH 25°07'33" EAST, A DISTANCE OF 161.74 FEET;
 3. ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 51°41'38" EAST, A DISTANCE OF 161.74 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 265.09 FEET TO A POINT ON SAID NORTHERN RIGHT-OF-WAY LINE OF PAWNEE ROAD;
THENCE COINCIDENT WITH SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. THENCE NORTH 73°41'05" EAST, A DISTANCE OF 603.15 FEET;
2. THENCE NORTH 72°32'40" EAST, A DISTANCE OF 62.26 FEET;

THENCE SOUTH 00°56'34" EAST, A DISTANCE OF 62.26 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY LINE OF PAWNEE ROAD;
THENCE SOUTH 00°56'34" EAST, A DISTANCE OF 483.10 FEET;
SOUTH 89°02'02" WEST, A DISTANCE OF 60.09 FEET TO A POINT ON THE EXTERIOR OF SAID PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 224050744;
THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL NORTH 00°59'47" WEST, A DISTANCE OF 465.22 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY LINE OF SAID PAWNEE ROAD;
THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL NORTH 00°59'47" WEST, A DISTANCE OF 1,175.13 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF SAID COMMANCHE ROAD;
THENCE COINCIDENT WITH SAID EASTERN RIGHT-OF-WAY LINE SOUTH 00°42'43" EAST, A DISTANCE OF 97.26 FEET;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 59.84 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF SAID COMMANCHE ROAD;
THENCE COINCIDENT WITH SAID WESTERN RIGHT-OF-WAY LINE NORTH 00°45'24" WEST, A DISTANCE OF 78.88 FEET TO A POINT OF SAID SOUTHERN RIGHT-OF-WAY LINE OF PAWNEE ROAD;
THENCE COINCIDENT WITH SAID SOUTHERN RIGHT-OF-WAY LINE SOUTH 00°45'24" WEST, A DISTANCE OF 61.94 FEET TO A POINT ON SAID NORTHERN RIGHT-OF-WAY LINE OF PAWNEE ROAD;
THENCE CONTINUE NORTH 00°42'43" WEST AND COINCIDENT WITH SAID WESTERN RIGHT-OF-WAY LINE, A DISTANCE OF 521.79 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 177,034 SQUARE FEET OR (4.06413 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

OWNER:
THE AFOREMENTIONED, ROCK CREEK RESIDENTIAL LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2024 A.D.

DANNY MIENTKA, MANAGER
STATE OF COLORADO
JRS
COUNTY OF EL PASO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024 BY DANNY MIENTKA, MANAGER OF ROCK CREEK RESIDENTIAL LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES: _____

CITY CLERK

DATE

RECORDING:
STATE OF COLORADO)
COUNTY OF EL PASO) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____, 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:

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

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)
COUNTY OF EL PASO) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____, 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:

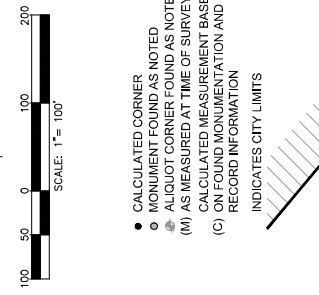
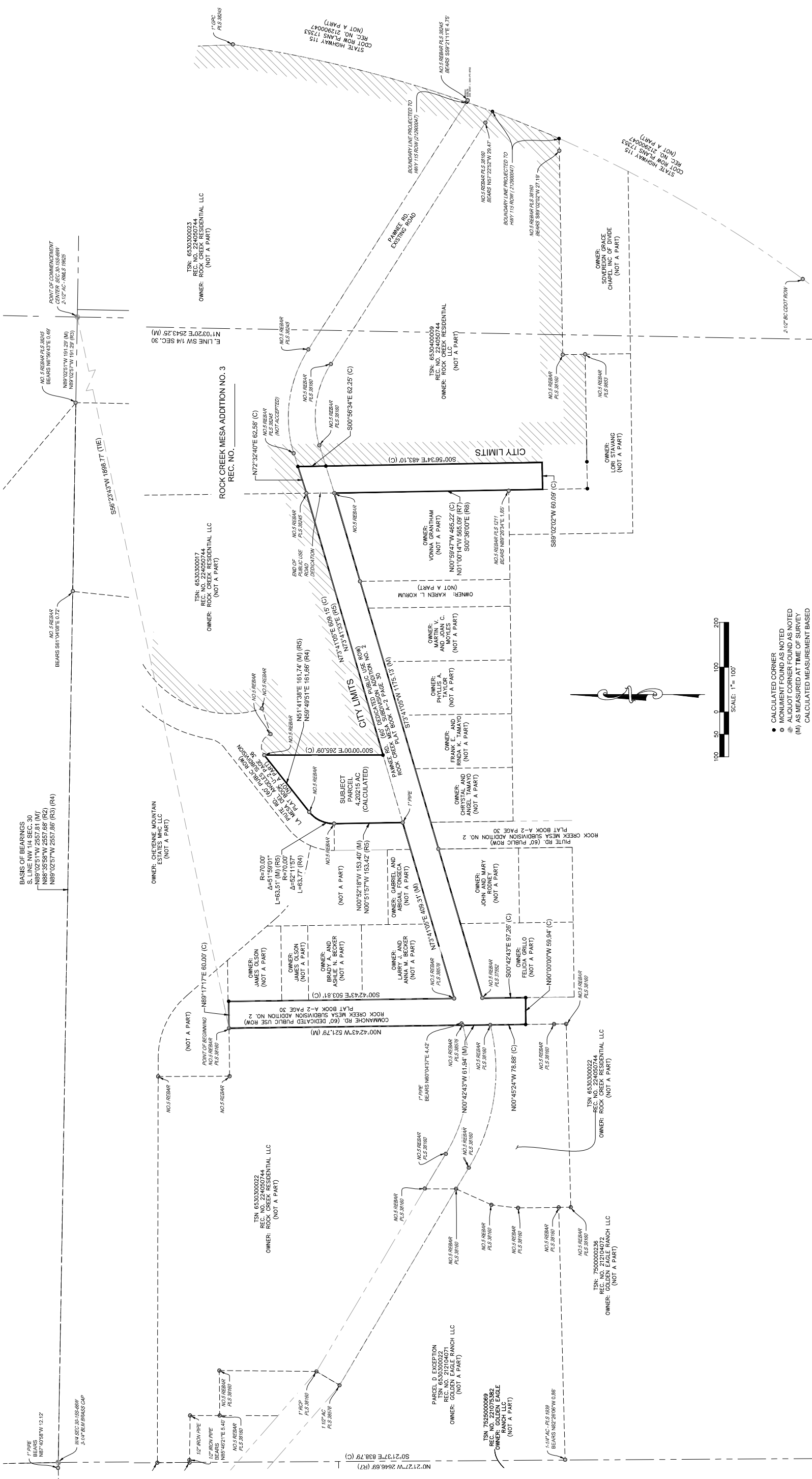
SURCHARGE:

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

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
- (M) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED MEASUREMENT BASED ON FOUND MONUMENTATION AND RECORD INFORMATION
- ▨ INDICATES CITY LIMITS

PREPARED BY:



ANEX-24-0005

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.

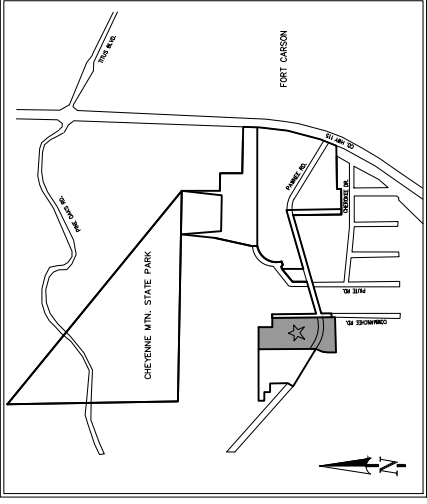
CHECKED BY: JRB SCALE: 1"=100' DATE ISSUED: AUGUST 28, 2024

SHEET 2 OF 2

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 ROCK CREEK RESIDENTIAL 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, THE PARCEL OF LAND RECORDED UNDER PLAT BOOK A-2 PAGE 30, BEING THE PARCEL OF LAND DESCRIBED AS FOLLOWS: THE PARCEL OF LAND DESCRIBED AS FOLLOWS: BEING 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 SAID CENTER CORNER OF SECTION 30; THENCE S56°23'45"W A DISTANCE OF 1,898.77 TO A POINT ON THE EXTERIOR THAT PARCEL OF LAND, BEING THE CENTER CORNER OF SAID SECTION 30, BEING MONUMENTED BY A 3-1/4 INCH BRASS CAP (BLM STANDARD) AND ON THE WEST 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;

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 08°45'24" EAST, A DISTANCE OF 27.00 FEET;
3. SOUTH 00°43'42" WEST, A DISTANCE OF 27.00 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 06°34'59" 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°52'45" 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 (7,431.92 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 - RECEPTION NO. 01649749, PORTION OF J.L. RANCH ADDITION, J.L. RANCH, RECEPTION NO. 01649749, RECORDED SEPTEMBER 18, 2000 IN SAID RECORDERS OFFICE.
- R3 - IMPROVEMENT SURVEY PLAT BY CLARK LAND SURVEYING, INC., PROJECT NO. 220828, DATED APRIL 27, 2022.
- R4 - LA MESA DEL ANGELES SUBDIVISION PLAT.
- R5 - RECEPTION NO. 866860, RECORDED FEBRUARY 04, 1972 IN SAID RECORDERS OFFICE.
- R6 - ALTA TRANS LAND SURVEY TITLE, (CLARK LAND SURVEYING, INC.) RECEPTION NO. 22960007, RECORDED JANUARY 06, 2020 IN SAID RECORDERS OFFICE.
- R7 - COLORADO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS, PROJECT CODE 17353 RECEPTION NO. 21260047, RECORDED JUNE 01, 2012 IN SAID RECORDERS OFFICE.
- R8 - RECEPTION NO. 22100039, RECORDED MARCH 05, 2021 IN SAID RECORDERS OFFICE.
- R9 - MESHION SUBDIVISION PLAT RECEPTION NO. 207712576, RECORDED MAY 04, 2007 IN SAID RECORDERS OFFICE.

