

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 : Annexation Plat_Rev

Comment Author Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone No.:
Tamara Baxter	Tamara.Baxter@coloradosprings.gov	-
Caroline Miller	Caroline.Miller@coloradosprings.gov	719-385-6089
Cory Sharp	Cory.Sharp@coloradosprings.gov	-
Chris Padilla	Chris.Padilla@coloradosprings.gov	719-550-1906
Dan Sexton	Daniel.Sexton@coloradosprings.gov	-
Caleb Savage	cjsavage@csu.org	-

General Comments

Comment ID	Reviewer : Department	Review Comments
36	Chris Padilla : COS Airport	No comments Outside Airport Overlay.
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	Reviewer : Department	Review Comments
39	1	Caleb Savage : Col Springs Utilities	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.

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40	1	Caleb Savage : Col Springs Utilities	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.
41	1	Caleb Savage : Col Springs Utilities	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.
42	1	Caleb Savage : Col Springs Utilities	<p>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:</p> <ul 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.
43	1	Caleb Savage : Col Springs Utilities	<p>Owner must confirm that the Informational Items listed below have been reviewed.</p> <p>Informational Items: (Updated based on revised annexation plats and elimination of Karman Line Addition No. 7 annexation plat)</p> <p>1. On February 14, 2023, Colorado Springs City Council approved a water service extension ordinance #23-02 – see attached – 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.</p> <ul style="list-style-type: none"> o Based on the proposed land uses provided in the revised Land Use Plan (MAPN-23-0002), dated 6/27/2023, the projected water demand for this property is 1,722 AFY. o De minimis: Projected demand < 39 AFY o 1,722 AFY > 39 AFY o Since the property does not appear to have a de minimis impact on the City's water supply and does not qualify as an enclave (as defined by State law), owner must substantiate that one of the other exceptions applies, such as, the City's available water supply must be sufficient to meet at least 128% of existing usage 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), where: <ul style="list-style-type: none"> o (Existing Usage x 128%) + Projected Demand = < Reliably Met Demand o Property's contiguity with City limits >= 25%

Comment ID	Page Reference	Reviewer : Department	Review Comments
			<p>o 128% Water Supply Exception Calculation (71,200 AFY x 128%) + 1,722 AFY = 92,858 AFY 92,858 AFY < 95,000 AFY At the time of this analysis, property appears to meet exception</p> <p>o 25% Contiguity Exception Analysis 35.7% > 25% Annexation plat appears to demonstrate land meets 25% contiguity with City limits subject to annexation of Karman Line Addition Nos. 1-5</p> <p>Reliably Met Demand and Existing Usage are updated periodically, and, therefore, are subject to change. 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/or the Reliably Met Demand prior to any presentation(s) to Utilities Board, City Planning Commission and/or City Council.</p>
44	1	Caleb Savage : Col Springs Utilities	<p>Information Items (cont):</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>
78	1	Caleb Savage : Col Springs Utilities	<p>Information Items (cont):</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 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</p>

Comment ID	Page Reference	Reviewer : Department	Review Comments
			<p>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> <ul style="list-style-type: none"> o□Endangered Species Act - a letter or email from the Fish and Wildlife Department stating there are no Endangered Species within the Annexation Boundary. 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. 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>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>
-	1	Cory Sharp : Planning	
-	1	Cory Sharp : Planning	
-	1	Cory Sharp : Planning	
-	1	Cory Sharp : Planning	
32	1	Dan Sexton : Planning	The Owner is responsible for providing staff with a copy of the Letter of Inclusion from the Southeastern Water Conservatory District once received. This letter will need to be submitted to staff prior to scheduling for City Council hearing on this annexation.
33	1	Dan Sexton : Planning	The first draft Annexation Agreement will be supplied by staff to the owner after the 2nd review of the Land Use applications. This will establish further details for contributions beyond those identified in this letter.
46	1	Cory Sharp : Planning	Please update the Mayor's name: Blessing A. Mobolade, Mayor
47	1	Cory Sharp : Planning	Please update the name: Addition No. 6
48	1	Cory Sharp : Planning	? Should this be Norris Ranch Joint...
49	1	Cory Sharp : Planning	Please check/revise my calculation is 129,680.58'
50	1	Cory Sharp : Planning	Please rephrase: perimeter of the area contiguous to the City of Colorado Springs Limits: 46,267.82' (35.68%)
51	1	Cory Sharp : Planning	Please rephrase: 1/4th of the total perimeter: 32,420.14 (25%)
52	1	Cory Sharp : Planning	Please remove set monuments
53	1	Cory Sharp : Planning	Please add the calls to the terminus of quitclaim deed reception no. 222103960
54	1	Cory Sharp : Planning	Please move the curve table to sheets 2. 3 and 5

