

**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 : Plat

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Zaker Alazzeh	Zaker.Alazzeh@coloradosprings.gov	-
Caroline Miller	Caroline.Miller@coloradosprings.gov	719-385-6089
Cory Sharp	Cory.Sharp@coloradosprings.gov	-
Dan Sexton	Daniel.Sexton@coloradosprings.gov	-
Joel Dagnillo	Joel.Dagnillo@coloradosprings.gov	-
Mike Gackle	mgackle@csu.org	-

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
1	1	Zaker Alazzeh : City Eng - Traffic Engineering	Traffic Engineering has no comments on this item.
2	1	Joel Dagnillo : City Engineering Dev Review	Engineering Development Review has no comments on this item.
34	1	Mike Gackle : Col Springs Utilities	DATE: May 5, 2023

Comment ID	Page Reference	Author : Department	Review Comments
			<p>BUCKSLIP NUMBER: ANEX-23-0014 – Karman Line Addition No. 6 RE: Karman Line Addition No. 6 – 1st Review Colorado Springs Utilities (Mike Gackle, 719-668-8262, mgackle@csu.org)</p> <p>Action Items:</p> <ol style="list-style-type: none"> 1. The Owner must provide to Colorado Springs Utilities (Springs Utilities) an inventory of well permits and water rights associated with the Property with documentation from the Colorado Division of Water Resources (or other source) identifying all the Owner's water rights associated with the property to be annexed (Property). If the Owner does not have any water rights, then the Owner must provide a letter stating such. 2. If the Property is currently connected to or receiving electric and/or natural gas service(s) from an electric or natural gas service provider other than Springs Utilities (i.e. Mountain View Electric Association, Black Hills, or City of Fountain, etc.), then the Owner must identify and provide an inventory of all existing electric and/or natural gas services provided by the current service provider(s). If there are no such existing connections or electric and/or natural gas service(s), then the Owner must provide a letter stating such. <p>Project Specific Action Items:</p> <ol style="list-style-type: none"> 1. If the Property is not currently within the boundaries of the Southeastern Colorado Water Conservancy District (SECWCD), then Owner must complete the questionnaire provided by City Planning from the Bureau of Reclamation (Bureau) and SECWCD. Springs Utilities will not be able to provide water service to the Property until the Property is included within the boundaries of the SECWCD. 2. If the Property is within an existing water and/or sanitation district (Existing District), then Springs Utilities will not provide water or wastewater services (Services) to the Property unless the Property is annexed into the City and excluded from the Existing District(s) or the Existing District(s) consents to Springs Utilities providing such Services to the satisfaction of Springs Utilities. If the property is within an Existing District(s), then once the property is annexed into the City and excluded from the Existing District(s), or the Existing District(s) consents to Springs Utilities providing such services, then the Property owner (among other requirements) is required to: <ol style="list-style-type: none"> a. Design, install, and obtain easements for the water and wastewater facilities necessary for Springs Utilities to serve the Property; b. Disconnect from the Existing District's water and wastewater systems and then connect directly to Springs Utilities' water and wastewater systems; and c. Provide payment of all applicable fees and charges, including Water and Wastewater Development Charges. 3. Owner must confirm that the Informational Items listed below have been reviewed. <p>Informational Items:</p> <ol style="list-style-type: none"> 1. On February 14, 2023, Colorado Springs City Council approved a water service extension ordinance #23-02, which directly impacts the extension of water service outside city limits, including for proposed annexations. Under the ordinance, the water service boundary can only be extended to include the proposed annexation(s) if the annexation(s) meet an exclusion(s), specified in the ordinance. An analysis of the proposed annexation