ADDITIONAL DOCUMENTS CONSIDERED:

- PLAT, PORTION OF CHEYENNE MOUNTAIN ESTATES RECEPTION NO. 95801963, 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 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. 865982).
- 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: 2,610.45'

4. ONE-FOURTH (1/4TH) OF THE TOTAL PERIMETER 652.61 FEET (25.00%)

5. PERMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 662.61' (25.38%)

6. AREA OF SITE: 7,431.92 ACRES

7. CONFIRM THE ESTABLISHMENT OF AN APPROPRIATE EASEMENT(S) THROUGH A FINAL PLAT FOR THE EXISTING OH ELECTRIC (125KV) PRIMARY OH CONDUCTOR, CSU #12L-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.

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 0804103950G, EFFECTIVE DECEMBER 7, 2016.

BASE 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 89°02'51" WEST, A DISTANCE OF 2,557.81 FEET.

OWNER:

THE AFOREMENTIONED, ROCK CREEK RESIDENTIAL LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2024 A.D.

DANNY MIENTKA, MANAGER

STATE OF COLORADO)

COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024 BY DANNY MIENTKA, MANAGER OF ROCK CREEK RESIDENTIAL LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES: _____

_____ NOTARY PUBLIC

_____ CITY CLERK

_____ DATE

_____ DATE

_____ DATE

_____ DATE

_____ DATE

_____ DATE

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_____ DATE

_____ DATE

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

_____ DATE

_____ DATE

_____ DATE

_____ DATE

_____ DATE

_____ DATE

_____ DATE

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ANEX-24-006



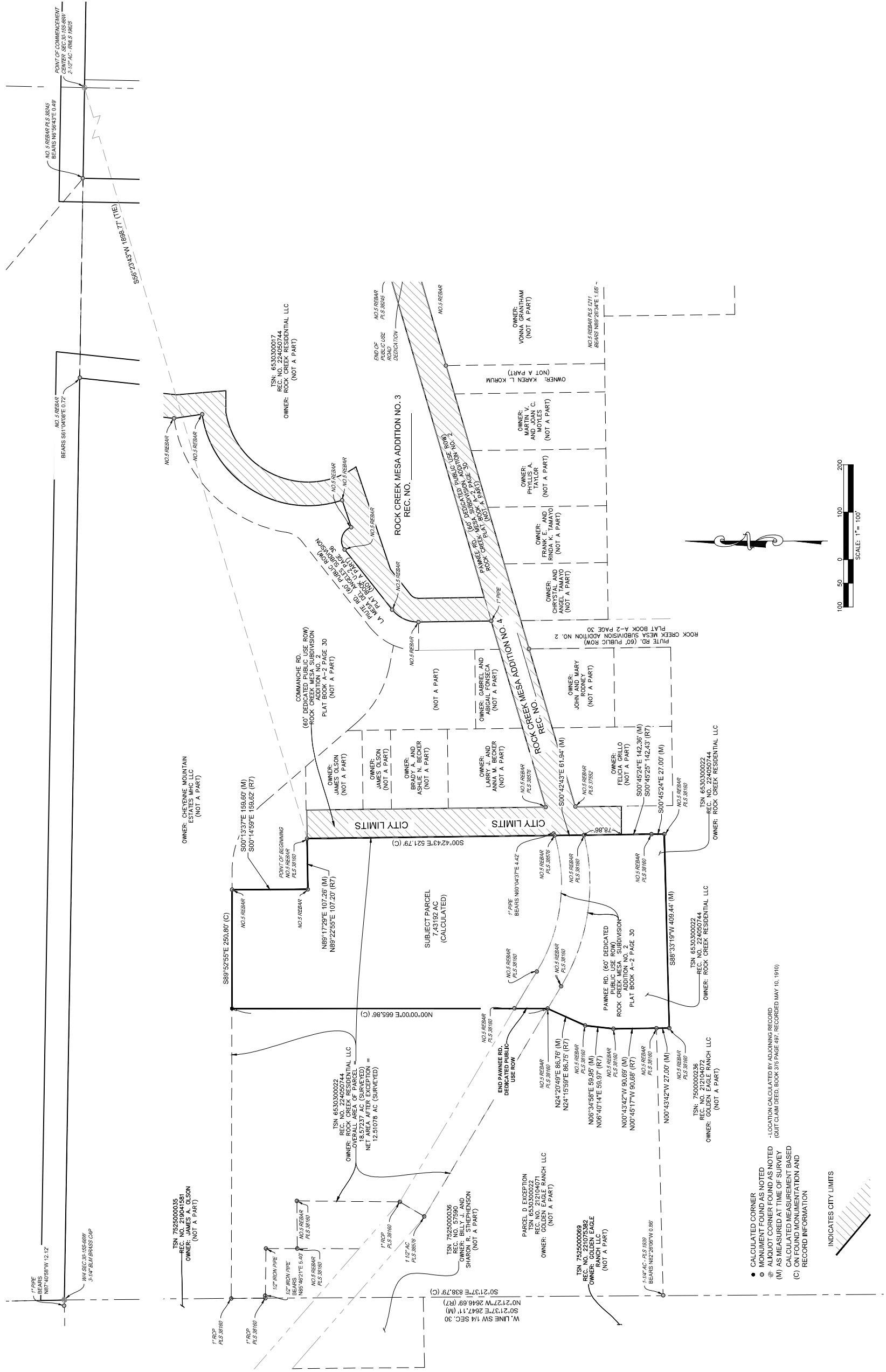
ROCK CREEK MESA ADDITION NO. 5
LOCATED IN SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO.

CHECKED BY: JRB SCALE: NA DATE ISSUED: AUGUST 28, 2024 SHEET 1 OF 2

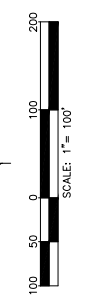
ANNEXATION PLAT

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.



- CALCULATED CORNER
- ⊙ MONUMENT FOUND AS NOTED
- ⊙ ALIQUOT CORNER FOUND AS NOTED
- (M) AS MEASURED AT TIME OF SURVEY
- (RT) CALCULATED MEASUREMENT BASED ON CORNER INFORMATION AND RECORD INFORMATION
- LOCATION CALCULATED BY ADJOINING RECORDS (QUIT CLAIM DEED, BOOK 375 PAGE 487, RECORDED MAY 10, 1910)

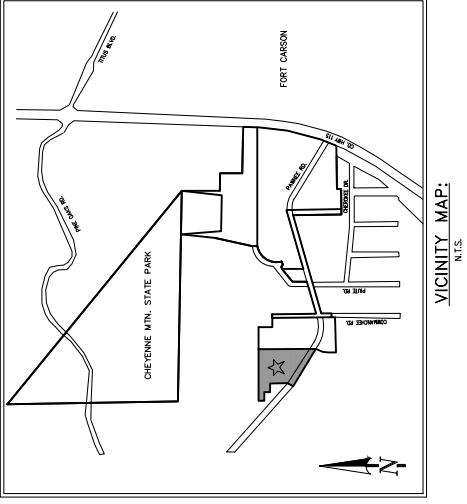


S:\23\224\023 Rock Creek Mesa Annexation & Entitlement Services\400 Survey\400 CAD\408 PLAT\ANNEXATION PLAT\224\023-SURV-RCM ANNEX PLAT 5.dwg

ANNEXATION PLAT

ROCK CREEK MESA ADDITION NO. 6

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 ROCK CREEK RESIDENTIAL 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 THAT PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 224050744, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE BEARINGS AND DISTANCES REFERENCED TO IN THIS DESCRIPTION ARE BEING MONUMENTED BY ALUMINUM CAP STAMPED "PLS 19825" AT THE CENTER CORNER OF THE EAST PLAT 30, AND BY ALUMINUM CAP STAMPED "RML S 19825" 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 SAID CENTER CORNER OF SECTION 30;
THENCE SOUTH 51°14'05" WEST A DISTANCE OF 2,488.24 FEET TO A POINT ON THE SAID EXTERIOR THAT PARCEL OF LAND, BEING MONUMENTED BY A RED PLASTIC CAP STAMPED "PLS 38160", ALSO BEING THE **POINT OF BEGINNING;**
THENCE PER THE EXTERIOR OF SAID PARCEL THE FOLLOWING EIGHT (8) COURSES:

1. NORTH 69°19'07" WEST, A DISTANCE OF 693.83 FEET;
2. NORTH 30°40'50" EAST, A DISTANCE OF 61.00 FEET;
3. NORTH 00°33'26" EAST, A DISTANCE OF 217.01 FEET;
4. SOUTH 89°29'59" WEST, A DISTANCE OF 100.56 FEET;
5. NORTH 00°07'54" EAST, A DISTANCE OF 66.17 FEET;
6. NORTH 89°20'07" WEST, A DISTANCE OF 104.87 FEET;
7. NORTH 00°21'37" WEST, A DISTANCE OF 71.87 FEET;
8. SOUTH 89°52'55" EAST, A DISTANCE OF 611.46 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 665.86 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 244.463 SQUARE FEET OR (5.61209 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 - RECEIPTION NO. 01649749, PORTION OF J.L. RANCH, CHEYENNE MOUNTAIN, RECORDED DECEMBER 08, 1987 IN SAID RECORDERS OFFICE.
- R3 - IMPROVEMENT SURVEY PLAT BY CLARK LAND SURVEYING, INC., PROJECT NO. 220828, DATED APRIL 27, 2022.
- R4 - LA MESA DEL ANGELES SUBDIVISION PLAT, RECEPTION NO. 860860, RECORDED FEBRUARY 04, 1972 IN SAID RECORDERS OFFICE.
- R5 - AL TRANSPS LAND SURVEY TITLE, (CLARK LAND SURVEYING, INC.) RECEPTION NO. 22960007, RECORDED JANUARY 06, 2020 IN SAID RECORDERS OFFICE.
- R6 - COLORADO DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS, PROJECT CODE 17353 RECEPTION NO. 21290047, RECORDED JUNE 01, 2012 IN SAID RECORDERS OFFICE.
- R7 - RECEIPTION NO. 22180039, RECORDED MARCH 05, 2021 IN SAID RECORDERS OFFICE.
- R8 - MERESON SUBDIVISION PLAT RECEPTION NO. 207712576, RECORDED MAY 04, 2007 IN SAID RECORDERS OFFICE.