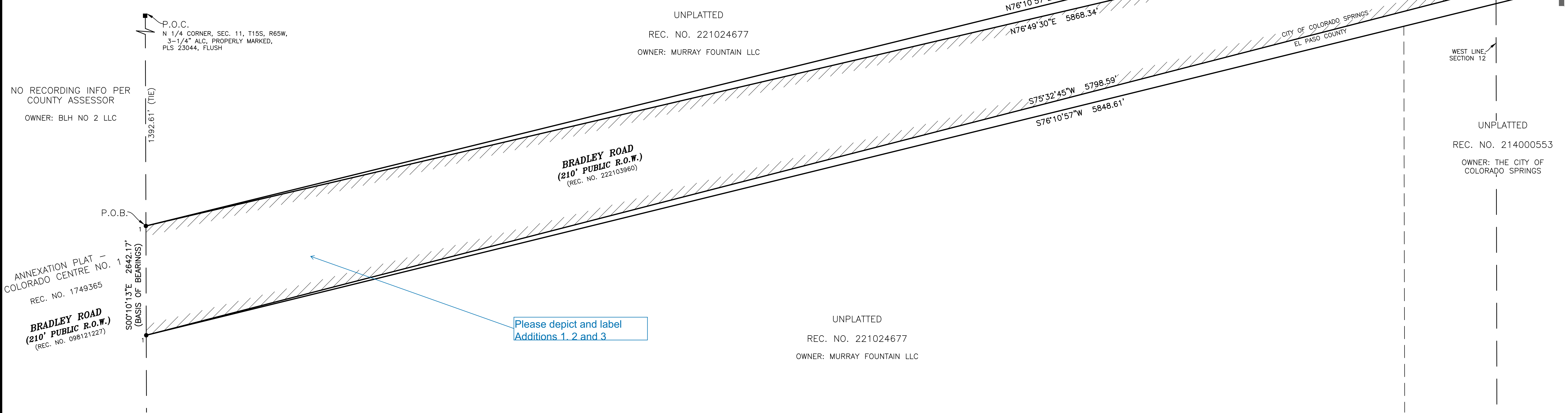
Comment ID	Page Reference	Reviewer : Department	Review Comments
55	1	Cory Sharp : Planning	Should these 4 courses be called along a certain line?
56	1	Cory Sharp : Planning	Please check the last 6 calls within the description I do not see that they match the drawings (I could be missing something)
57	1	Cory Sharp : Planning	Sheet 1 of 5
62	1	Cory Sharp : Planning	This area was not depicted and labeled in Additions No. 4 and 5.
63	1	Cory Sharp : Planning	Is this correct, this area is within the area quitclaimed to the City of Colorado Springs reception no. 222103960. I do not see in Assessors GIS a small 30' x 30' area?
64	1	Cory Sharp : Planning	? still applicable
79	1	Tamara Baxter : Planning	SS-O comments are provided with City file MAPN-23-0002.
58	2	Cory Sharp : Planning	Sheet 2 of 5
65	2	Cory Sharp : Planning	Please add the curve table
66	2	Cory Sharp : Planning	Please depict and label Additions 1, 2 and 3
-	3	Cory Sharp : Planning	
-	3	Cory Sharp : Planning	
59	3	Cory Sharp : Planning	Sheet 3 of 5
67	3	Cory Sharp : Planning	? still applicable
68	3	Cory Sharp : Planning	Please check/revise the location of the termination of Bradley Road recorded under reception no. 222103960 which terminates at the east line of the northwest quarter of section 7, which appears to be approximately 2640' further east. Please revise accordingly
69	3	Cory Sharp : Planning	Please check/revise should this be a 60.00' right-of-way
70	3	Cory Sharp : Planning	Is this Drennan Road? Please add appropriate label
71	3	Cory Sharp : Planning	Bradley Road reception no. 222103960?
72	3	Cory Sharp : Planning	Is this location the termination of quitclaim deed reception no. 222103960?
73	3	Cory Sharp : Planning	Please add the calls to the terminus of the quitclaim deed within the legal description
-	4	Cory Sharp : Planning	
60	4	Cory Sharp : Planning	Sheet 4 of 5
74	4	Cory Sharp : Planning	There appears to be dirt access to the Goodrich property in this approximate location, does there need to be a defined access easement?
80	4	Dan Sexton : Planning	For all segments of roadway to be annexed , please provide legal descriptions for the roadway segments so they can be conveyed from El Paso County to COS prior to annexation.
61	5	Cory Sharp : Planning	Sheet 5 of 5
75	5	Cory Sharp : Planning	Please add the distance 2651.22' from the adjacent sheet along this line
76	5	Cory Sharp : Planning	Please depict the continuation of Curtis Road north of this area
77	5	Cory Sharp : Planning	Please depict and label the roadway going to the east

