

Colorado Springs, CO

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



Final Report - Corrections Required **Application No. ANEX-24-0007**

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 6_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	-
Caelen Wendt	cwendt@csu.org	-

General Comments

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

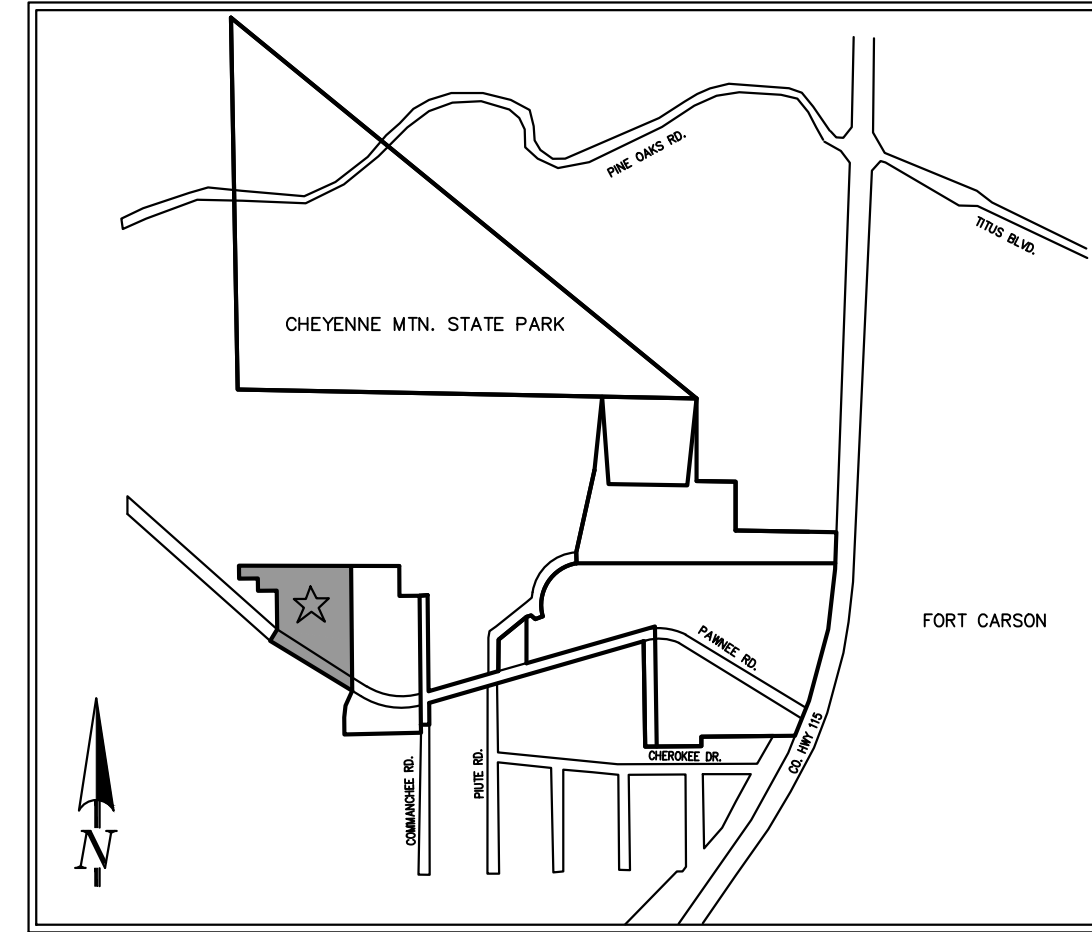
Comment ID	Page Reference	Reviewer : Department	Review Comments
33	1	Caelen Wendt : Col Springs Utilities	Please be more specific about where the point of beginning is.
35	1	Matthew Alcuran : Col Springs Utilities	Please address LBS comment.
43	1	Cory Sharp : Planning	please note that this number is from the closure sheet, if you add up each line separately (how others would calculate) you come up with 2407.63' (that happens on several additions, please check/revise accordingly
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)

Comment ID	Page Reference	Reviewer : Department	Review Comments
46	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
47	1	Gabe Sevigny : Planning	Pawnee Road not resolved, application cannot move to petition acceptance nor public hearing until 100% resolved
-	2	Cory Sharp : Planning	
-	2	Cory Sharp : Planning	
-	2	Cory Sharp : Planning	
36	2	Cory Sharp : Planning	Please check/revise there is over 40' of difference
37	2	Cory Sharp : Planning	per exhibit B of the zone change (zone-23-0030) the right-of-way is not parallel and the south side has two different bearings
38	2	Cory Sharp : Planning	Where does the platted right-of-way stop, please depict and label
39	2	Cory Sharp : Planning	please depict and label this section of right-of-way with ownership and record information
41	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)
42	2	Cory Sharp : Planning	please be more specific on the description of the point of beginning

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.