ADDITIONAL DOCUMENTS CONSIDERED:

- PLAT, PORTION OF CHEYENNE MOUNTAIN ESTATES RECEPTION NO. 99801963, RECORDED OCTOBER 01, 1996 IN SAID RECORDERS OFFICE.
- J.L. RANCH ADDITION RECORDED DECEMBER 08, 1987 IN PLAT BOOK "C4" AT PAGE 127.
- 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. 865982).
- 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: AUGUST 28, 2024

3. TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 2,407.63'

4. ONE-FOURTH (1/4) OF THE TOTAL PERIMETER: 601.91 FEET (25.00%)

5. PERMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 665.86 FEET (27.66%)

6. AREA OF SITE: 5.61209 ACRES

7. CONFIRM THE ESTABLISHMENT OF AN APPROPRIATE EASEMENT(S) THROUGH A FINAL PLAT FOR THE EXISTING OH ELECTRIC (12.5KV PRIMARY OH CONDUCTOR, CSU #12L-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.

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 ZINCH PIPE WITH A 3.25-INCH BRASS CAP. THE CAP BEARING IS 118°55' ELLIPSE FLUSH WITH GROUND. AT THE CENTER CORNER OF SAID PLANCH ALUMINUM CAP STAMPED "PLS 19825" FLUSH WITH GROUND. 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.

OWNER:
THE AFOREMENTIONED, ROCK CREEK RESIDENTIAL LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2024 A.D.

DANNY MIENTKA, MANAGER
STATE OF COLORADO
JSS
COUNTY OF EL PASO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024 BY DANNY MIENTKA, MANAGER OF ROCK CREEK RESIDENTIAL 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. 6.

CITY PLANNING DIRECTOR

CITY ENGINEER

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

RECORDING:
STATE OF COLORADO)
COUNTY OF EL PASO) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____, Mo., THIS ____ DAY OF _____, 2024, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____.

STEVE SCHLEIKER, EL PASO COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

FEE:

SURCHARGE:

ANEX-24-0007

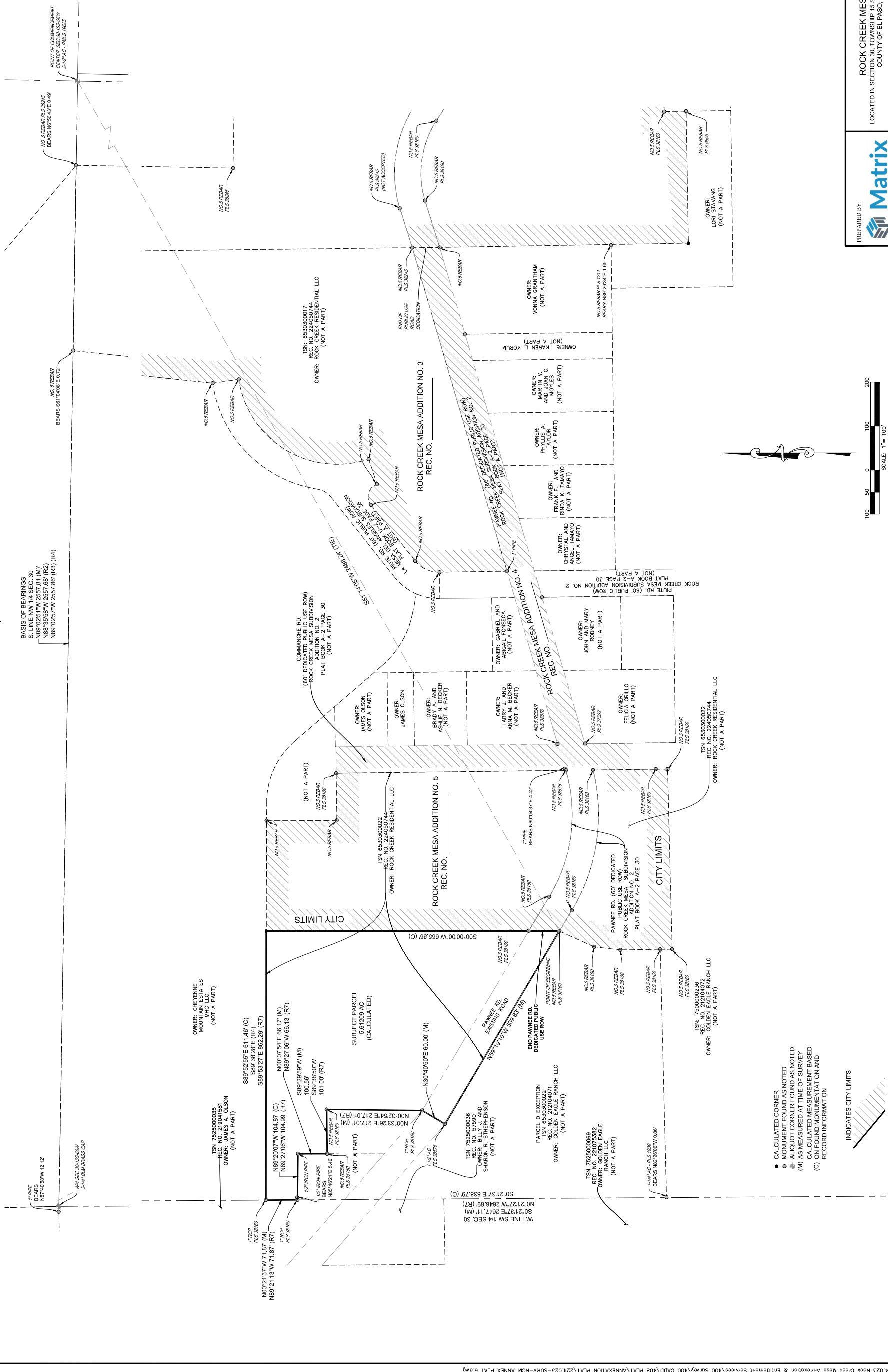


ROCK CREEK MESA ADDITION NO. 6
LOCATED IN SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO.

CHECKED BY: JRB SCALE: NA DATE ISSUED: AUGUST 28, 2024 SHEET 1 OF 2

ANNEXATION PLAT ROCK CREEK MESA ADDITION NO. 6

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
- (M) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED MEASUREMENT BASED ON FOUND MONUMENTATION AND RECORD INFORMATION
- ▨ INDICATES CITY LIMITS

PREPARED BY: **Matrix**
Excellence by Design

ANEX-24-0007

ROCK CREEK MESA ADDITION NO. 6
LOCATED IN SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO.

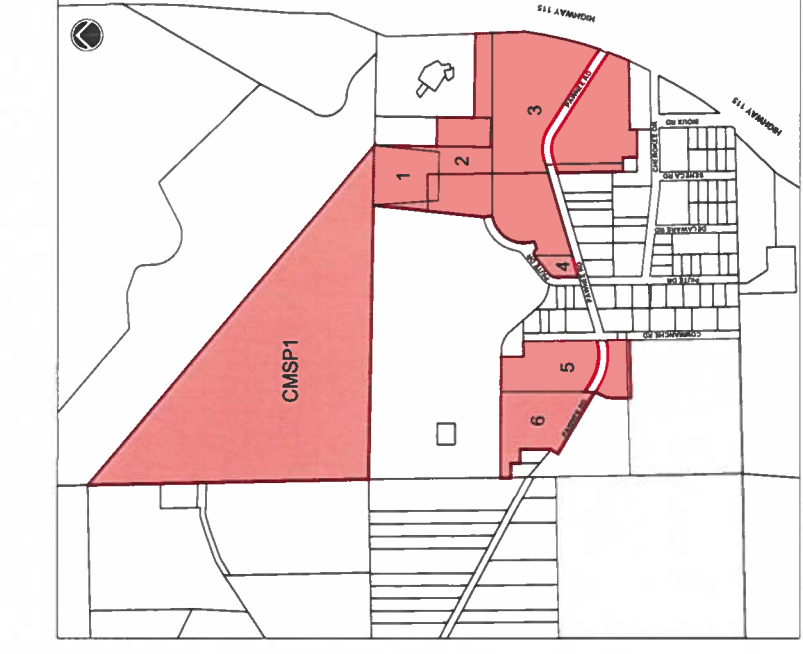
CHECKED BY: JRB SCALE: 1"=100' DATE ISSUED: AUGUST 28, 2024 SHEET 2 OF 2

S:\23\224\023 Rock Creek Mesa Annexation & Entitlement Services\400 Survey\400 CAD\408 PLAT\ANNEXATION PLAT\224\023-SURV-RCM ANNEX PLAT 6.dwg

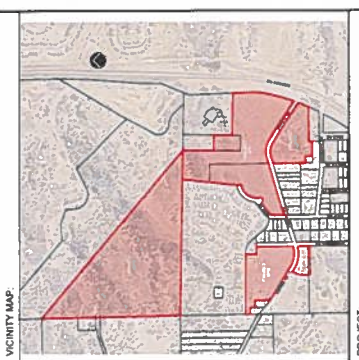
CONSULTANTS: PLANNER/LANDSCAPE ARCHITECT/CIVIL ENGINEER Matrix 2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920