ANNEXATION PLAT KARMAN LINE ADDITION NO. 6

A PORTION OF THE SE1/4 OF SEC. 1, NE1/4 OF SEC. 11, N1/2 OF SEC. 12, T15S, R65W AND
SEC. 3, SEC. 4, SEC. 5, N1/2 SEC. 6, N1/2 SEC. 7, N1/2 SEC. 8, N1/2 SEC. 9, T15S, R64W AND
THE E1/2 OF SEC. 32, SEC. 33 AND SW1/4 SEC. 34, T14S, R64W OF THE SIXTH P.M.,
TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

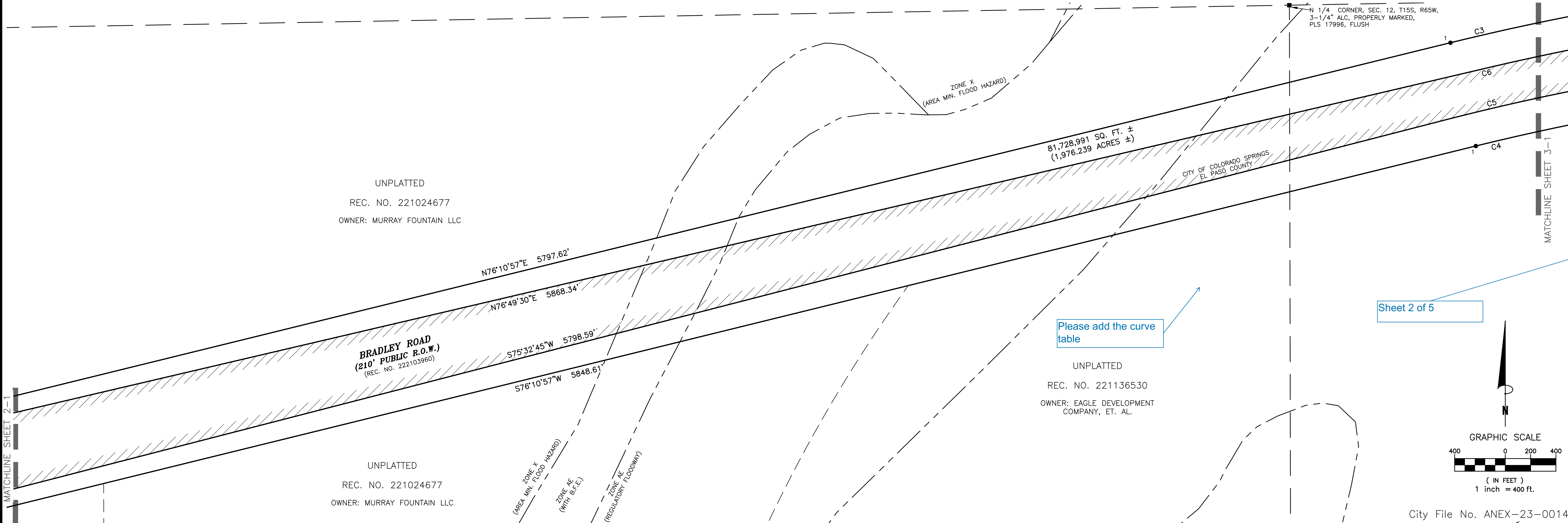
SHEET 2-1

MATCHLINE SHEET 2-2



SHEET 2-2