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			<p>supports an argument that the extension would have a de minimis impact on the available water surplus.</p> <ul style="list-style-type: none"> o Although this annexation plat is specific to a public right-of-way, its annexation would result in a continuous extension of Springs Utilities' water service boundary and create the potential for future water service(s) (i.e. landscaping irrigation, etc.). o Based on the standard calculation of 1.1 acre-feet/year (AFY) per acre of land, the projected water demand for this property is 21.57 AFY, which appears to satisfy the de minimis exclusion. <ul style="list-style-type: none"> □ 19.605 acres x 1.1 AFY = 21.57 AFY o De minimis: Projected demand < 39 AFY <ul style="list-style-type: none"> □ 21.57 AFY < 39 AFY <p>De minimis impact to the City's water supply is based on Existing Usage, which is updated annually, and, therefore, is subject to change. The de minimis calculation is also based on the assumption Utilities Board and City Council will find that 1% of the AWS is de minimis. Owner acknowledges that the assumptions, calculations and analyses performed and shown above are based on the information available as of the date of this review and may require recalculation and re-analysis subject to any update(s) to policy, Existing Usage, and the de minimis value prior to any presentation(s) to Utilities Board, City Planning Commission and/or City Council.</p> <p>2. Unless otherwise authorized by Springs Utilities, any existing wells within the Property must be plugged and abandoned at Owner's expense. The Owner shall provide Springs Utilities with documentation confirming that the existing wells have been plugged and abandoned in compliance with all applicable regulations, including regulations from the Colorado Division of Water Resources.</p> <p>3. Springs Utilities' potable water, non-potable water, wastewater, electric, streetlight, and natural gas services (Utility Services) are available to eligible customers (Customer) upon connection to Springs Utilities' facilities or utility systems on a "first-come, first-served" basis, provided that (among other things) the City and Springs Utilities determine that the Customer meets all applicable requirements of the City's Code of Ordinances and Springs Utilities' Tariffs, Utilities Rules and Regulations ("URRs"), and Line Extension and Service Standards ("Standards") for each application for Utility Service. In addition, the availability of Utility Services is contingent upon the terms detailed in an executed Annexation Agreement between the City and the Customer; and the dedication or conveyance of real and personal property, public rights-of-way, private rights-of-way, or easements that Springs Utilities determines are required for the extension of any proposed Utility Service from Springs Utilities' utility system facilities that currently exist or that may exist at the time of the proposed extension or connection. In certain instances, Springs Utilities' services and system capacities are limited. Accordingly, no specific allocations or amounts of Springs Utilities' facilities or supplies are reserved to serve the subject property and no commitments are made as to the availability of utility service at future times. Further, Springs Utilities reserves the right to refuse new connections to its natural gas service system if Springs Utilities is legally constrained from doing so.</p> <p>4. Connections to Springs Utilities' systems are contingent upon the Customer meeting all the requirements of the Utilities' Tariffs and City of Colorado Springs ordinances that are in effect for each requested Utility Service at the time the application for service is made by the Customer and formally accepted by the Utilities. Connection requirements may include provisions for necessary line extensions</p>

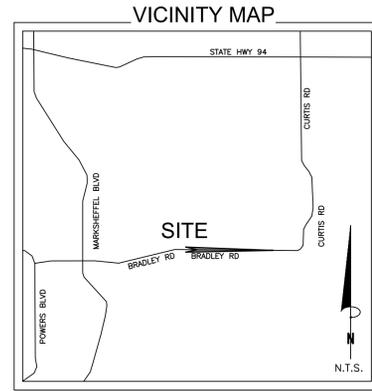
Comment ID	Page Reference	Author : Department	Review Comments
			<p>and/or other system improvements, and payment of all applicable system development charges, recovery agreement fees and other fees applicable to the requested service.</p> <p>5. ☐Springs Utilities reserves the right to charge any development resulting from annexation a fee in an amount equivalent to the extraordinary cost of serving the development if such development does not occur adjacent to existing developed areas of the City of Colorado Springs.</p> <p>6. ☐To receive water service from Springs Utilities, the Property must be included in the Southeastern Colorado Water Conservatory District (SECWCD). After completing the questionnaire from the Bureau of Reclamation (Bureau), the SECWCD will determine whether the property to be annexed is within the SECWCD. If the property is not within the SECWCD, then consent from the Bureau is required for the Property to be included into the SECWCD (see item 1 under "Project Specific Informational Items" above). The Bureau may require the Owner to provide the following confirmations for the subject annexation project:</p> <p>o ☐Endangered Species Act - a letter or email from the Fish and Wildlife Department stating there are no Endangered Species within the Annexation Boundary.</p> <p>o ☐Clean Water Act - a letter or email from the United States Army Corp of Engineers stating that there are no wetlands within the Annexation Boundary.</p> <p>o ☐National Historic Preservation Act - a report that addresses the existence of any Native American Indian relics or buildings of historic significance (the report is to be completed by an Archaeologist that is approved Bureau of Reclamation). Once the Archaeologist is chosen, he/she must contact the Bureau for final instructions.</p> <p>Southeastern Colorado Water Conservancy District contact information: Attn: Margie Medina 31717 United Avenue Pueblo, CO 81001 (719) 766-4256 Margie@SECWCD.com (719) 948-2400</p>
35	1	Mike Gackle : Col Springs Utilities	<p>ORDINANCE NO. 23 - 02 AN ORDINANCE CREATING SECTION 305 (SERVICE; EXTENSION LIMITATION) OF PART 3 (WATER SERVICE) OF ARTICLE 4 (WATER CODE) OF CHAPTER 12 (UTILITIES) OF THE CODE OF THE CITY OF COLORADO SPRINGS 2001, AS AMENDED, PERTAINING TO THE EXTENSION OF WATER SERVICE</p> <p>WHEREAS, persistent drought in the western United States and Colorado River Basin have placed a risk of future constraints on the City's water supply; and</p> <p>WHEREAS, the City Council recognizes that enclaves and irregularly shaped boundaries create an inefficient delivery of municipal services which should be avoided; and</p> <p>WHEREAS, the City Council has legislative discretion over water services within and outside of the City, as set forth in City Charter section 6-70 (Utility Rates) and Part 2</p>