OWNER/DEVELOPER: ROCK CREEK RESIDENTIAL LLC. 805 CASCADE AVE., SUITE 1500 COLORADO SPRINGS, CO 80903

CITY OF COLORADO SPRINGS 30.5 NEVADA AVE. COLORADO SPRINGS, CO 80903-1827



OVERALL MAP



VICINITY MAP

PROJECT: ROCK CREEK MESA ADDITIONS NO. 1-6 & CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1 - LAND USE PLAN COLORADO SPRINGS, CO AUGUST 2024

REVISION HISTORY table with columns: NO, DATE, DESCRIPTION, BY

DRAWING INFORMATION: PROJECT NO.: 23.224.023 DRAWN BY: BP CHECKED BY: RF APPROVED BY: JA SHEET TITLE:

TITLE SHEET

TS01

SHEET 01 OF 06

CITY FILE NO.: MAPN-23-008

ROCK CREEK MESA ADDITIONS NO. 1-6 AND CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1 COLORADO SPRINGS, COLORADO LAND USE PLAN

ROCK CREEK MESA ADDITION NO. 5

LEGAL DESCRIPTION: A PARCEL OF LAND IN THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 68 WEST OF THE 6TH P.M. IN THE COUNTY OF EL PASO, STATE OF COLORADO, CONTAINING A PORTION OF THE PANHANDLE ROAD RIGHT-OF-WAY...

- 1. SOUTH 73°15'10" WEST, A DISTANCE OF 609.15 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...

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 1,112.842 SQUARE FEET OR (25.8723 ACRES). MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

ROCK CREEK MESA ADDITION NO. 6

LEGAL DESCRIPTION: A PARCEL OF LAND IN THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 68 WEST OF THE 6TH P.M. IN THE COUNTY OF EL PASO, STATE OF COLORADO, CONTAINING A PORTION OF THE PANHANDLE ROAD RIGHT-OF-WAY...

- 1. NORTH 89°19'10" WEST, A DISTANCE OF 598.03 FEET.
2. SOUTH 00°00'00" EAST, A DISTANCE OF 192.80 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF SAID PARCEL...

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 344.463 SQUARE FEET OR (6.61209 ACRES). MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

RESIDENTIAL SUMMARY DATA

Table with columns: PROPERTY SIZE, TAX SCHEDULE NO., EXISTING ZONING, PROPOSED ZONING, EXISTING LAND USE, PROPOSED LAND USE, PROPOSED TOTAL GROSS DENSITY, MAX. BUILDING HEIGHT, MIN. LOT SIZE, MAX. LOT COVERAGE

PUBLIC PARKS SUMMARY DATA

Table with columns: PROPERTY SIZE, TAX SCHEDULE NO., EXISTING ZONING, PROPOSED ZONING, EXISTING LAND USE, PROPOSED LAND USE, NO. ACRES PROVIDED, % OF TOTAL PROPERTY

SHEET INDEX

Table with columns: DESCRIPTION, NUMBER, TITLE

LEGAL DESCRIPTION: A PARCEL OF LAND BEING A PORTION THAT PARCEL RECORDED AT RECEPTION NO. 20065315 TOGETHER WITH A PORTION OF THE 60' RIGHT-OF-WAY OF PINE OAKS ROAD, LOCATED IN THE 6TH P.M. IN THE COUNTY OF EL PASO, STATE OF COLORADO...

- 1. SOUTH 73°15'10" WEST, A DISTANCE OF 609.15 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...

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 2,345.160 SQUARE FEET OR (53.63747 ACRES). MORE OR LESS.

ROCK CREEK MESA ADDITION NO. 1

LEGAL DESCRIPTION: A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 68 WEST OF THE 6TH P.M. IN THE COUNTY OF EL PASO, STATE OF COLORADO, CONTAINING A PORTION OF THE PANHANDLE ROAD RIGHT-OF-WAY...

- 1. SOUTH 02°00'55" EAST, A DISTANCE OF 233.77 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 10.00 FEET.
2. SOUTHERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 10°13'37" WEST, A DISTANCE OF 534.68 FEET AND HAVING A CHORD THAT BEARS SOUTH 13°52'56" WEST, A DISTANCE OF 533.91 FEET...

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 175.165 SQUARE FEET OR (4.02123 ACRES). MORE OR LESS.

ROCK CREEK MESA ADDITION NO. 2

LEGAL DESCRIPTION: A PARCEL OF LAND IN THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 68 WEST OF THE 6TH P.M. IN THE COUNTY OF EL PASO, STATE OF COLORADO, CONTAINING A PORTION OF THE PANHANDLE ROAD RIGHT-OF-WAY...

- 1. SOUTH 89°02'57" EAST, A DISTANCE OF 208.00 FEET.
2. SOUTH 00°42'43" EAST, A DISTANCE OF 503.81 FEET TO A POINT ON SAID NORTHERN RIGHT-OF-WAY LINE OF PANHANDLE ROAD...

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 383.837 SQUARE FEET OR (8.35254 ACRES). MORE OR LESS.

ROCK CREEK MESA ADDITION NO. 3

LEGAL DESCRIPTION: A PARCEL OF LAND IN THE COUNTY OF EL PASO, STATE OF COLORADO, CONTAINING PORTIONS OF THE 8TH P.M. IN THE COUNTY OF EL PASO, STATE OF COLORADO, CONTAINING PORTIONS OF THOSE PARCELS RECORDED UNDER RECEPTION NUMBER 224650744 WITHIN THE RECORDS OF EL PASO COUNTY, COLORADO...

- 1. NORTH 08°18'28" WEST, A DISTANCE OF 59.87 FEET.
2. NORTH 06°04'28" EAST, A DISTANCE OF 381.30 FEET.
3. NORTH 05°59'00" EAST, A DISTANCE OF 383.36 FEET...

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 1,292.50 SQUARE FEET OR (29.78777 ACRES). MORE OR LESS.

ROCK CREEK MESA ADDITION NO. 4

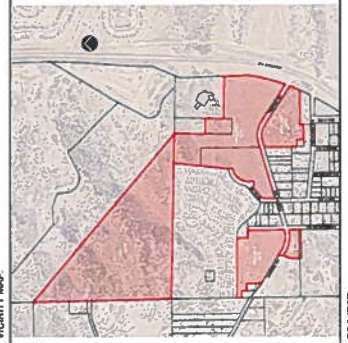
LEGAL DESCRIPTION: A PARCEL OF LAND IN THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 68 WEST OF THE 6TH P.M. IN THE COUNTY OF EL PASO, STATE OF COLORADO, CONTAINING A PORTION OF THE PANHANDLE ROAD RIGHT-OF-WAY...

- 1. SOUTH 02°00'55" EAST, A DISTANCE OF 233.77 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 10.00 FEET.
2. SOUTHERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 10°13'37" WEST, A DISTANCE OF 534.68 FEET AND HAVING A CHORD THAT BEARS SOUTH 13°52'56" WEST, A DISTANCE OF 533.91 FEET...

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 177.034 SQUARE FEET OR (4.06413 ACRES). MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

OWNER/DEVELOPER:
ROCK CREEK RESIDENTIAL LLC.
80 S CASCADE AVE, SUITE 1500
COLORADO SPRINGS, CO 80903

CITY OF COLORADO SPRINGS
30 S NEVADA AVE
COLORADO SPRINGS, CO 80903-1802



PROJECT:
ROCK CREEK MESA ADDITIONS NO. 1-6
& CHEYENNE MOUNTAIN STATE PARK
ADDITION NO. 1 - LAND USE PLAN
COLORADO SPRINGS, CO
AUGUST 2024

NO	DATE	DESCRIPTION	BY
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3	06/05/2024	FOURTH SUBMITTAL	RAF
4	07/19/2024	FIFTH SUBMITTAL	RAF

DRAWING INFORMATION:
PROJECT NO: 23-224-023
DRAWN BY: BP
CHECKED BY: RF
APPROVED BY: JA
SHEET TITLE:

GENERAL NOTES

TS02

SHEET 02 OF 06

CITY FILE NO: MAPN-23-0068

ROCK CREEK MESA ADDITIONS NO. 1-6 AND CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1 COLORADO SPRINGS, COLORADO LAND USE PLAN