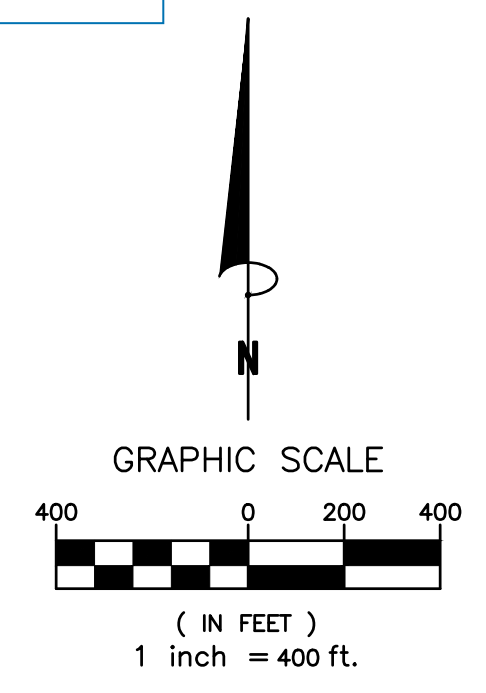
MATCHLINE SHEET 3-1



Please depict and label Additions 1, 2 and 3

Please add the curve table

Sheet 2 of 5



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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 herein.

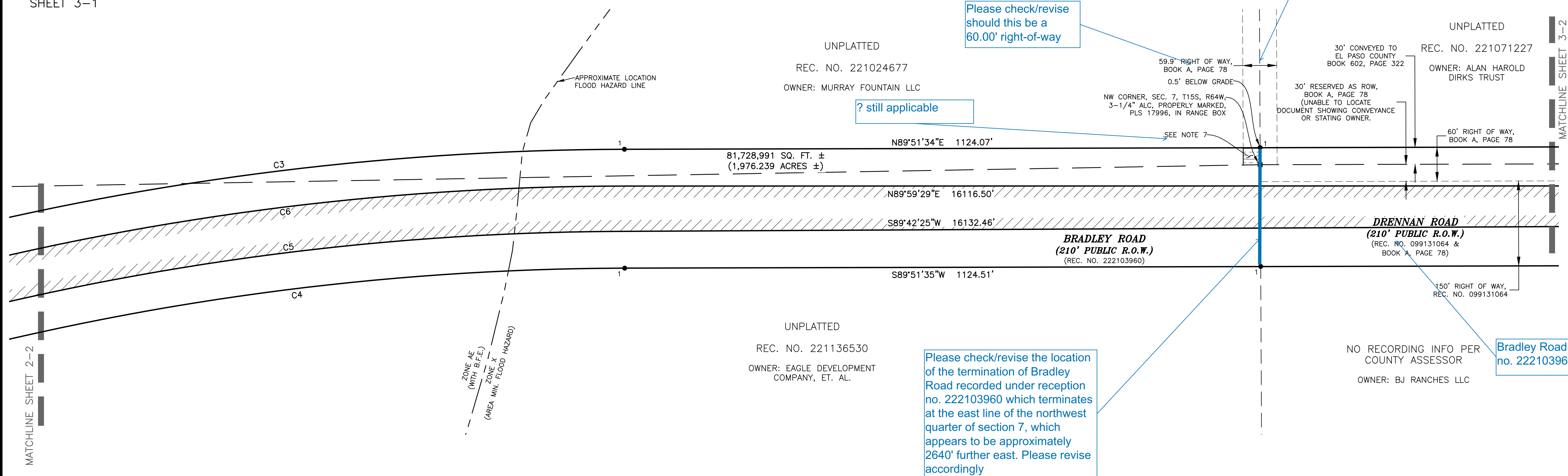
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Project No. **230709** Drawn By: EJC Checked By: SLM Date: 5/22/2023 Sheet 2 of 3