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			<p>(Annexations) of Article 6 (Planning Commission and Annexations) of Chapter 7 (Planning, Development, and Building); and</p> <p>WHEREAS, the City Council adopts this ordinance to reasonably limit the extension of water services.</p> <p>NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:</p> <p>Section 1. Section 305 (Service; Extension Limitation) of Part 3 (Water Service) of Article 4 (Water Code) of Chapter 12 (Utilities) of the Code of the City of Colorado Springs 2001, as amended, is created to read as follows:</p> <p>12.4.305: SERVICE; EXTENSION LIMITATION:</p> <p>A. Due to increasing demands on the City's water supply, and to ensure that the City's water rights will meet existing and anticipated water service obligations, extending water service into any area not within either the existing City limits or the water service boundary as of the effective date of this section is subject to the recommendation of approval by the Utilities Board and approval by City Council.</p> <p>B. City Council approval shall require a finding that the proposed water extension is warranted based on a substantiated and written record demonstrating that:</p> <ol style="list-style-type: none"> 1. The City's available water supply is sufficient to meet at least 128% of existing usage (calculated using a five (5) year rolling average of weather normalized unrestricted usage data) and the projected demand for water services within the proposed extension(s) of services, and not less than 25% of the perimeter of the area is contiguous with the City (as defined by State law); or 2. A unique and extraordinary event or circumstance necessitates an extension of water services to serve critical interests of the City; or 3. The area is an enclave (as defined by State law), or the area is owned or leased by the City, or extension of water service to the area will have a de minimis impact on the overall City's available water supply. <p>C. This section shall apply to any extension of Utilities water services notwithstanding any provision to the contrary.</p> <p>Section 2. Upon final passage of this ordinance, it is Council's intent to form and/or participate in a regional water task force consisting of representatives from the City of Colorado Springs, Colorado Springs Utilities, El Paso County, and regional water providers to evaluate water demand and recommend water policy in the Pikes Peak area.</p> <p>Section 3. This ordinance shall be in full force and effect from and after its final adoption and publication as provided by Charter.</p> <p>Section 4. Council deems it appropriate that this ordinance be published by title</p>