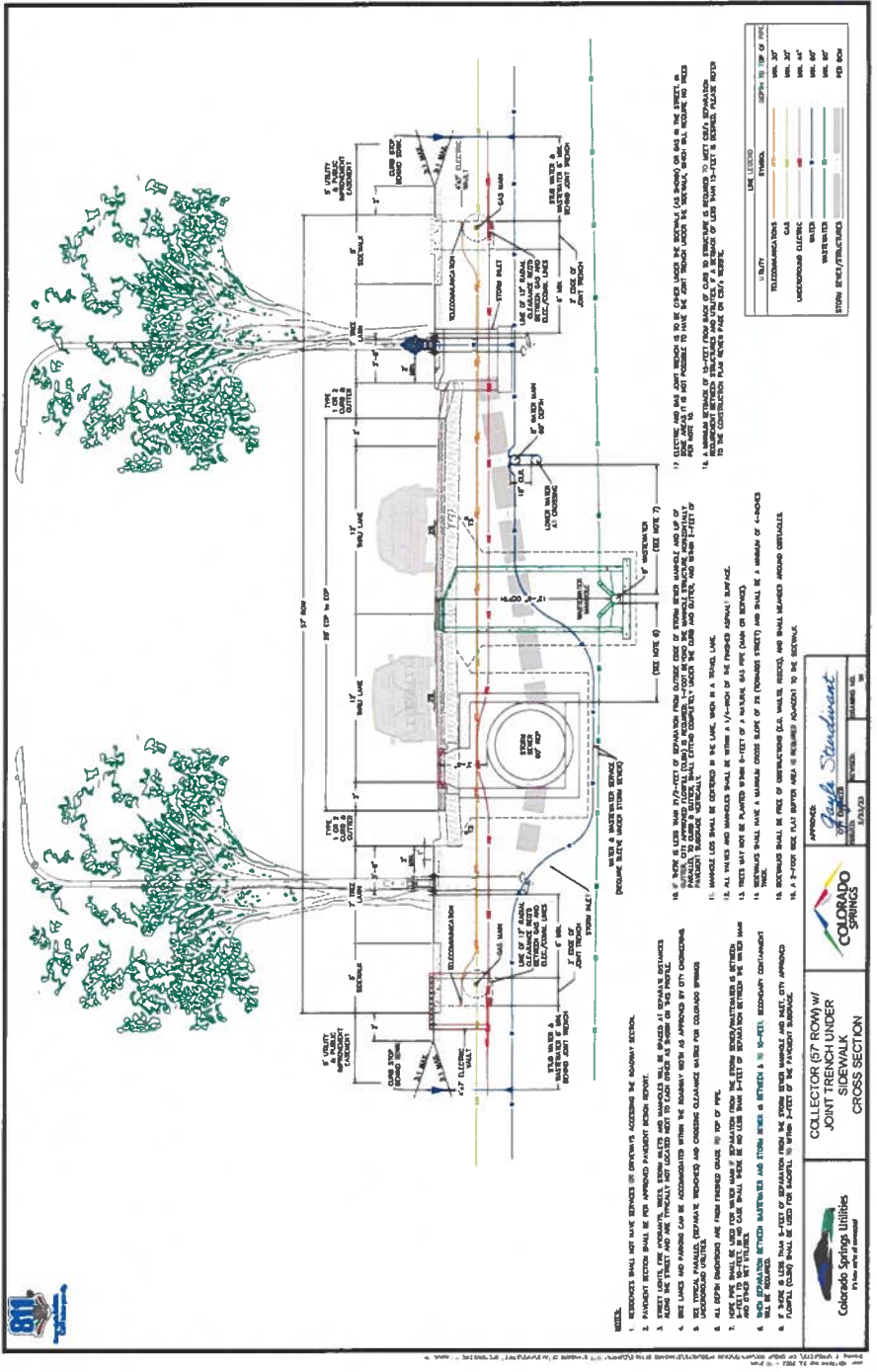
PARKLAND DEDICATION:

HOUSING TYPE	# OF UNITS	NEIGHBORHOOD PARK DEDICATION PER DETACHED SINGLE FAMILY	COMMUNITY PARK DEDICATION PER DETACHED SINGLE FAMILY	TOTAL ACRES OF NEIGHBORHOOD PARK DEDICATION OBLIGATION (AC)	TOTAL ACRES OF COMMUNITY PARK DEDICATION OBLIGATION (AC)
ATTACHED SINGLE FAMILY (2-4)	250	0.0053	0.0064	1.325	1.6
DETACHED SINGLE FAMILY	150	0.0068	0.008	0.89	1.2
TOTAL	400			2.31	2.8

TOTAL PARKLAND REQUIREMENT	400	2.31	5.11
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PARK AND OPEN SPACE NOTES:

- ALL PROPOSED PUBLIC PARKS, TRAILS, COMMON AREAS, AND OPEN SPACE WITHIN ROCK CREEK MESA ARE TO BE BUILT, OWNED AND MAINTAINED BY THE ROCK CREEK METROPOLITAN DISTRICT.
- PARKLAND DEDICATION ORDINANCE (PDDO):
- THE CONCEPTUAL LOCATION AND SIZE OF THE 2.31 ACRE PARK PARCEL AS ILLUSTRATED ON THE LAND USE PLAN, IS INTENDED TO FULFILL THE PDDO REQUIREMENTS FOR THE PROJECT. THE PDDO REQUIREMENTS FOR THE PROJECT ARE AS FOLLOWS:
 - THE COMMUNITY PARK OBLIGATION IS NOT INTENDED TO MEET PDDO. ANY MINOR ADJUSTMENTS TO PDDO ACREAGE MAY BE HANDLED ADMINISTRATIVELY.
 - THE COMMUNITY PARK OBLIGATION IS TO BE MET THROUGH FEES IN LIEU OF LAND DEDICATION.
 - FINAL PUBLIC PARK SIZE, EXACT LOCATION AND DESIGN WILL BE ADDRESSED WITH THE FUTURE DEVELOPMENT PLAN AND PLAY APPLICATIONS.
- ALL PDDO NEIGHBORHOOD PARKLAND SHALL MEET THE REQUIREMENTS OF CITY CODE 7.4.307 F TO INCLUDE THE NEIGHBORHOOD PARK SITE DESIGNS ARE SUBJECT TO THE PARKS, RECREATION, AND CULTURAL SERVICES ADVISORY BOARD REVIEW AND RECOMMENDATION PRIOR TO ANY CONSTRUCTION AND THAT THE LAND IS PERMANENTLY DESIGNATED FOR PARK PURPOSES. NEIGHBORHOOD PARK CONSTRUCTION SHALL BE COMPLETED AT THE TIME 50% OF THE ADJACENT BUILDING PERMITS WITHIN THE APPLICABLE PARCEL HAVE BEEN PULLED.



LAND USE PLAN GENERAL NOTES:

- THE OVERALL DENSITY FOR ROCK CREEK MESA WILL BE CAPPED AT A MAXIMUM OF 400 UNITS. DENSITY TRANSFERS ARE PERMITTED WITHIN THE ROCK CREEK MESA RESIDENTIAL AREAS AND SHALL NOT REQUIRE AN AMENDMENT TO THIS LAND USE PLAN SO LONG AS THE MAXIMUM DENSITY OF 400 UNITS IS NOT EXCEEDED.
- THE PARCELS WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE FEES, RESTRICTIONS, AND COVENANTS OF THE ROCK CREEK METROPOLITAN DISTRICT, WHICH IS CREATED BY ORDINANCE NO. _____ AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NO. _____.
- ALL LANDSCAPE TRACTS AND PARKS WITHIN ROCK CREEK MESA WILL BE OWNED AND MAINTAINED BY THE ROCK CREEK METROPOLITAN DISTRICT.
- DEVELOPMENT WILL OCCUR IN ONE PHASE.
- ALL COLLECTOR LEVEL CLASSIFICATION STREETS AS SHOWN WILL BE PUBLIC. CROSS SECTIONS AND ROW INFORMATION WILL BE INCLUDED IN FUTURE PLANS PER ENGINEERING REQUIREMENTS. ALL FULL MOVEMENT ACCESS INTERSECTIONS SHALL ACCOMMODATE BICYCLE AND PEDESTRIAN TRANSPORTATION.
- ACCESS LOCATIONS, FUTURE POINTS OF CONNECTION AS SHOWN AND NUMERICAL ACREAGE ARE CONCEPTUAL. IN NATURE AND SUBJECT TO CHANGE. SPECIFIC DETAILS OF SITE DESIGN WILL BE COMPLETED AT THE TIME OF THE DEVELOPMENT PLAN SUBMITTAL FOR EACH PARCEL.
- NO DIRECT VEHICULAR ACCESS SHALL BE ALLOWED ONTO STATE HIGHWAY 115 FROM THE PARCEL(S) WITHIN THIS DEVELOPMENT.
- SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5882 TO BEGIN A SIGN PERMIT APPLICATION.
- REFER TO THE TRAFFIC IMPACT STUDY SUBMITTED WITH THIS LAND USE PLAN FOR MORE DETAIL REGARDING TRAFFIC VOLUMES, CIRCULATION, ETC. FUTURE DEVELOPMENT PLANS SHALL FOLLOW THE RECOMMENDATIONS OUTLINED IN THIS TRAFFIC STUDY. ADDITIONAL TRAFFIC ANALYSIS SHALL NOT BE REQUIRED WITH FUTURE SUBMITTALS UNLESS A CHANGE OF USE OR INCREASE IN DENSITY IS REQUESTED.
- LONG-TERM MAINTENANCE RESPONSIBILITY FOR WATER QUALITY DETENTION FACILITIES IS PRIVATE, PROVIDED BY THE ROCK CREEK METRO DISTRICT.
- THE MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT WAS SUBMITTED AND CAN BE FOUND IN FILE MAPN-23-0068. THE APPLICANT (OR PROPERTY OWNER) HAS ATTESTED THERE ARE NO SEPARATE MINERAL ESTATE OWNER(S) IDENTIFIED AND NO FURTHER ACTION WAS TAKEN.
- A FISCAL IMPACT ANALYSIS AND A CALCULATION OF TOTAL COSTS TO THE CITY TO PROVIDE INFRASTRUCTURE TO THE PROPOSED DEVELOPMENT FOR A PERIOD OF AT LEAST 10 YEARS WILL BE PROVIDED BY THE CITY OF COLORADO SPRINGS.
- RESIDING IN OR NEAR WILDLAND URBAN INTERFACE OR INTERMIX AREAS INVOLVES INCREASED WILDFIRE RISKS THAT MAY NOT APPLY IN URBAN OR MORE URBANIZED TYPES OF DEVELOPED COMMUNITIES. ALL LOTS WITHIN THIS DEVELOPMENT ARE SUBJECT TO FUELS MANAGEMENT REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE BUILDER TO IMPLEMENT THE FUELS MANAGEMENT PROCEDURES AS DEFINED IN CHAPTER 8 OF THE CITY CODE FOR EACH LOT. APPROVAL INSPECTION MUST BE OBTAINED FROM THE FIRE DEPARTMENT PRIOR TO FINAL INSPECTION BY THE BUILDING DEPARTMENT AND/OR ALLOWING OCCUPANCY OF THE RESIDENCE. THE INITIAL FUELS MANAGEMENT INSPECTION MUST BE REQUESTED FROM THE FIRE DEPARTMENT PRIOR TO FRAMING INSPECTION WITH SUBSEQUENT APPROVAL OBTAINED PRIOR TO BUILDING FINAL.
- FULL SPECTRUM DETENTION FOR THE R-FLEX MEDIUM DETACHED SINGLE FAMILY AREAS WILL BE PROVIDED AT THE PDSMS LOCATED NEAR THE INTERSECTION OF PAVNREE ROAD/HIGHWAY 115.
- REFER TO THE MEMORANDUM OF AGREEMENT (MOA) DATED JUNE 27, 2024 BETWEEN THE DEVELOPER AND EL PASO COUNTY SCHOOL DISTRICT (RIFCC) FOR ADDITIONAL INFORMATION REGARDING SCHOOL FEES IN LIEU OF LAND DEDICATION ALTERNATIVES.
- THE HILLSIDE DESIGNATED AREAS SHOWN ON THIS LAND USE PLAN WILL ADHERE TO ALL HILLSIDE REQUIREMENTS WITH LIMITED LAND DISTURBANCE AND VEGETATION REMOVAL. ANY FUTURE DEVELOPMENT OR DISTURBANCE IN THESE AREAS WILL BE REVIEWED BY CITY PLANNING TO ENSURE ALL HILLSIDE REQUIREMENTS ARE MET. EFFORTS WILL BE MADE TO PRESERVE STEEP SLOPES AND EXISTING VEGETATION WITH CONSTRUCTION OF DETENTION POND SOUTHEAST OF PAVNREE ROAD.

