

**COLORADO** 

Kevin Mastin, Interim Executive Director El Paso County Planning & Community Development

**0:** 719-520-6300

KevinMastin@elpasoco.com 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

August 29, 2022

County File: ANX2214

Re: Villages at Waterview North Addition No. 1 Annexation Petition

To: Gabe Sevigny; gabe.sevigny@coloradosprings.gov

# **Planning Division**

- Annexation impact report required for annexation of property comprising greater than ten (10)
  acres. Please provide a complete annexation impact report packet at least 20 days prior to the
  City's annexation hearing. Annexation report shall include the following:
  - 1. A map or maps of the municipality and adjacent territory to show the following information:
    - (a) The present and proposed boundaries of the municipality in the vicinity of the proposed annexation;
    - (b) 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
    - (c) The existing and proposed land use pattern in the areas to be annexed;
  - 2. A copy of any draft or final pre-annexation agreement, if available;
  - 3. 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;
  - 4. 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;
  - 5. A statement identifying existing districts within the area to be annexed; and
  - 6. 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.

Reviewed by: Kylie Bagley, Planner II kyliebagley@elpasoco.com

## **Engineering Division**

See redline comments on the attached annexation plat map.

- Label the Arc at the southeast corner and the western side of the annexation boundary.

Reviewed by:

Gilbert LaForce gilbertlaforce@elpasoco.com

# **County Engineer (Public Works)**

Additional comments may be provided by the County Engineer.

Kylie Bagley, Planner II El Paso County Development Services 2880 International Circle, Colorado Springs, CO, 80910 (719) 520-6323