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			<p>and summary prepared by the City Clerk and that this ordinance be available for inspection and acquisition in the office of the City Clerk. Introduced, read, passed on first reading and ordered published this 10th day of January 2023. Finally passed: February 14, 2023 Tom Strand Council President ATTEST: Sarah B. Johnson HEREBY CERTIFY that the foregoing ordinance entitled "AN ORDINANCE CREATING SECTION 305 (SERVICE: EXTENSION LIMITATION) OF PART 3 (WATER SERVICE) OF ARTICLE 4 (WATER CODE) OF CHAPTER 12 (UTILITIES) OF THE CODE OF THE CITY OF COLORADO SPRINGS 2001. AS AMENDED. PERTAINING TO THE EXTENSION OF WATER SERVICE" was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on January 10, 2023; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 14th day of February 2023, and that the same was published by title and in summary, in accordance with Section 3-80 of Article III of the Charter, a newspaper published and in general circulation in the Gazette, at least ten days before its passage. IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this 14th day of February 2023.</p> <p>1st Publication Date: January 13, 2023 2nd Publication Date: February 17, 2023 City Clerk Effective Date: February 22, 2023</p>
-	1	Cory Sharp : Planning	
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5	1	Cory Sharp : Planning	Please update the name Karman Line Addition No. 6 on all sheets
6	1	Cory Sharp : Planning	Please check/revise the total (my calculation is 26263.43')
8	1	Cory Sharp : Planning	Please update the City File No. ANEX-23-0014 on all sheets
9	1	Cory Sharp : Planning	Please update the Recorder's name Steve Schleiker, Recorder
10	1	Cory Sharp : Planning	Please update the name Karman Line Addition No. 6 on all sheets
11	1	Cory Sharp : Planning	Please revise too: contiguous perimeter percentage: 19.04%
12	1	Cory Sharp : Planning	Please update the name Karman Line Addition No. 6
13	1	Cory Sharp : Planning	Please remove El Paso County. The current portion of Bradley Road that is County right-of-way will need to be deeded to the City of Colorado Springs by separate instrument
14	1	Cory Sharp : Planning	Please update the ownership: Owner: The aforementioned, City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation, has executed this instrument this __ day of _____, 20__ A.D.

ANNEXATION PLAT KARMAN LINE NO. 6

A PORTION OF THE NORTH 1/2 OF SECTIONS 5 AND 6, AND THE SOUTH 1/2 OF SECTIONS 7, 8 AND 9, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE SIXTH P.M., TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



Please update the name Karman Line Addition No. 6 on all sheets

Please remove El Paso County. The current portion of Bradley Road that is County right-of-way will need to be deeded to the City of Colorado Springs by separate instrument

Please update the annexation plat names

Please revise too: contiguous perimeter percentage: 19.04%

Please check/revise the total (my calculation is 26263.43')

Please remove El Paso County. The current portion of Bradley Road that is County right-of-way will need to be deeded to the City of Colorado Springs by separate instrument

Please update the name Karman Line Addition No. 6 on all sheets

BE IT KNOWN BY THESE PRESENTS:

The City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation, and the County of El Paso, an organized County, Colorado, being the petitioner of the following described tract of land to wit:

A portion of the North 1/2 of Section 5 and 6, and the South 1/2 of Sections 7, 8 and 9, Township 15 South, Range 64 West of the Sixth Principal Meridian, County of El Paso, Colorado, being more particularly described as follows:

COMMENCING at the North 1/4 Corner of said Section 7; thence along the east line of Annexation Plat, Norris Ranch No. 3, recorded as Reception Number _____, N00°36'59"W (Basis of Bearings is the south line of Section 4, Township 15 South, Range 64 West of the Sixth Principal Meridian, monumented at the Southwest Corner of said Section 4 by a number 6 rebar with a 3-1/4" aluminum cap, properly marked, stamped "LS 17496", flush with grade and monumented at the Southeast corner of said Section 4 by a 2-1/2" aluminum cap in range box, properly marked "LS 38073", measured to bear N89°50'09"E, a distance of 5245.32 feet.), 30.00 feet to the northeast corner of said Amara Addition No. 5, also being a point on the north right-of-way line of Bradley Road as shown on the Hammer Range Land Survey Plat, recorded as Reception Number 200115347 and the north line of the right-of-way reserved under Book A, Page 78, also being the POINT OF BEGINNING; thence departing said northeast corner, S89°32'43"E, a distance of 10,632.78 feet; thence S89°19'22"W, a distance of 10630.65 feet, to the point of intersection of the south right-of-way line of Bradley Road as dedicated by Notice of Lis Pendens recorded as Reception Number 99131064 and the east line of said Amara Addition No. 5; thence departing said point of intersection, N86°54'10"E, a distance of 2500.00 feet; thence N88°16'58"W, a distance of 2500.00 feet, to the POINT OF BEGINNING.

Containing 853,989 Sq. Ft. or 19.605 acres, more or less.

Please add the calls along Karman Line Addition No. 5

IN WITNESS WHEREOF:

The aforementioned, El Paso County, Colorado, an organized County, has executed this instrument this ___ day of _____, 2023 A.D., by _____, as _____ of El Paso County, Colorado, an organized County.

IN WITNESS WHEREOF:

The aforementioned, The City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation, has executed this instrument this ___ day of _____, 2023 A.D.

John W. Suthers, Mayor

Please update the ownership: Owner: The aforementioned, City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation, has executed this instrument this ___ day of _____, 20__ A.D.