FLOODPLAIN STATEMENT:

- THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041C065003, PANEL NUMBER 850, DATED DECEMBER 7, 2018. THE SITE IS LOCATED IN ZONE X.

GEOLOGIC HAZARD DISCLOSURE:

- MOUNTAIN GROUP DATED 01/01/2024, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARD(S) ON THE PROPERTY: FAULTS & SEISMICITY. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE # MAPN-23-009 OR WITHIN THE SUBDIVISION FILE ROCK CREEK MESA ADDITION NO. 1 OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 701, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

ADA DESIGN PROFESSIONAL STANDARDS STATEMENT:

- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIE WITH THE PROPERTY OWNER.

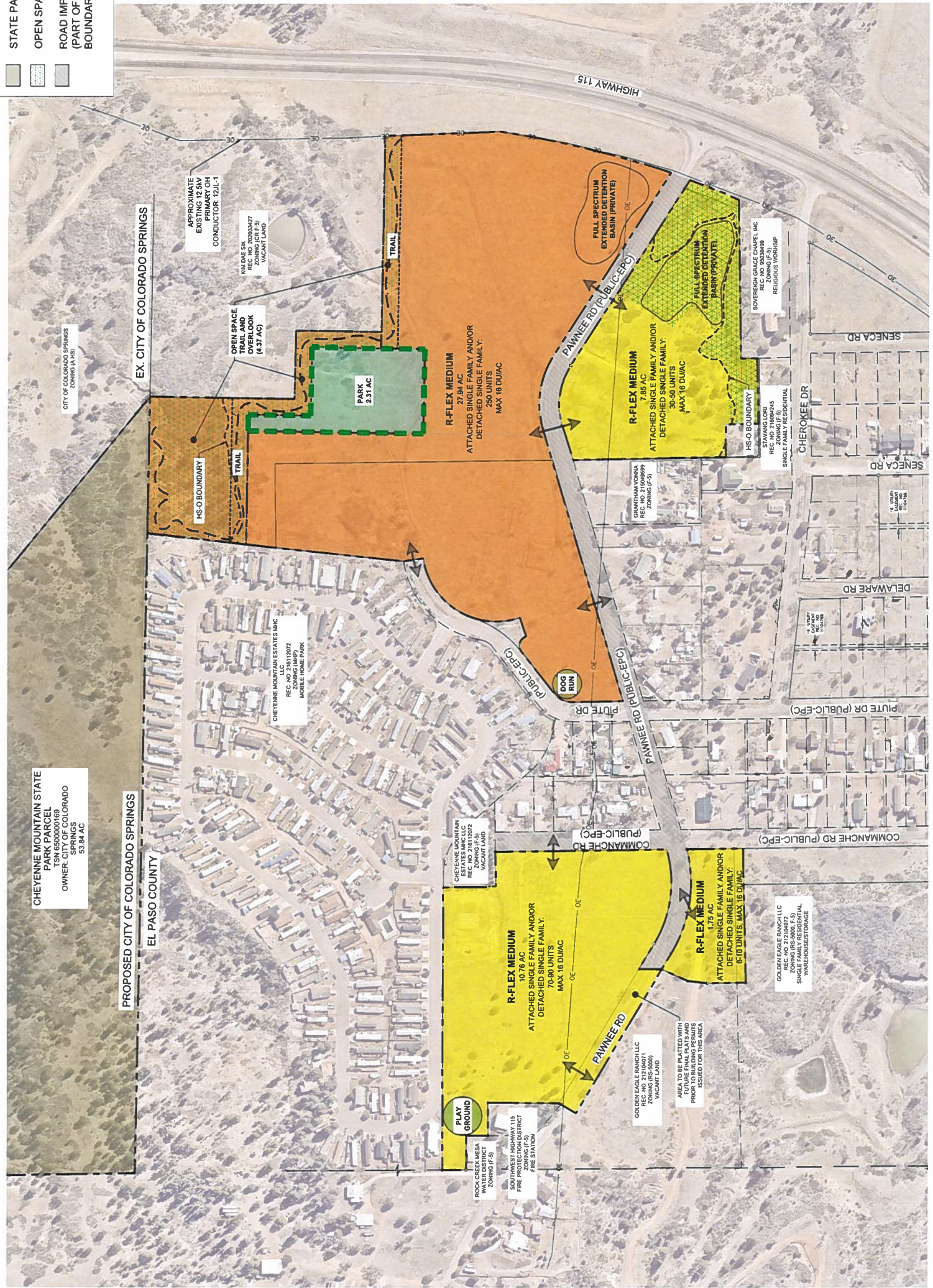
TRAFFIC IMPROVEMENTS BY DEVELOPER:

- SH-115/PAVNEE ROAD**
- A 57' COLLECTOR CROSS-SECTION WITH TWO 5' EASEMENTS IS PROPOSED WITHIN THE EXISTING 66' ROW CORRIDOR OF PAVNEE ROAD.
 - A 67' ROW PLUS TWO 5' EASEMENTS ALONG PAVNEE ROAD FOR THE FIRST 400 FEET WEST OF HIGHWAY-115.
 - EXTEND NORTHBOUND LEFT-TURN LANE FROM 270 FT TO 1,025 FT WHICH INCLUDES 700-FT OF DECELERATION, 25-FT OF STORAGE AND 300-FT OF TAPER. THERE IS NOT ENOUGH SPACE FOR THIS IMPROVEMENT IN EXISTING CONDITIONS UNTIL SH-115/CHEYENNE DRIVE INTERSECTION IS CONVERTED TO RAMP ONLY ACCESS.
 - CONSTRUCT A 190-FT LONG EASTBOUND LEFT-TURN LANE WITH 100-FT OF STORAGE AND A 90-FT TAPER.
 - EXTEND SOUTHBOUND RIGHT-TURN LANE FROM 625 FT TO 1,000 FT WHICH INCLUDES 700 FT OF DECELERATION AND 300 FT OF TAPER.
- SH-115/CHEYENNE ROAD**
- CONVERT TO RAMP ACCESS SO NORTHBOUND LEFT-TURN LANE AT SH-115/PAVNEE ROAD INTERSECTION CAN MEET SHAC REQUIREMENTS.
- BY 2030:**
- SH-115/PAVNEE ROAD WILL NEED TO BE CONVERTED TO A SIGNALIZED SCENARIO DUE TO THE EXISTING CONDITIONS SCENARIO MEETING THE FOUR-HOUR SIGNAL WARRANT AND THE BUILDOUT BACKGROUND SCENARIO MEETING THE EIGHT-HOUR WARRANT, FOUR-HOUR WARRANT, AND PEAK HOUR WARRANT. THESE IMPROVEMENTS ARE REQUIRED BY 2030 WITHOUT THE PROJECT.
 - TOTAL OF 300 FT OF STORAGE ALONG WITH A 90 FT TAPER.
- BY 2045:**
- SH-115/PAVNEE ROAD INTERSECTION WILL NEED TO CONSTRUCT A DOUBLE LEFT TURN LANE TO ALLOW ALL INTERSECTION APPROACHES TO OPERATE AT ACCEPTABLE LEVELS OF SERVICE. THE 200 FT OF REQUIRED STORAGE CAN BE SPLIT EVENLY BETWEEN THE TWO TURN LANES AND THE TAPER WILL DOUBLE IN LENGTH TO 180 FT TO ACCOUNT FOR THE DOUBLE TURN LANE. THERE SHOULD BE A 180 FT TAPER AND TWO 100 FT LONG TURN LANES. THIS IMPROVEMENT IS REQUIRED BY 2045 WITHOUT THE PROJECT.
- GENERAL:**
- PRIOR TO ANY CONSTRUCTION, AN APPROVED CDOOT PERMIT WILL BE REQUIRED.