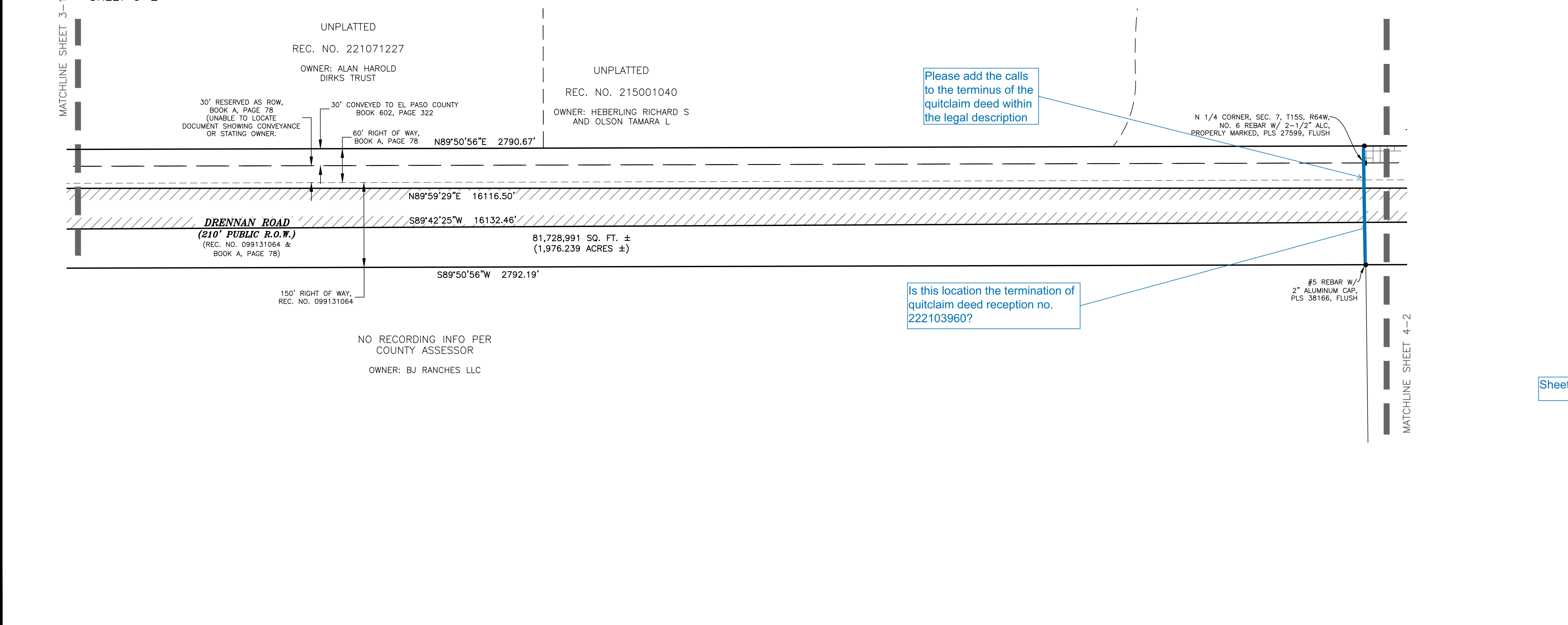
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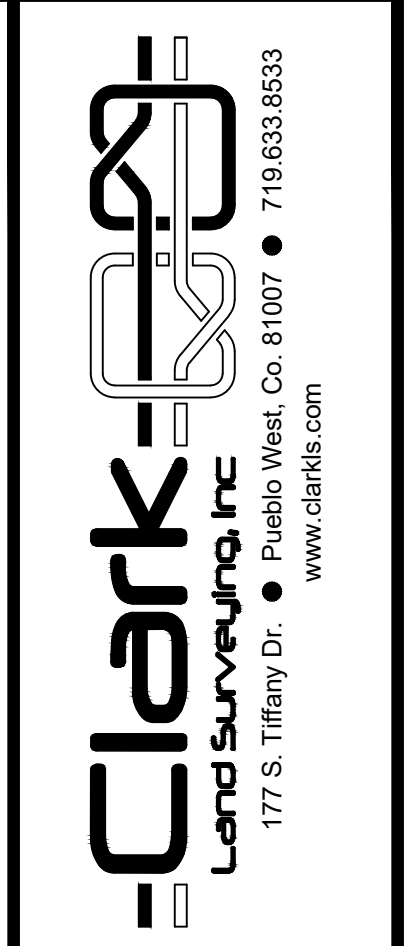
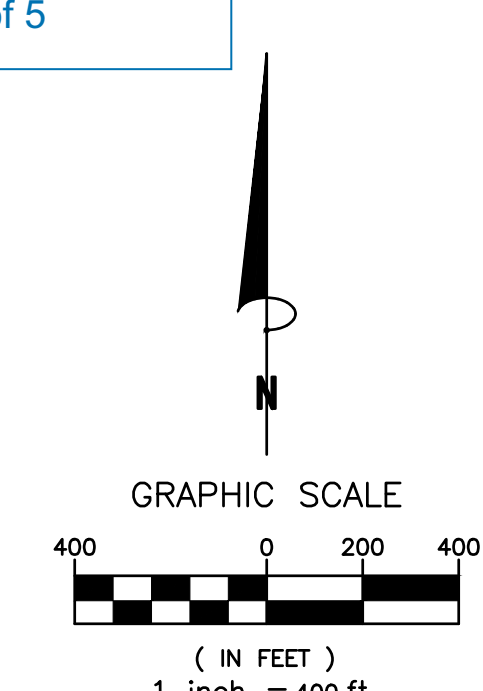
SHEET 3-1



