

Colorado Springs, CO
Planning and Development

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



Final Report - Corrections Required
Application No. ANEX-23-0014

Description : A request by Norris Ranch Joint Venture, LLC, for annexation of 19.605 acres into the City of Colorado Springs. The annexation is a part of the overall Karman Line Land Use Plan, which is being submitted concurrently. The Land Use Plan proposes a maximum of 6,500 dwelling units, approximately 45 acres of light industrial, 105 acres of commercial/retail, 100 acres of mixed-use development, and 570 acres of park/open space.

Address : 14050 BRADLEY RD Colorado Springs CO 80901

Record Type : Annexation

Document Filename : Legal for Parcels (excludes ROW).pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Caroline Miller	Caroline.Miller@coloradosprings.gov	719-385-6089
Dan Sexton	Daniel.Sexton@coloradosprings.gov	-

General Comments

Comment ID	Author : Department	Review Comments
4	Caroline Miller : Planning	PLDO has no comments on this item, comments have been made on Land Use Plan.

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

Comment ID	Page Reference	Author : Department	Review Comments
28	1	Dan Sexton : Planning	Please provide a separate legal description for each annexation plat that outlines the land/roadway to be annexed under this annexation plat.

EXHIBIT "A"
LEGAL DESCRIPTION



PARCEL A:

LOTS 1, 2, 3 AND 4, THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, AND LOT 1, AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, EXCEPT THE FOLLOWING DESCRIBED PORTIONS OF SAID SECTION 4 AND SECTION 5, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO:

BEGINNING AT A POINT ON THE NORTH-SOUTH SECTION LINE, DIVIDING SECTIONS 4 AND 5, ON THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5, THENCE WESTERLY ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 5, A DISTANCE OF 1,320 FEET; THENCE ANGLE RIGHT 90 DEGREES A DISTANCE OF 890 FEET NORTH ALONG A LINE PARALLEL TO THE NORTH-SOUTH DIVIDING LINE BETWEEN SECTIONS 4 AND 5; THENCE ANGLE RIGHT 90 DEGREES A DISTANCE OF 2,447.41 FEET EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 5 AND PARALLEL TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 4; THENCE ANGLE RIGHT 90 DEGREES A DISTANCE OF 890 FEET SOUTH TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 4; THENCE ANGLE RIGHT 90 DEGREES A DISTANCE OF 1,127.41 FEET WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B:

THE SOUTH ONE-HALF (S1/2) OF SECTION 4, EXCEPT THAT PORTION CONVEYED TO THE CITY OF COLORADO SPRINGS, COLORADO BY DEED RECORDED JANUARY 3, 2017 UNDER RECEPTION NO. 217000009 AND THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER (E1/2SE1/4) OF SECTION 5, ALL IN TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE SIXTH P.M., COUNTY OF EL PASO, STATE OF COLORADO, EXCEPTING THEREFROM THAT PORTION CONVEYED TO EL. PASO COUNTY BY DEED RECORDED JANUARY 19, 1999 UNDER RECEPTION NO. 99008225.

PARCEL C:

THE SOUTH HALF OF THE NORTHEAST QUARTER AND ALL OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M. AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EXCEPT THAT PORTION CONVEYED TO EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS BY WARRANTY DEED RECORDED AUGUST 31, 1998 AT RECEPTION NO. 98124135 AND EXCEPT ANY PORTION THEREOF LYING WITHIN CURTIS ROAD, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL D:

THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., IN THE COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL E:

THE EAST HALF OF SECTION 32, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EXCEPT THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32, AND THE WEST HALF OF THE NORTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, AND THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL F:

SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL G:

THOSE PORTIONS OF LAND LYING WEST OF CURTIS ROAD OF LOTS 3 AND 4 AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 3, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE SIXTH P.M., COUNTY OF EL PASO, STATE OF COLORADO.