ROCK CREEK MESA ADDITIONS NO. 1-6 AND CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1 COLORADO SPRINGS, COLORADO LAND USE PLAN

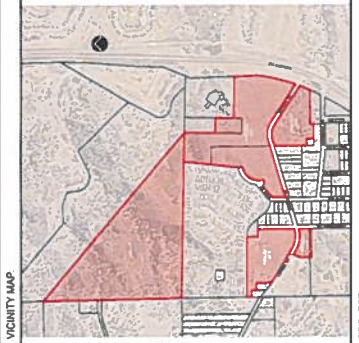
LEGEND:

- ATTACHED SINGLE-FAMILY
- DETACHED SINGLE-FAMILY
- PARK
- STATE PARK
- OPEN SPACE
- ROAD IMPROVEMENT AREA (PART OF ANNEXATION BOUNDARY)



CONSULTANTS:
PLANNER LANDSCAPE ARCHITECT CIVIL ENGINEER
Matrix
3435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 574-0100
FAX: (719) 574-5028

OWNER/DEVELOPER:
ROCK CREEK RESIDENTIAL LLC.
19 S. WINDY HOLLOW
COLORADO SPRINGS, CO 80905
CITY OF COLORADO SPRINGS
30 S. NEVADA AVE.
COLORADO SPRINGS, CO 80905-1802



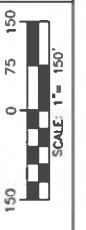
PROJECT:
ROCK CREEK MESA ADDITIONS NO. 1-6
& CHEYENNE MOUNTAIN STATE PARK
ADDITION NO. 1 - LAND USE PLAN
COLORADO SPRINGS, CO
AUGUST 2024

NO.	DATE	DESCRIPTION	BY
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3	05/08/2024	FOURTH SUBMITTAL	RAF
4	07/19/2024	FIFTH SUBMITTAL	RAF

DRAWING INFORMATION:
PROJECT NO: 23 224 023
DRAWN BY: BP
CHECKED BY: RF
APPROVED BY: JA
SHEET TITLE:

LAND USE PLAN

LU01



SHEET 03 OF 06

CITY FILE NO.: MAPN-23-0009

FILE LOCATION: S:\24 224 023 ROCK CREEK MESA ANNEXATION & ENTRANCE PLAN SETS\LAND USE PLAN\LU01.DWG

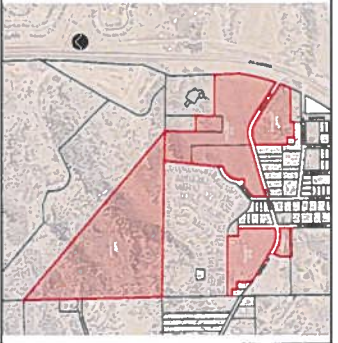
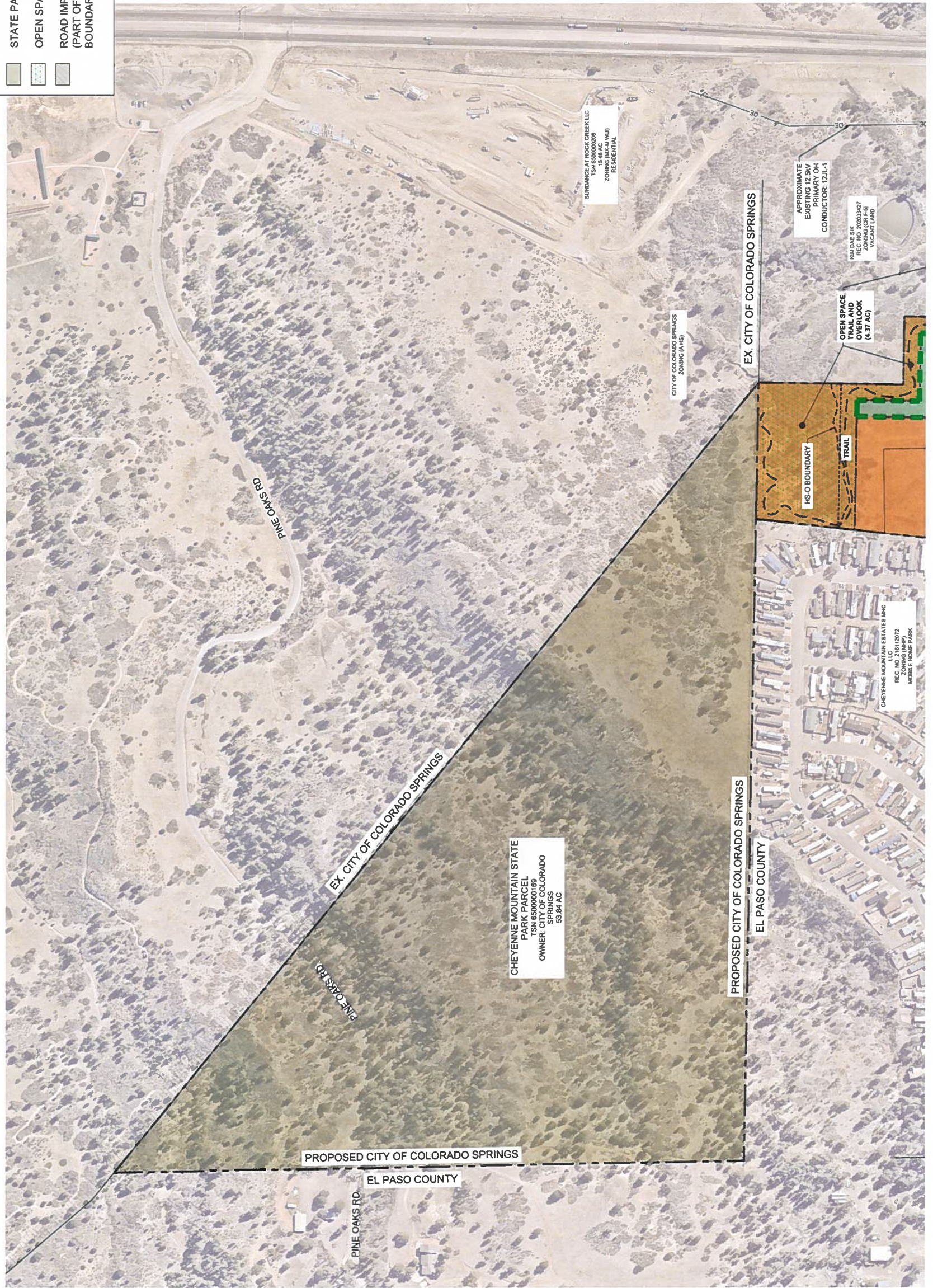
**ROCK CREEK MESA ADDITIONS NO. 1-6 AND
CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1**
COLORADO SPRINGS, COLORADO
LAND USE PLAN

CONSULTANTS
PLANNING/LANDSCAPE ARCHITECT/CIVIL ENGINEER
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 574-0100
FAX: (719) 574-0208

OWNER/DEVELOPER
ROCK CREEK RESIDENTIAL LLC.
80 S CASCADE AVE, SUITE 1000
COLORADO SPRINGS, CO 80903
CITY OF COLORADO SPRINGS
30 S NEVADA AVE
COLORADO SPRINGS, CO 80903-1802

LEGEND:

- ATTACHED SINGLE-FAMILY
- DETACHED SINGLE-FAMILY
- PARK
- STATE PARK
- OPEN SPACE
- ROAD IMPROVEMENT AREA
(PART OF ANNEXATION
BOUNDARY)



PROJECT:
**ROCK CREEK MESA ADDITIONS NO. 1-6
& CHEYENNE MOUNTAIN STATE PARK
ADDITION NO. 1 - LAND USE PLAN**
COLORADO SPRINGS, CO
AUGUST 2024

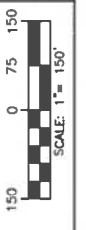
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DRAWING INFORMATION:
PROJECT NO: 23.224.023
DRAWN BY: BP
CHECKED BY: RF
APPROVED BY: JA
SHEET TITLE:

LAND USE PLAN

LU02



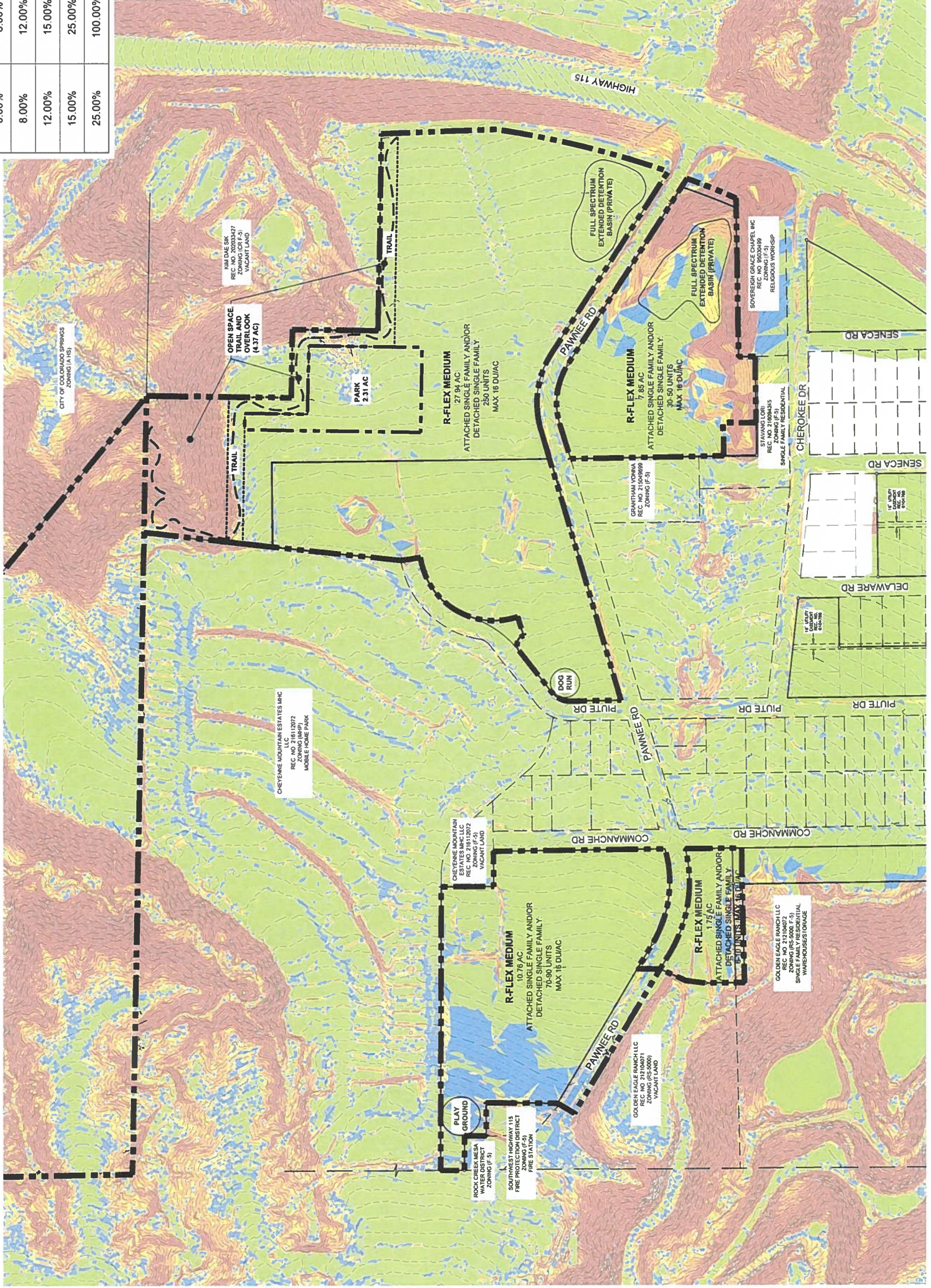
SHEET 04 OF 06
CITY FILE NO.: MAPN-23-009