SHEET 3-2



Sheet 3 of 5



No.	Revisions	Description	By	Date

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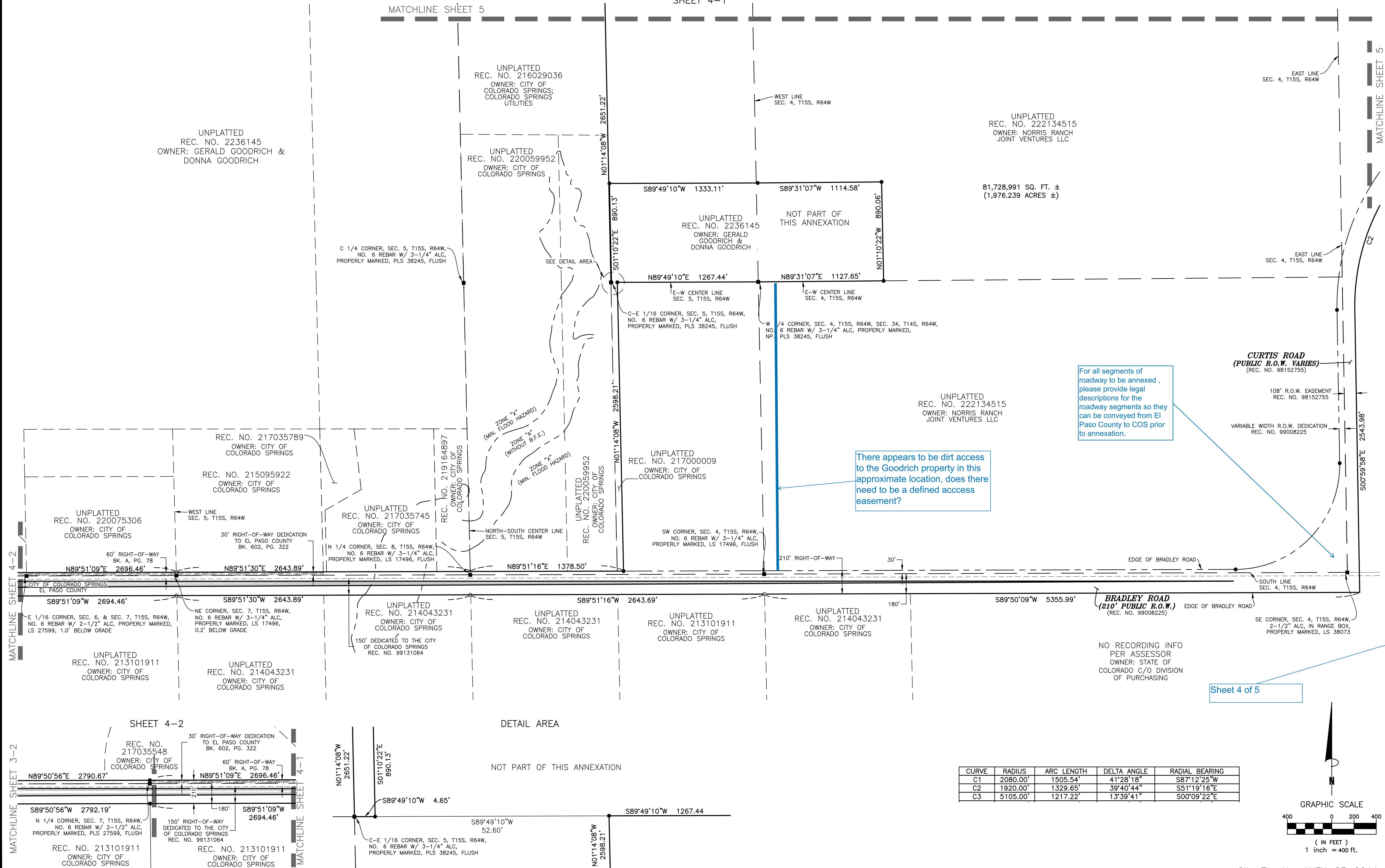
Project No. **230709** Drawn By: EJC Checked By: SLM Date: 5/22/2023 Sheet 3 of 3

