

Extol Park Vista Addition No. 1

CPC A 21-00100, CPC ZC 22-00017, and CPC
PFP 22-00018

November 22, 2022

Daniel Sexton, AICP
Planning Supervisor



Applications



A resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Extol Park Vista Addition No. 1 annexation consisting of 0.960 acres. (Legislative)

CPC A 21-00100

Extol Park Vista Addition No. 1 Annexation located at 4417 and 4421 Siferd Boulevard and consisting of 0.960 acres. (Legislative)

CPC ZC 22-00017

Extol Park Vista Addition No. 1 zone change for a 0.331-acres establishing the R-5/AO (Multi-Family Residential with Airport Overlay) located at 4417 and 4421 Siferd Boulevard. (Legislative)

CPC PFP 22-00018

Extol Park Vista Subdivision No. 1 Preliminary/Final Plat for 0.331-acres located at 4417 and 4421 Siferd Boulevard. (Quasi-Judicial)

Context Map



General Information



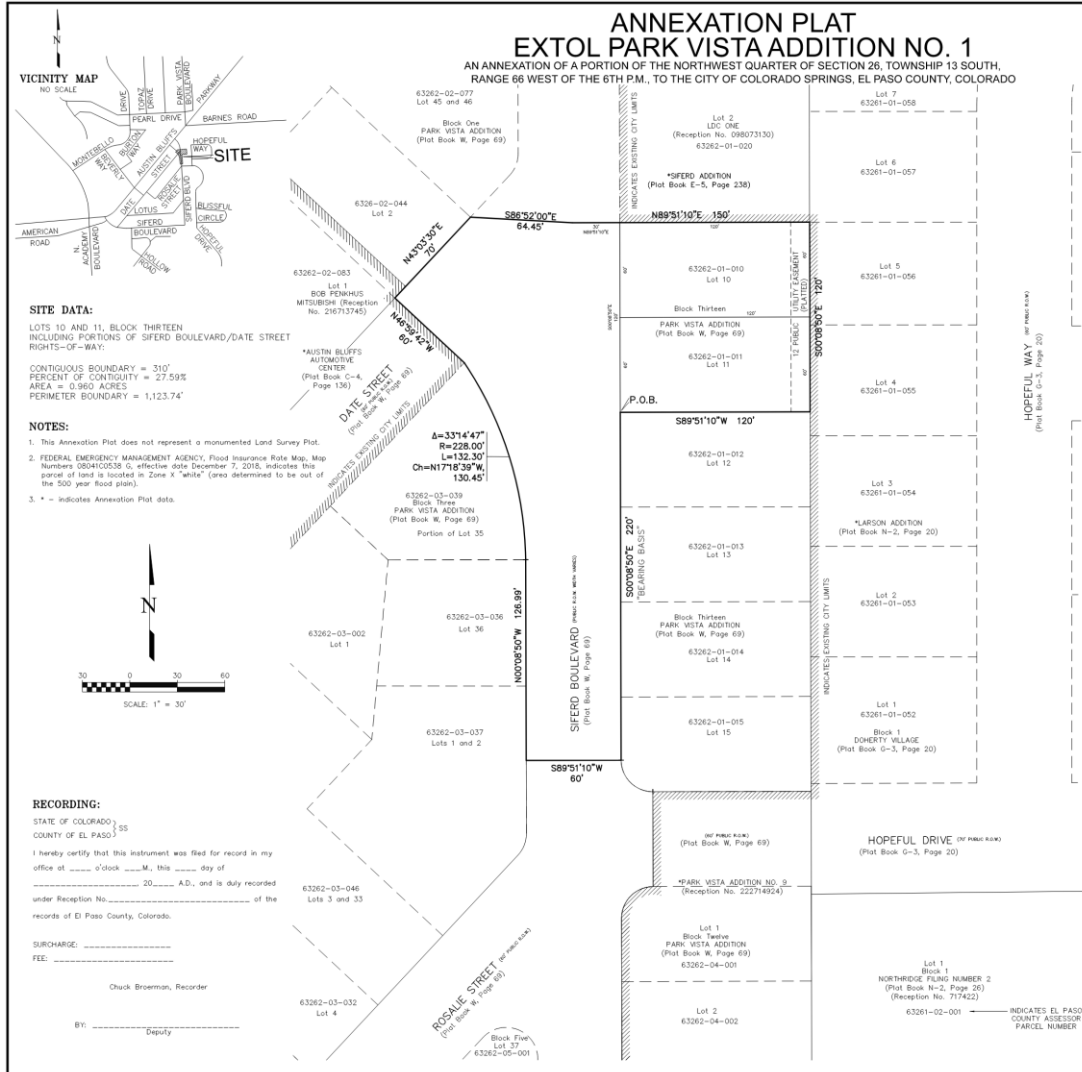
Site Details:

- El Paso County zoned RM-30 (Residential Multi-dwelling)
- The project site not part of a master planned neighborhood.
- The proposed annexation area is vacant land with primarily native vegetation with no areas of major slope.