FILE LOCATION: S:\23.224.023 ROCK CREEK MESA ANNEXATION & ENTRANCE SERVICES\900 CAD0504 PLAN SET\LAND USE PLAN\LU01.DWG

ROCK CREEK MESA ADDITIONS NO. 1-6 AND CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1 LAND USE PLAN

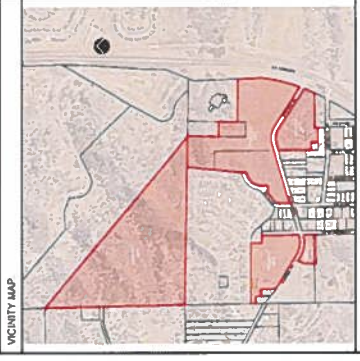
COLORADO SPRINGS, COLORADO

SLOPE TABLE		
MIN. SLOPE	MAX. SLOPE	COLOR
0.00%	8.00%	
8.00%	12.00%	
12.00%	15.00%	
15.00%	25.00%	
25.00%	100.00%	



CONSULTANTS
PLANNER LANDSCAPE ARCHITECT CIVIL ENGINEER
Matrix
2415 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0289

OWNER/DEVELOPER:
ROCK CREEK RESIDENTIAL LLC,
80 S CASCADE AVE, STE 1500
COLORADO SPRINGS, CO 80903
CITY OF COLORADO SPRINGS
30 S NEVADA AVE
COLORADO SPRINGS, CO 80903-1802



PROJECT:
ROCK CREEK MESA ADDITIONS NO. 1-6
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AUGUST 2024

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DRAWING INFORMATION
PROJECT NO: 23 224 023
DRAWN BY: BP
CHECKED BY: RF
APPROVED BY: JA
SHEET TITLE

LAND SUITABILITY
ANALYSIS -
SLOPES

LSA01

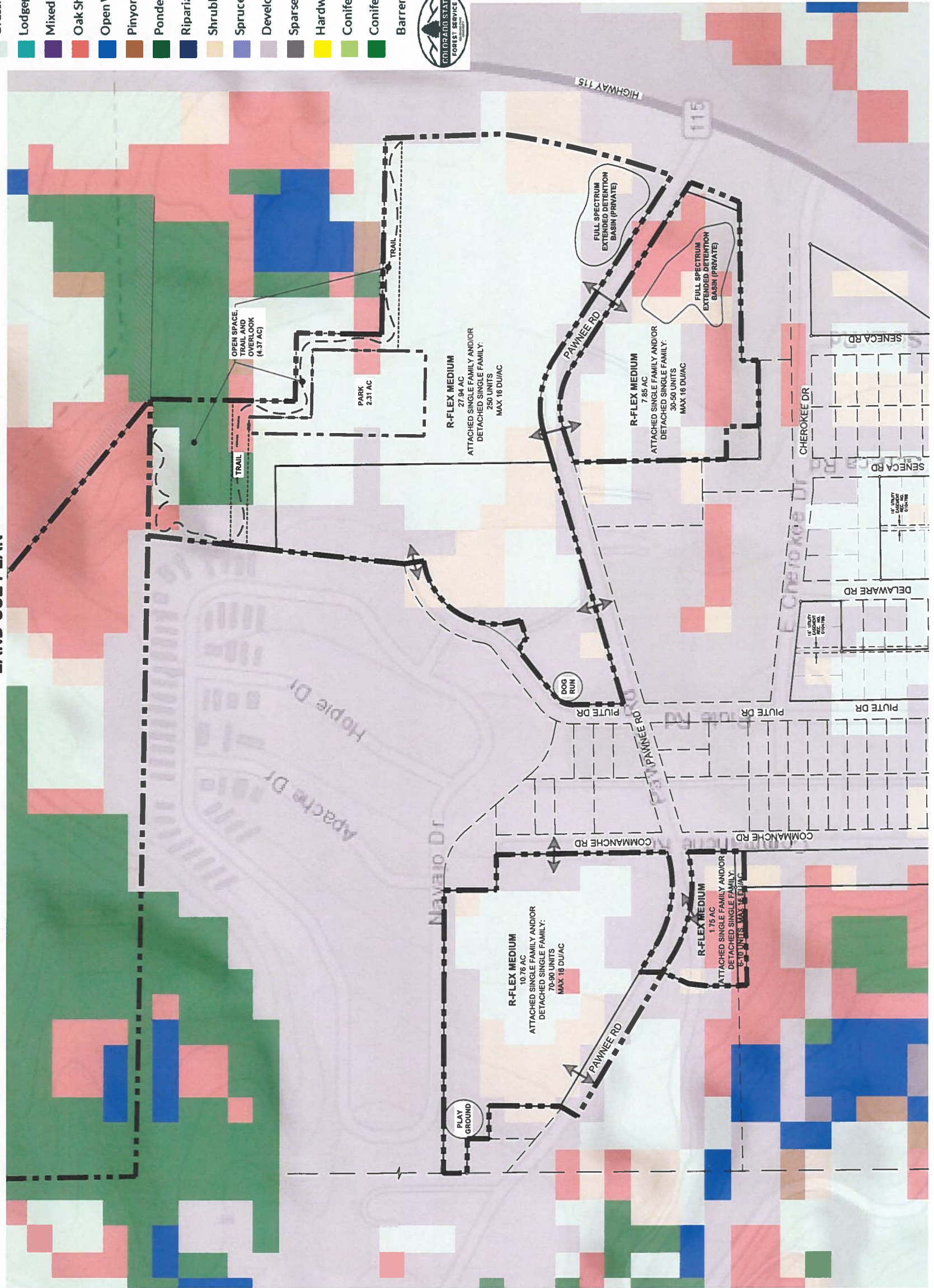
SHEET 05 OF 06

CITY FILE NO.: UMPH-23-0089

FILE LOCATION: S:\23 224 023 ROCK CREEK MESA ANNEXATION & ENTITLEMENT SERVICES\00 CAD\04 PLAN SET\LAND USE PLAN\LSA01.DWG

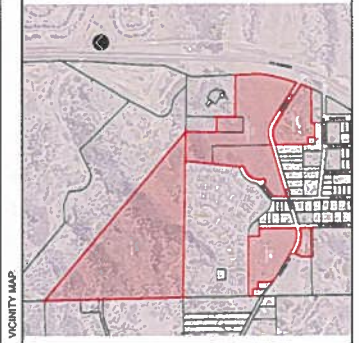
ROCK CREEK MESA ADDITIONS NO. 1-6 AND CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1 COLORADO SPRINGS, COLORADO LAND USE PLAN

- Vegetation**
- Agriculture
 - Grassland
 - Lodgepole Pine
 - Mixed Conifer
 - Oak Shrubland
 - Open Water
 - Pinyon-Juniper
 - Ponderosa Pine
 - Riparian
 - Shrubland
 - Spruce-Fir
 - Developed
 - Sparsely Vegetated
 - Hardwood
 - Conifer-Hardwood
 - Conifer
 - Barren



CONSULTANTS:
PLANNED LANDSCAPE ARCHITECT CIVIL ENGINEER
Matrix
1438 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-5208

OWNER/DEVELOPER:
ROCK CREEK RESIDENTIAL LLC.
80 S CASCADE AVE, SUITE 1500
COLORADO SPRINGS, CO 80903
CITY OF COLORADO SPRINGS
70 S NEVADA AVE
COLORADO SPRINGS, CO 80903-1802



PROJECT:
ROCK CREEK MESA ADDITIONS NO. 1-6
& CHEYENNE MOUNTAIN STATE PARK
ADDITION NO. 1 - LAND USE PLAN
COLORADO SPRINGS, CO
AUGUST 2024

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	08/16/2023	INITIAL SUBMITTAL	RAF
1	11/15/2023	SECOND SUBMITTAL	RAF
2	02/14/2024	THIRD SUBMITTAL	RAF
3	05/08/2024	FOURTH SUBMITTAL	RAF
4	07/10/2024	FIFTH SUBMITTAL	RAF

DRAWING INFORMATION:
PROJECT NO.: 23.224.023
DRAWN BY: BP
CHECKED BY: RF
APPROVED BY: JA
SHEET TITLE:

**LAND SUITABILITY
ANALYSIS -
VEGETATION**

LSA02

SHEET 06 OF 06

CITY FILE NO.: MFPN-23-0008