John W. Suthers, Mayor

Attest:

City Clerk

State of Colorado

County of El Paso

The foregoing instrument was acknowledged before me this ___ day of _____, 20__ A.D., by John W. Suthers, Mayor of the City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation.

Witness my hand and seal

My commission expires: _____ Notary Public

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

The above and aforementioned was acknowledged before me this ___ day of _____, 2023, by _____, as _____ of El Paso County, Colorado, an organized County.

Witness my hand and seal

My Commission expires _____

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

The above and aforementioned was acknowledged before me this ___ day of _____, 2023, by _____, as _____ of the City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation.

Witness my hand and seal

My Commission expires _____

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying annexation plat of "KARMAN LINE 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 _____

NOTES:

- Basis of Bearings is the south line of Section 4, Township 15 South, Range 64 West of the Sixth Principal Meridian, monumented at the Southwest Corner of said Section 4 by a number 6 rebar with a 3-1/4" aluminum cap, properly marked, stamped "LS 17496", flush with grade and monumented at the Southeast corner of said Section 4 by a 2-1/2" aluminum cap in range box, properly marked "LS 38073", measured to bear N89°50'09"E, a distance of 5245.32 feet.
- This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership, easements or rights of way of record. The client did not wish for easements and rights of way researched or shown. This survey does not take into consideration additional facts that an accurate and correct title search might disclose including, but not limited to, descriptions contained in deeds for adjacent properties.
- The linear units used in this drawing are U.S. Survey Feet.
- The improvements shown hereon are as of the date of field work, April 4, 2022.
- Total perimeter of portion to be annexed: 21,263.43' Perimeter along City of Colorado Springs Limits: 5,000.00' 1/8th perimeter percentage: 24%
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA Flood Insurance Rate Map, Map Number 08041C0790G & 08041C0795G, with effective dates of December 7, 2018, indicates this parcel of land is located in Zone X (Area of minimal flood hazard).

SURVEYOR'S CERTIFICATION:

I, Stewart L. Mapes, Jr., a licensed professional land surveyor in the state of Colorado, do hereby state that the annexation plat hereon shown is a correct delineation of the above described parcel of land and that at least one-sixth (1/6) of the perimeter boundary of said parcel is contiguous with the present boundary of the City of Colorado Springs, El Paso County, Colorado

Stewart L. Mapes, Jr.
Colorado Professional Land Surveyor No. 38245
For and on behalf of Clark Land Surveying, Inc.

Please update the Recorder's name Steve Schleiker, Recorder

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record in my office at _____ o'clock _____ M., this _____ day of _____, A.D., and is duly recorded under

Reception No. _____ of the records of El Paso County, Colorado.