DATE: 6/23/2022 SHEET 1 OF 2

	INTO THE CITY OF COLORADO SPRINGS  WATERWIEW NORTH ADDITION NO.	DRENNAN PW POWERS  COLORADO SPRINGS AIRPORT  RD  RD	
	IN WITNESS WHEREOF:	POWERS BLVD ST TE ST POWERS BLVD ST POWERS BL	
BE IT KNOWN BY THESE PRESENTS:  THAT CPR ENTITLEMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY,	, DAT OF, 20, A. ,, A. <a ,="" 3)="" 728.16="" 730.29="" 952.02="" a="" an="" arc="" bears="" chord="" distance="" feet,="" feet.<="" feet;="" href="https://www.news.news.news.news.news.news.news.n&lt;/td&gt;&lt;td&gt;GOLDFIELD DR.RESERVOIR&lt;/td&gt;&lt;/tr&gt;&lt;tr&gt;&lt;td&gt;SCHULZ PARTNERSHIP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, VETERANS VILLA OPERATING, A NEBRASKA LIMITED LIABILITY COMPANY AND WVN 96 LLC, A COLORADO LIMITED LIABILITY COMPANY OF THE DESTRICTION OF THE ANALYSYSTEM OF THE FOLLOWING RECORDED TO AND TO WITH&lt;/td&gt;&lt;td&gt;&lt;math&gt;\overline{\mathit{NOTARY}}:&lt;/math&gt; STATE OF )&lt;/td&gt;&lt;td&gt;POWERS FONTAINE BLVD&lt;/td&gt;&lt;/tr&gt;&lt;tr&gt;&lt;td&gt;&lt;/td&gt;&lt;td&gt;&lt;/td&gt;&lt;td&gt;&lt;/td&gt;&lt;/tr&gt;&lt;tr&gt;&lt;td&gt;A TRACT OF LAND LOCATED IN A PORTION OF SECTION 8 AND SECTION 9, BOTH IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:&lt;/td&gt;&lt;td&gt;STRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY&lt;br&gt;AS MANAGER FOR CPR ENTITLEMENTS, A COLORADO LIMITED LIABILI'&lt;/td&gt;&lt;td&gt;&lt;/td&gt;&lt;/tr&gt;&lt;tr&gt;&lt;td&gt;BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 9, POINT BEING ON THE WESTERLY LINE OF COLORADO CENTRE FOREIGN TRADE ZONE AND BUSINESS PARK FILING NO.1 SUBDIVISION RECORDED IN PLAT BOOK B-4, PAGE 47, ALSO POINT BEING THE SOUTHEAST CORNER OF LOT 7, COLORADO SPRINGS AIRPORT FILING NO.1D SUBDIVISION RECORDED AT RECEPTION NO. 219714312, BOTH OF THE RECORDS OF EL PASO COUNTY;&lt;/td&gt;&lt;td&gt;ND AND OFFICIAL&lt;/td&gt;&lt;td&gt;VICINITY MAP&lt;/td&gt;&lt;/tr&gt;&lt;tr&gt;&lt;td&gt;SAID COLO&lt;/td&gt;&lt;td&gt;&lt;math&gt;IN\ WITNESS\ WHEREOF:&lt;/math&gt; PHI REAL ESTATE SERVICES, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER, HAS EXECUTED THIS INSTRUMENT THIS DAY OF, 20, A.D.&lt;/td&gt;&lt;td&gt;NOTICE IS HEREBY GIVEN:  That the area included in the plat described herein is subject to the code of the city of colorado springs, colorado 2001 as amended&lt;/td&gt;&lt;/tr&gt;&lt;tr&gt;&lt;td&gt;-WAY LINE OF BRADLEY ROAD;&lt;/td&gt;&lt;td&gt;NICK PANNUNZIO, MANAGER&lt;/td&gt;&lt;td&gt;BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEE&lt;/td&gt;&lt;/tr&gt;&lt;tr&gt;&lt;td&gt;2) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,759.79 FEET, A DELTA ANGLE OF 15'09'41" length="" long="" of="" s74"20'46"w="" s81'55'37"w="" td="" thence="" whose=""><td>NOTARY: STATE OF )</td><td>ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED NGS, OR, ALTERNATIVELY, UNTIL ACCEPTABLE ASSURANCES, INCLUDING BUT DIVISION BONDS, OR COMBINATIONS THEREOF, GUARANTEEING THE COMPLETIONS THE</td></a>	NOTARY: STATE OF )	ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED NGS, OR, ALTERNATIVELY, UNTIL ACCEPTABLE ASSURANCES, INCLUDING BUT DIVISION BONDS, OR COMBINATIONS THEREOF, GUARANTEEING THE COMPLETIONS THE
4) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,969.79 FEET, A DELTA ANGLE OF 12.59.05", AN ARC LENGTH OF 673.03 FEET, WHOSE LONG CHORD BEARS S80.50.19"W A DISTANCE OF 671.59 FEET;	) SS  NSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS	IMPROVEMENTS HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.	
6) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 87°48'56", AN ARC LENGTH OF 229.90 FEET, WHOSE LONG CHORD BEARS S43°25'20"W A DISTANCE OF 208.05 FEET;	NICK PANNUNZIO AS MANAGER FOR PHI REAL ESTATE SERVIONICS MY HAND AND OFFICIAL SEAL THIS DAY OF		