City File No. ANEX-23-0014

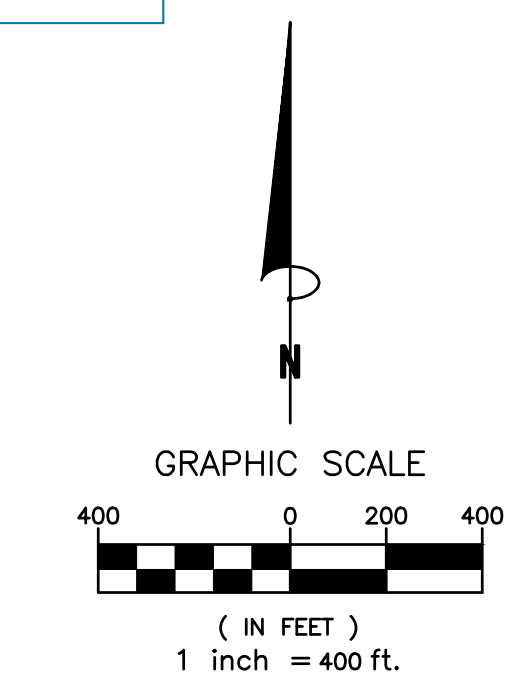
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SHEET 4-1



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1	2080.00'	1505.54'	41°28'18"	S87°12'25"W
C2	1920.00'	1329.65'	39°40'44"	S51°19'16"E
C3	5105.00'	1217.22'	13°39'41"	S00°09'22"E