SURCHARGE: _____ CHUCK BROERMAN, CLERK & RECORDER

FEE: _____ BY: _____ Deputy

Please update the City File No. ANEX-23-0014 on all sheets



No.	Revisions	Description	By	Date

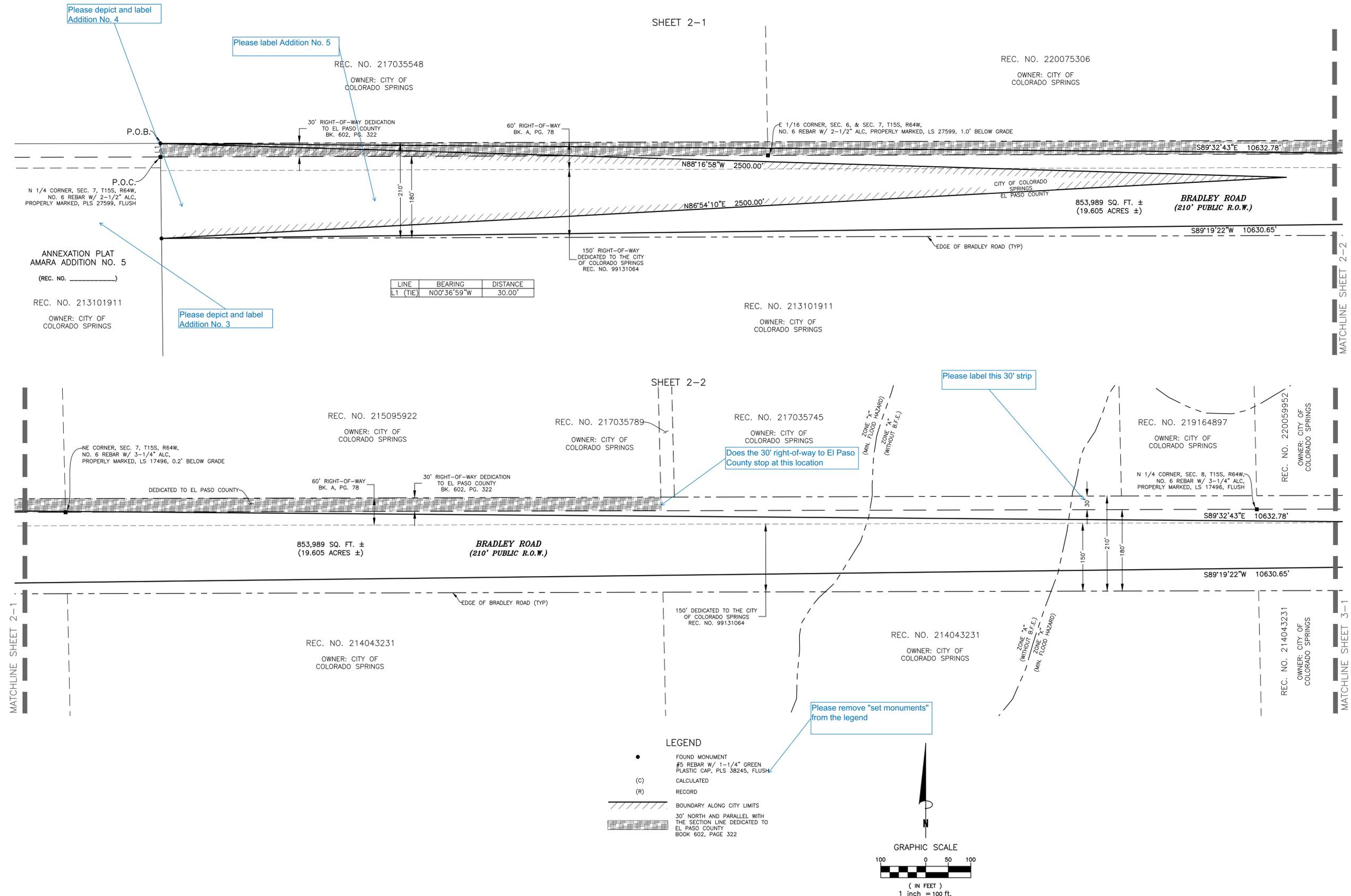
Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

ANNEXATION PLAT, KARMAN LINE NO. 6
A PORTION OF SECTIONS 4, 5, 6, 7, 8 AND 9, TOWNSHIP 15 SOUTH RANGE 64 WEST OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

Project No. **230709**
Date: 3/27/2023
Sheet 1 of 3
Drawn By: DWL
Checked By: SLM

ANNEXATION PLAT KARMAN LINE NO. 6

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No.	Description	By	Date

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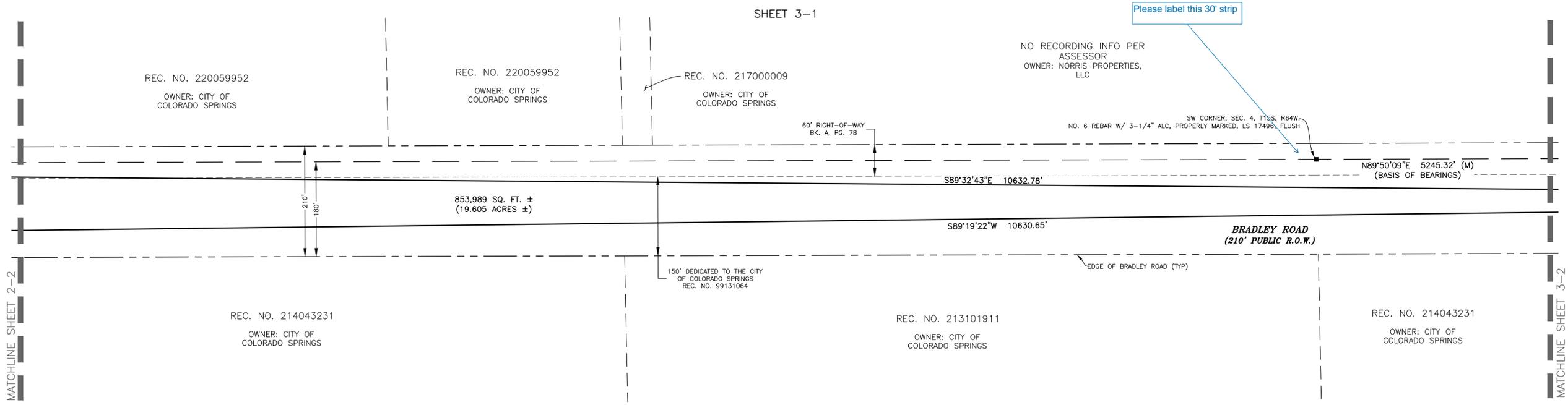
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 A PORTION OF SECTIONS 4, 5, 6, 7, 8 AND 9,
 TOWNSHIP 15 SOUTH RANGE 64 WEST OF THE SIXTH P.M.,
 EL PASO COUNTY, COLORADO

