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PROJECT STATEMENT

Rock Creek Mesa Filing No. 1

Final Plat

September 15, 2026

Rock Creek Mesa Filing No. 1 is a proposed residential development comprised of 8.05 acres of currently undeveloped land. This project is the first phase of the larger Rock Creek Mesa development, a 48.44 acres residential development. Filing No. 1 is located south of Pawnee Rd and West of Hwy 115 in southern Colorado Springs. The site is owned by Rock Creek Residential LLC, and Colorado Springs Equities LLC. The current zoning of the site, R-Flex Medium, will remain and allows for the proposed use of single-family homes. The plat being submitted for review will include 36 single-family homes, at a density of 4.47 DU/AC. Access and service for the site will be provided by two access points to Pawnee Rd. No access points are proposed along Hwy 115. The plat will meet all zoning requirements including minimum lot size, building setbacks, and density.

The applications being submitted to the City of Colorado Springs include:

- Final Plat

Final Plat

The final plat proposes 36 single-family homes on 8.05 acres. The proposed project will be developed as a single phase.