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EL PASO COUNTY, COLORADO

Date: 5/22/2023
Sheet 4 of 3
Drawn By: EJC
Checked By: SLW

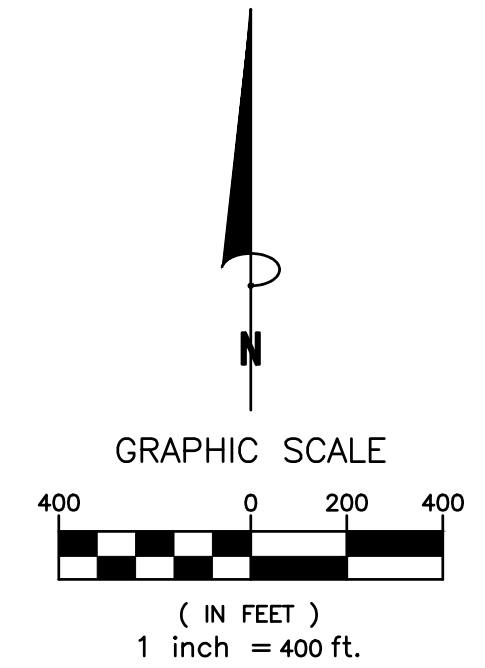
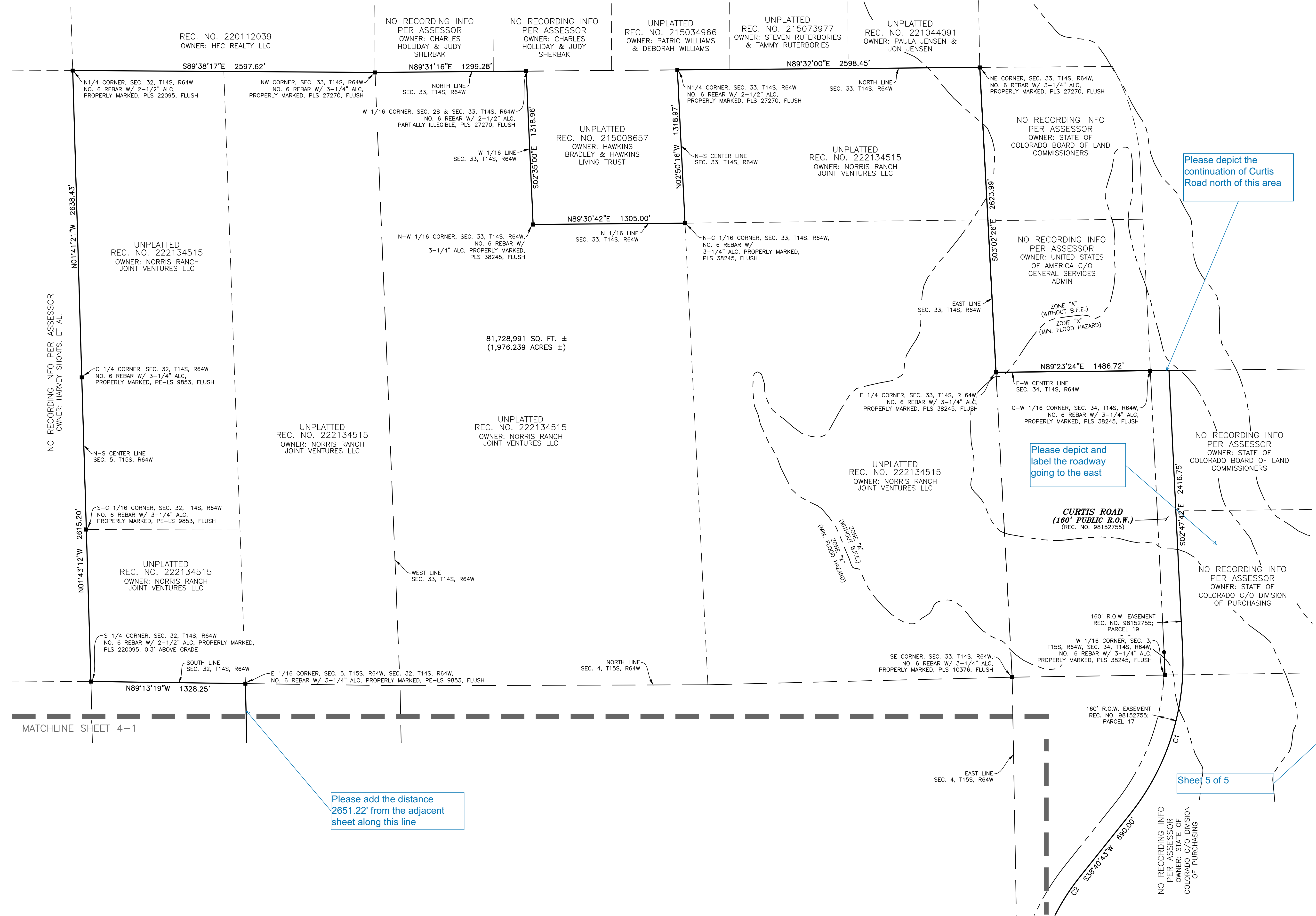
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TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

SHEET 5



Please add the distance
2651.22' from the adjacent
sheet along this line

Please depict the
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Please depict and
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Sheet 5 of 5

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