

## 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**

**Report Date: 09/13/2024**

**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 : Karman Line Addition No 6 - Legal Description\_8-28-2024**

#### Comment Author Contact Information:

<b>Reviewer Name</b>	<b>Reviewer Email</b>	<b>Reviewer Phone No.:</b>
Caroline Miller	Caroline.Miller@coloradosprings.gov	719-385-6089
Chris Padilla	Chris.Padilla@coloradosprings.gov	719-550-1906
Gabe Sevigny	Gabe.Sevigny@coloradosprings.gov	-
Scott Mathis	Scott.Mathis@coloradosprings.gov	-

#### General Comments

<b>Comment ID</b>	<b>Reviewer : Department</b>	<b>Review Comments</b>
36	Chris Padilla : COS Airport	No comments Outside Airport Overlay.
81	Scott Mathis : CSPD	I cannot speak regarding the annexation. I remain available throughout the process for crime prevention related concerns.  Ofc. Scott Mathis, Sand Creek Division Crime Prevention Officer, scott.mathis@coloradosprings.gov
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

<b>Comment ID</b>	<b>Page Reference</b>	<b>Reviewer : Department</b>	<b>Review Comments</b>
107	1	Gabe Sevigny : Planning	Any comments on the annexation Plat should be reflective here

Comment ID	Page Reference	Reviewer : Department	Review Comments
108	1	Gabe Sevigny : Planning	Add ANEX-23-0014 & Page 1 of 3, Page 2of 3 and Page 3 of 3 accordingly

## Karman Line 6 Add

A portion of the Southeast 1/4 of Section 1, the Northeast 1/4 of Section 11 and the North 1/2 of Section 12, Township 15 South, Range 65 west and Section 3, Section 4, Section 5, the North 1/2 of Section 6, the North 1/2 of Section 7, the North 1/2 of Section 8 and the North 1/2 of Section 9, Township 15 South, Range 64 West and the East 1/2 of Section 32, Section 33 and the Southwest 1/4 of Section 34, Township 14 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 11; thence along the North-South Center line of said Section, S00°10'13"E (Basis of Bearings is the North-South Centerline of the North 1/2 of Section 11, Township 15 South, Range 65 West of the Sixth Principal Meridian, being monumented at the North 1/4 Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and at the Center 1/4 Corner of said Section by a 3-1/4" aluminum cap, properly marked, stamped PLS 23044, flush with grade and measured to bear S00°10'13"E, a distance of 2642.17 feet), a distance of 1392.61 feet, to the northwest corner of Bradley Road Right-of-Way as described in the Quitclaim Deed recorded on August 4, 2022 as Reception Number 222103960 in the records of the El Paso County, Clerk and Recorder, Colorado, also being the **POINT OF BEGINNING**; thence along the north line of said Bradley Road Right-of-Way along the following three (3) courses:

1. N76°10'57"E, a distance of 5797.62 feet;
2. along the arc of a curve to the right, having a radius of 5105.00 feet, a central angle of 13°39'41", a distance of 1217.22 feet;
3. N89°51'34"E, a distance of 1124.07 feet, to a point from which the Northwest Corner of said Section 7 bears S00°16'28"E, a distance of 30.00 feet;

thence along a line 30 feet north of and parallel to the North line of said Section 7, N89°50'56"E, a distance of 2790.67 feet, to the northwest corner of said Bradley Road; thence along the north line of the right-of-way reserved under Book A, Page 78, said line also being 30 feet north of and parallel with the South line of said Section 6, N89°51'09"E, a distance of 2696.46 feet; thence continuing along said north line, said line also being 30 feet north of and parallel with the South line of the Southwest 1/4 of said Section 5, N89°51'30"E, a distance of 2643.89 feet; thence continuing along said north line, said line also being 30 feet north of and parallel with the South line of the Southeast 1/4 of said Section 5, N89°51'16"E, a distance of 1378.50 feet, to the southeast corner of the parcel described in Warranty Deed recorded as Reception Number 217000009, on January 3, 2017; thence along the east line of said parcel, N01°14'08"W, a distance of 2598.21 feet, to a point on the East-West Center line of said Section 5; thence along said Center line, N89°49'10"E, a distance of 1267.44 feet, to the West 1/4 Corner of said Section 4; thence leaving said West 1/4 Corner along the East-West Center line of said Section 4, N89°31'07"E, a distance of 1127.65 feet; thence along the following four (4) courses:

1. N01°10'22"W, a distance of 890.06 feet;
2. S89°31'07"W, a distance of 1114.58 feet;
3. S89°49'10"W, a distance of 1333.11 feet;
4. S01°10'22"E, a distance of 890.13 feet, to a point on the East-West Center line of said Section 5;



thence along said Center line, S89°49'10"W, a distance of 4.65 feet, to the Center-East 1/16th Corner of said Section 5; thence along the East 1/16th line of said Section 5, N01°14'08"W, a



distance of 2651.22 feet, to the East 1/16th Corner shared between said Section 5 and said Section 32; thence along the South line of said Section 32, N89°13'19"W, a distance of 1328.25 feet, to the South 1/4 Corner of said Section 32; thence along the North-South Center line of said Section 32, N01°43'12"W, a distance of 2615.20 feet, to the Center 1/4 Corner of said Section 32; thence continuing along said Center line, N01°41'21"W, a distance of 2638.43 feet, to the North 1/4 Corner of said Section 32; thence along the North line of said Section 32, S89°38'17"E, a distance of 2597.62 feet, to the Northwest Corner of said Section 33; thence along the North line of said Section 33, N89°31'16"E, a distance of 1299.28 feet, to the West 1/16 shared between Section 28, Township 14 South, Range 64 West and said Section 33; thence along the West 1/16<sup>th</sup> line, S02°35'00"E, a distance of 1318.96 feet, to the North-West 1/16th Corner of said Section 33; thence along the North 1/16th line, N89°30'42"E, a distance of 1305.00 feet, to the North-Center 1/16th Corner of said Section 33; thence along the North-South Center line of said Section 33, N02°50'16"W, a distance of 1318.97 feet, to the North 1/4 Corner of said Section 33; thence along the North line of said Section 33, N89°32'00"E, a distance of 2598.45 feet, to the Northeast Corner of said Section 33; thence along the East line of said Section 33, S03°02'26"E, a distance of 2623.99 feet, to the East 1/4 Corner of Said Section 33; thence along the East-West Center line of said Section 34, N89°23'24"E, a distance of 1486.72 feet, to a point on the east line of the Right-of-Way easement described in Application 96/176 recorded as Reception Number 98152755; thence along said east line the following five (5) courses:

1. S02°47'42"E, a distance of 2416.75 feet;
2. along the arc of a curve to the right, having a radius of 2080.00 feet, a radial bearing of S87°12'25"W, a delta angle of 41°28'18", a distance of 1505.54 feet;
3. S38°40'43"W, a distance of 690.00 feet;
4. along the arc of a curve to the left, having a radius of 1920.00 feet, a radial bearing of S51°19'16"E, a delta angle of 39°40'44", a distance of 1329.65 feet;
5. S00°59'58"E, a distance of 2543.98 feet, to the southeast corner of Parcel 17 as described in said Application;

thence along the south line of said Parcel 17 and continuing along the south line of Bradley Road as depicted on the exhibit for the Warranty Deed recorded as Reception Number 99008225, said line being 180.00 feet south of and parallel to the South line of said Section 4, S89°50'09"W, a distance of 5355.99 feet.; thence continuing along said south line, S89°51'16"W, a distance of 2643.69 feet; thence continuing along said south line, S89°51'30"W, a distance of 2643.89 feet; thence continuing along said south line, S89°51'09"W, a distance of 2694.46 feet, to the southeast corner of the parcel described in the Notice of Lis Pendens, recorded August 16, 1999 as Reception Number 099131064; thence along said south line, S89°50'56"W, a distance of 2792.19 feet, to the southeast corner of said Bradley Road Right-of-Way, also being a point on the west line of said Section 7; thence along the south line of said Right-of-Way Parcel No. 2 the following three (3) courses:

1. S89°51'35"W, a distance of 1124.51 feet;
2. along the arc of a non-tangent curve to the left, having a radius of 4895.00', a radial bearing of S00°09'23"E, a central angle of 13°39'41", a distance of 1167.15 feet;
3. S76°10'57"W, a distance of 5848.61 feet, to the southwest corner of said Bradley Road Right-of-Way, also being a point on the North-South Center line of said Section 11;

thence leaving said Center line along the following six (6) courses:

1. N75°32'45"E, a distance of 5798.59 feet;

2. along the arc of a curve to the right, having a radius of 4931.09 feet, a central angle of  $14^{\circ}09'40''$ , a distance of 1218.77 feet;
3.  $N89^{\circ}42'25''E$ , a distance of 16132.46 feet;
4.  $S89^{\circ}59'29''W$ , a distance of 16116.50 feet;
5. along the arc of a curve to the left, having a radius of 4931.09 feet, a central angle of  $13^{\circ}09'59''$ , a distance of 1130.67 feet;
6.  $S76^{\circ}49'30''W$ , a distance of 5868.34 feet, to the **POINT OF BEGINNING**.

Containing 81,728,991 Sq. Ft. or 1,976.239 acres, more or less.