Project No. **230709** Date: 3/27/2023 Sheet 2 of 3
 Drawn By: DWK Checked By: SLM

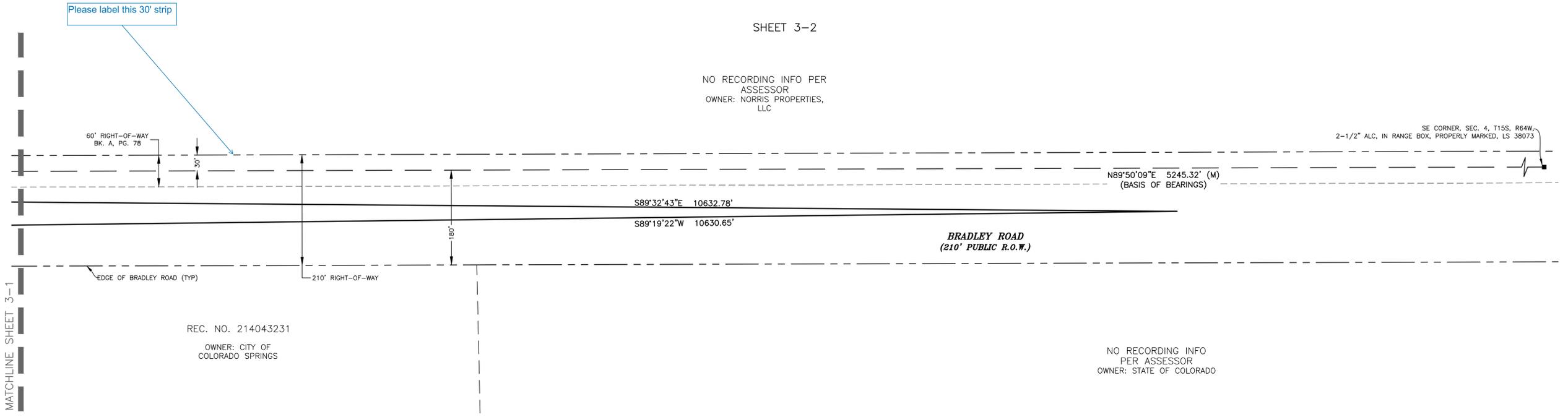
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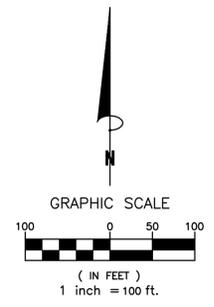
SHEET 3-1



SHEET 3-2



- LEGEND**
- FOUND MONUMENT
 - #5 REBAR W/ 1-1/4" GREEN PLASTIC CAP, PLS 38245, FLUSH
 - (C) CALCULATED
 - (R) RECORD
 - BOUNDARY ALONG CITY LIMITS
 - ▨ 30' NORTH AND PARALLEL WITH THE SECTION LINE DEDICATED TO EL PASO COUNTY BOOK 692, PAGE 322



No.	Description	By	Date

Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

ANNEXATION PLAT, KARMAN LINE NO. 6
 A PORTION OF SECTIONS 4, 5, 6, 7, 8 AND 9,
 TOWNSHIP 15 SOUTH RANGE 64 WEST OF THE SIXTH P.M.,
 EL PASO COUNTY, COLORADO

Project No. **230709** Drawn By: DWK Checked By: SLM Date: 3/27/2023 Sheet 3 of 3