Please address LBS comment.

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 THAT PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 212104071, 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 THE EXTERIOR OF SAID PARCEL THE FOLLOWING EIGHT (8) COURSES:

1. NORTH 59°19'10" WEST, A DISTANCE OF 509.83 FEET;
2. NORTH 30°40'50" EAST, A DISTANCE OF 60.00 FEET;
3. NORTH 00°33'28" 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 171.87 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 - 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, 1887 IN PLAT BOOK C-4 AT PAGE 127.
- ROCK CREEK MESA SUBDIVISION RECORDED AUGUST 05, 1953 IN PLAT BOOK Z AT PAGE 70.
- ROCK CREEK MESA SUBDIVISION ADDITION NO. 2 RECORDED MARCH 11, 1959 IN PLAT BOOK A-2 PAGE 30, RECEPTION NO. 000104785.
- 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: 2,407.64'
4. ONE-FOURTH (1/4) OF THE TOTAL PERIMETER: 601.91 FEET (25.00%)
5. PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 665.86 FEET (27.66%)
6. AREA OF SITE: 5.61209 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.

please note that this number is from the closure sheet, if you add up each line separately (how others would calculate) you come up with 2407.63' (that happens on several additions, please check/revise accordingly)

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

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: _____

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

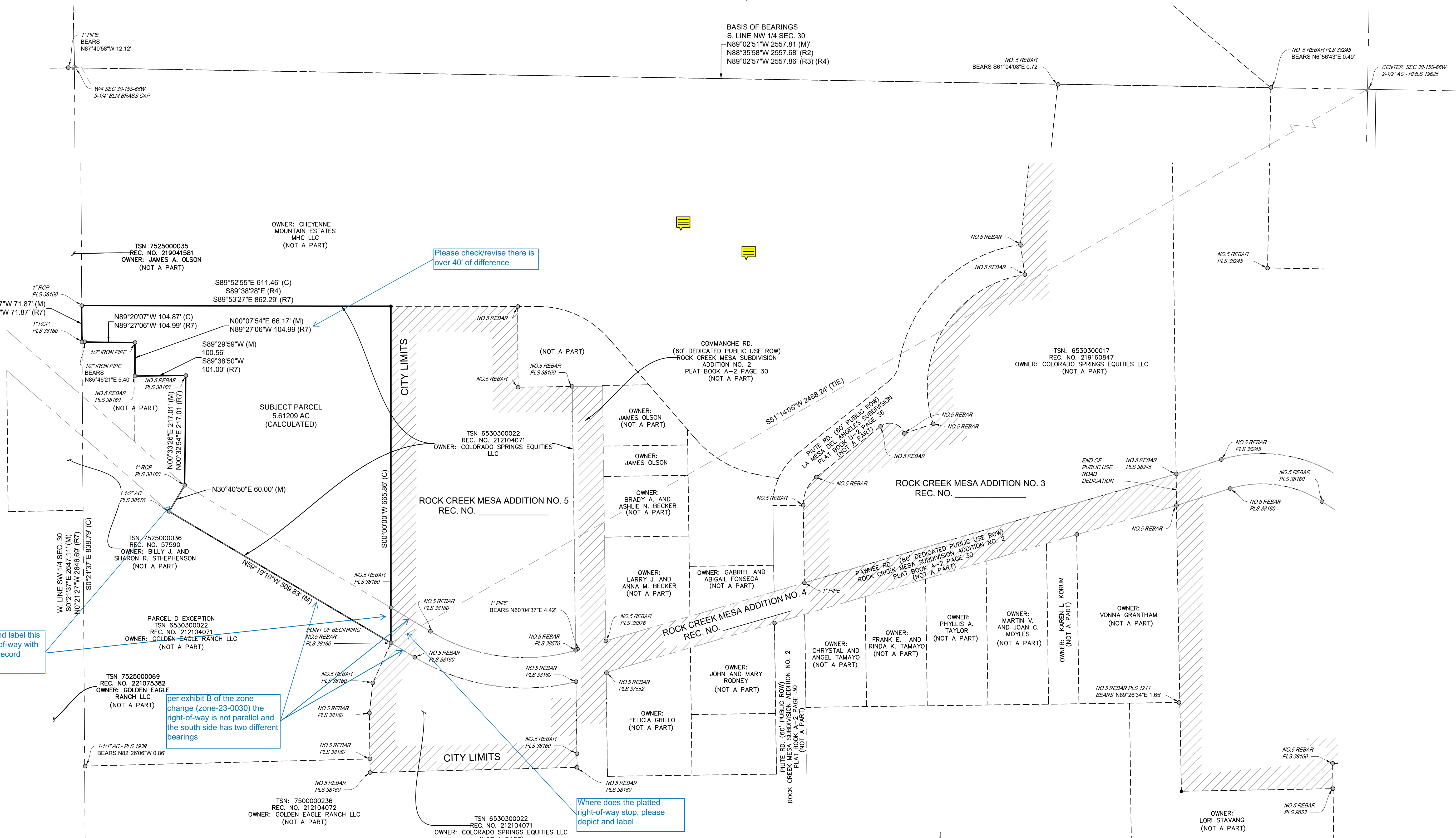
ANNEX-24-0007

PREPARED BY: 		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: APRIL 24, 2024	
		SHEET	1 OF 2

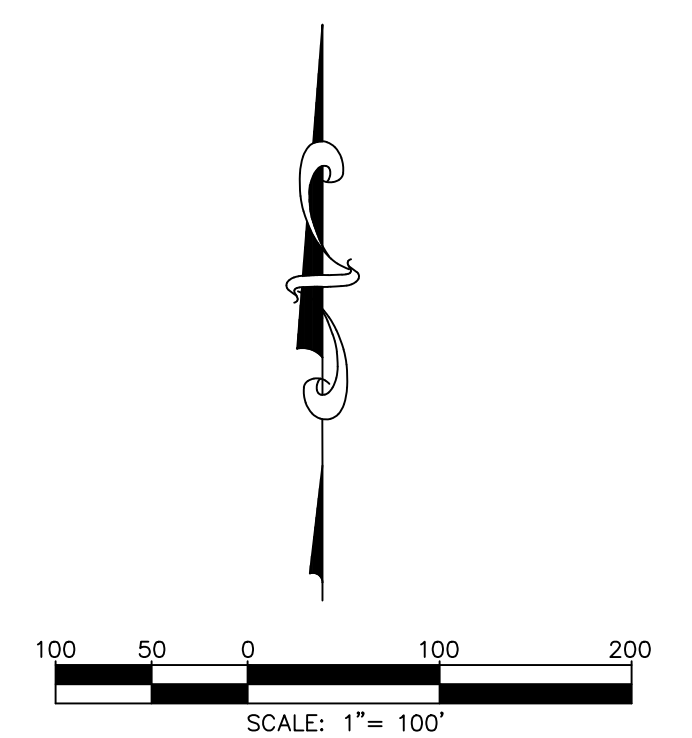
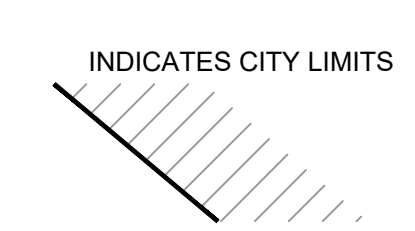
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- CALCULATED CORNER
- MONUMENT FOUND AS NOTED
- ⊙ ALIQUOT CORNER FOUND AS NOTED
- (M) AS MEASURED AT TIME OF SURVEY
- CALCULATED MEASUREMENT BASED ON FOUND MONUMENTATION AND RECORD INFORMATION



PREPARED BY:
Matrix
Excellence by Design

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: APRIL 24, 2024
SHEET 2 OF 2

S:\Projects\23-224-023 Rock Creek Mesa Annexation & Entitlement Services\400 CAD\408 PLAT\ANNEXATION PLAT\224-023-SURV-RCM-ANNEX_PLAT_6.dwg

ANNEX-24-0007