THENCE S89°30'50"W A DISTANCE OF 210.00 FEET TO A POINT ON THE WESTERLY RIGHT—OF—WAY LINE OF POWERS BOULEVARD (SH 21) AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;		SURVEYOR'S CERTIFICATION:  I, JAMES F. LENZ A PROFESSIONAL SURVEYOR IN THE STATE OF COLORADO,  DO LIFETEN CERTIFY THAT THE ACCOUNTAINANCE OF AT WAS DEALER BY THE STATE OF COLORADO,	
THE FOLLOWING (2) TWO COURSES ARE ON SAID WESTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD (SH21);	IN WITNESS WHEREOF:  WVN 96, A COLORADO LIMITED LIABILITY LIMITED COMPANY, AS OWNER, HAS EXECUTED THIS INSTRUMENT  THIS DAY OF, 20, A.D.	SPONSIBILITY CORRECT DE	
1) THENCE N00°29'10"W A DISTANCE OF 138.49 FEET; 2) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,895.00 FEET, A DELTA ANGLE OF 89°41'41", AN ARC LENGTH OF 2,966.56 FEET, WHOSE LONG CHORD BEARS N45°20'01"W A DISTANCE OF 2,672.79 FEET;	BY: RAY O'SULLIVAN, MANAGER  NOTARY:	CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.	
THENCE NOO'10'51"W A DISTANCE OF 210.02 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 8, POINT ALSO BEING ON THE SOUTHERLY LINE OF SAID LOT 7, COLORADO SPRINGS AIRPORT FILING NO.1D;	'' `		
FOLLOWING (2) TWO COURSES ARE ON THE SOUTHERLY LINE OF SAID LOT 7, COLORADO SPRINGS AIRPORT FILING	THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, 20, A.D.,  BY: RAY O'SULLIVAN AS MANAGER FOR WVN 96, A COLORADO LIMITED LIABILITY LIMITED COMPANY  WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF	- LENZ	
TO THE NORTHWEST CORNER OF SAID SECTION 9;  2) THENCE S89.51.23.E ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 2,636.19 FEET TO  THE POINT OF BEGINNING.	MISSION EXPIRES NOTARY PUBLIC IN AND FOR	STATE OF COLORADO, NO 34583 FOR AND ON BEHALF OF RIDGELINE LAND SURVEYING LLC.	
THE ABOVE TRACT OF LAND CONTAINS 6,308,390 SQUARE FEET OR 144.821 ACRES, MORE OR LESS.			
NOTES:	IN WITNESS WHEREOF: SCHULZ PARTNERSHIP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AS OWNER, HAS EXECUTED THIS INSTRUMENT THIS DAY OF, 20, A.D.	$\overline{CITY}$ $\overline{APPROVAL}$ : On behalf of the city of colorado springs, the undersigned hereby approve for filing the accompanying annexation plat of "villages at waterview north addition no.1"	
$\circ$	DOUGLAS SCHULZ, MANAGER  NOTARY: STATE OF ) ) SS	Y PLANNING DIRECTOR DA	
3. ALL DIMENSION SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT.	TRIMENT WAS ACKNOWLEDGED REFORE ME THIS DAY OF 20 A	ENGINEER  ANNEXATION OF THE REAL PROPERTY SHOWN ON THIS PLAT IS APPROVED PURSU	
LENGTH OF BOUNDARY FOR PROPOSED ANNEXATION: LENGTH OF CITY BOUNDARY CONTIGUOUS TO PROPOSED ANNEXATION: AREA TO BE ANNEXED	INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ITIS, 2A INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ITIS, 2A INSTRUMENTED LIMITED LIMITED LIMITED LIMITED AND OFFICIAL SEAL THIS, DAY OF, 2	BY ACTIONS OF THE CITY COUNCIL OF , 20 A.D.	
	MY COMMISSION EXPIRES NOTARY PUBLIC IN AND FOR THE STATE OF		
UARTER	IN WITNESS WHEREOF: VETERANS VILLA OPERATING, A NEBRASKA LIMITED LIABILITY COMPANY, AS OWNER, HAS EXECUTED THIS INSTRUMENT THIS DAY OF, 20, A.D.		
R OF SAID SECTION 9 (3 1/4" ,	KIM KUHLE, MANAGER		
$FLOOD\ PLAIN\ STATEMENT$ The tract described herein is in zone x and does not fall within the 100 year flood hazard area as shown on fema map 08041c0538G, dated december 7, 2018.	$rac{NOTARY:}{ ext{STATE OF}}$	CLERK AND RECORDER CERTIFICATION:	
	COUNTY OF )  THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, 20, A.D.,	I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS	
NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY	NESS MY HAND AND OFFICIAL SEAL THIS DAY OF, 20,	JCK BROERMAN , EL PASO COUNTY CLERK AND RECORDER  **COLORADO SPI TEL: 71.	
VENT, MAY ANY ACTION BASED UPON ANY DEFECT IN	יזל איזיין פוסיסין פעסיסיסין	BY: DEPUTY	

# LOCATED IN A PORTION OF SECTIONS LLAGES $\infty$ 9, TOWNSHIP15 THESOUTH, RANGECOLORADO65 WESTSPRINGS OFTHE6THP.M.,ELPASOCOUNTY, STATE0FCOLORADO



