

**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 : SECWCD NEPA Application for Assent.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
27	1	Dan Sexton : Planning	As communicated by email, dated 4/27/2023, the initial provided NEPA Assent Questionnaire form needs revisions. Please let me know if there are questions regarding the requested changes.

**APPLICATION FOR ASSENT
FOR PROPOSED INCLUSIONS INTO THE
SOUTHEASTERN COLORADO WATER CONSERVANCY DISTRICT
AND ABILITY TO RECEIVE OF FRYINGPAN-ARKANSAS PROJECT WATER**

Please send this completed questionnaire to:

Mr. Garrett Markus
Water Resource Engineer
Southeastern Colorado Water Conservancy District
31717 United Avenue
Pueblo, CO 81001



If you have any questions regarding this questionnaire, please contact Mr. Markus at (719) 766-4261 or garrett@secwcd.com

- 1) Proposed inclusion petitioner(s) name, address, phone number, and e-mail address (also include the proposed inclusion parcel(s) address and applicant contact information, if different than that of the petitioner(s)):**

Norris Ranch Joint Venture, LLC
P.O. Box 1385
Colorado Springs, CO 80901

Craig Dossey, craig.dossey@vertexc.com, 303-906-8800

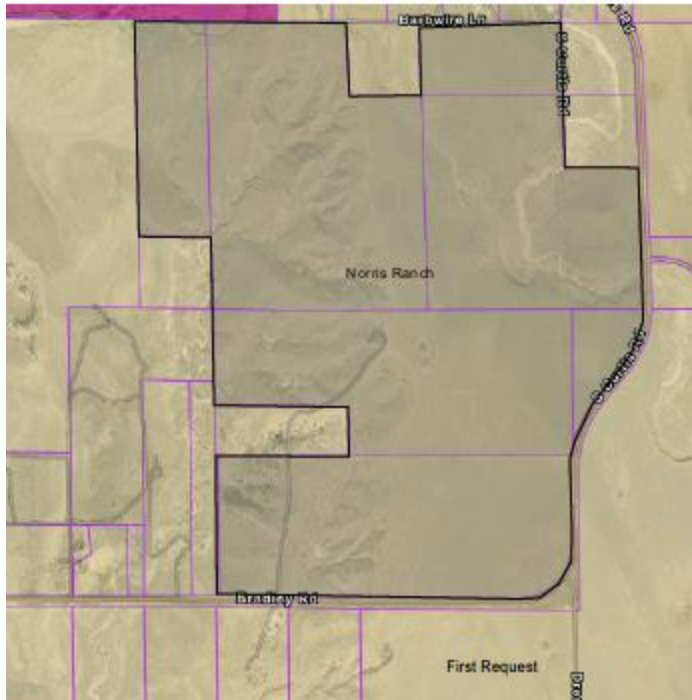
- 2) Commonly known name for the Inclusion (must be the official name on the ordinance for an annexation)**

Karman Line

- 3) Proposed inclusion parcel(s) legal description (Township, Range, Section and County) and proposed inclusion parcel(s) acreage:**

See below for legal description for the 7 parcels.

- 4) Attach a proposed inclusion parcel(s) location map (either topographic or aerial map from appropriate county assessor's website) showing parcel(s) boundaries. If petitioner's county or municipality utilizes GIS, send parcel shapefile with commonly known name to margie@secwcd.com.**



- 5) **How does the proposed inclusion parcel(s) currently receive water? For example, does the parcel(s) receive municipal or industrial water from a public water system?**

There is currently a well onsite, which will be abandoned. The property will be served by Colorado Springs Utilities.

- 6) **Identify the water right(s) associated with the proposed inclusion parcel(s). If the parcel receives municipal and industrial water, state the water supplier. Otherwise, provide the water right decree.**

Colorado Springs Utilities

- 7) **Can any or all of the proposed activities resulting from the inclusion occur without your ability to receive Fryingpan-Arkansas Project Water?**

If yes, you **DO NOT** need to answer questions 8-15.

If no, please describe **AND** answer questions 8-15:

No, the Land Use Plan proposes urban development which requires centralized service. There are no other utility providers that can meet the water demand.

- 8) **Describe the proposed inclusion Parcel(s) current land use and/or zoning (e.g., residential, rural residential, agricultural, etc.) and any existing infrastructure (e.g., buildings, ditches, roads, etc.) within the proposed inclusion parcel(s):**

The property is presently zoned RR-5. The property includes one abandoned barn and lean-to, which will be removed from the property upon development.

- 9) **Are there any proposed changes to the proposed inclusion parcel(s) current land use and/or zoning (e.g., agricultural to residential, etc.) or any ground-disturbing activities within the proposed inclusion parcel(s) that will result from the proposed inclusion?**

Yes

If yes, please describe the extent of ground disturbance (eg., excavation, trenching, tree removal, construction, demolition, etc.), the approximate dimensions of the proposed ground disturbance (eg., length, width, and depth of trenching, etc.), and attach a map showing the approximate area of disturbance within the proposed inclusion parcel(s).

Please see attached for the draft Land Use plan that identifies the mix of uses planned for the parcels requested to be included in the District. This will be a long-term project that will likely take 10-20 years to build out with ground disturbance being phased with each filing.

10) Describe how the water will be used (e.g., provide water to an existing structure, provide water to a proposed commercial/industrial development, etc.) within the proposed inclusion parcel(s):

The water will be utilized for commercial, industrial, mixed, and residential uses. See the attached draft Land Use plan for further information regarding the uses.

If a pipeline is required to provide water to an existing structure, please provide the approximate length and diameter of the pipeline:

N/A

11) Is there any existing infrastructure (eg., buildings, structures, canals, ditches, etc.) or are there any known archaeological sites within the proposed inclusion parcel(s) that are at least 50 years old?

No

If yes, please describe:

12) Are there any known threatened or endangered species or their designated critical habitat within the proposed inclusion parcel(s)?

No

13) Are there any known wetlands within the proposed inclusion parcel(s)?

No

14) Are there any anticipated water quality impacts within the proposed inclusion parcel(s) resulting from the proposed inclusion (e.g., sewage disposal, construction impacts, etc.)?

No, all activities occurring on the property will meet the City of Colorado Springs stormwater requirements, which ensure water quality is maintained.

If yes, please describe:

15) Is there any prime and unique farmland within the proposed inclusion parcel(s)?

No

If yes, please describe:

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.