Public Notification and Involvement:

- Public notice was mailed to 126 property owners, on three occasions: internal review and prior to the Planning Commission and City Council hearings
- The site was also posted on the three occasions above
- No public comments were received regarding this proposal.

Annexation



BE IT KNOWN BY THESE PRESENTS:

That EXTOL HOMES, LLC, a Colorado Limited Liability Company, being the owner of the following described tract of land to wit:

A tract of land being a portion of the Northwest Quarter of Section 26, Township 13 South, Range 66 West of the 6th P.M., situate in El Paso County, Colorado, described as follows:
Lots 10 and 11, Block Thirteen, PARK VISTA ADDITION (Plat Book W, Page 69, El Paso County, Colorado records).

TOGETHER WITH those portions of Siferd Boulevard (r.o.w. with varied) and Date Street (60' r.o.w.) as platified within said ADDITION and as created by that Right-of-Way Addition described by document (Book 6602, Page 307, said El Paso County records), more particularly described as follows:

Beginning at the Southeastern corner of said Lot 11 (all bearings in this description are relative to the Western line of said Block 13, which bears S00°08'50"E "Course #1" thence S00°08'50"E along said Block Thirteen's Western line, 220 feet, thence S89°51'10"E 60 feet to a point on the Eastern line of Block Three, said ADDITION, thence N00°08'50"W along said Block Three's Eastern line, 126.99 feet to the southeast corner of Lot 35, said Block Three, thence Northerly on a curve to the left and along the Western line of said Block Three, said ADDITION, said curve having a central angle of 33°14'47", a radius of 228.00 feet, an arc length of 132.33 feet (the chord to said curve bears N17°05'59"W a distance of 130.46 feet) to a point on the Northwestern line of said Block Three, thence N46°59'42"W, 60 feet to a point on the Northwestern right-of-way line of said Date Street, said platified right-of-way line and as extended Northerly, 70 feet to a point being the most Southerly corner of Lot 1 (now known as Lots 45 and 46), Block One, said ADDITION, thence S88°52'00"E, 64.45 feet to a point on the centerline of said Siferd Boulevard (60' r.o.w.), said ADDITION, said plat also being on the Western extension of the Northern line of said Lot 10, thence S89°51'10"E along said Lot 10's Northern line's Western extension, 30 feet to the Northwestern corner of said Lot 10, thence S00°08'50"E along said Block Thirteen's Western line, 120 feet to the Point of Beginning and the terminus point of this description.

Containing 0.960 acres (41,812 square feet), more or less.

IN WITNESS WHEREOF:

The aforementioned, EXTOL HOMES, LLC, a Colorado Limited Liability Company, has executed this instrument this _____ day _____ 20____ A.D.

EXTOL HOMES, LLC, a Colorado Limited Liability Company

Brad Griebow, Member/Manager

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO }
The above and aforementioned was acknowledged before me this _____ day of _____ 20____ A.D., by Brad Griebow, Member/Manager of EXTOL HOMES, LLC, a Colorado Limited Liability Company.

Witness My Hand and Seal _____

My Commission Expires _____

SURVEYOR'S CERTIFICATE:

I, David V. Hostetter, a Professional Land Surveyor in the State of Colorado, do hereby state that the map shown herein is a correct delineation of the above described parcel of land and that at least one sixth (1/6) of the peripheral boundary of said parcel is contiguous to the present boundary of the City of Colorado Springs, El Paso County, Colorado.

David V. Hostetter
Colorado Professional Land Surveyor No. 20681

PRELIMINARY COPY
Subject to
City Approval

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying annexation plat of "ANNEXATION PLAT - EXTOL PARK VISTA ADDITION NO. 1".

City Planning Director Date _____ City Engineer Date _____

The annexation of the real property shown on this plat is approved pursuant to an ordinance motion 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 the _____ day of _____ 20____ A.D.

City Clerk Date _____

INDICATES EL PASO COUNTY ASSESSOR PARCEL NUMBER

CITY FILE NUMBER: CPC A 21-0100

Accounting to Colorado, Inc. is a professional service firm that provides a wide range of services to its clients. We are not a law firm and do not provide legal advice. For more information, please contact us at 811 or 877-811-8111.



CALL BEFORE YOU DIG	
NO.	DESCRIPTION
1	UTILITY
2	SEWER
3	WATER
4	TELEPHONE
5	CITY COMMENTS
6	OTHER

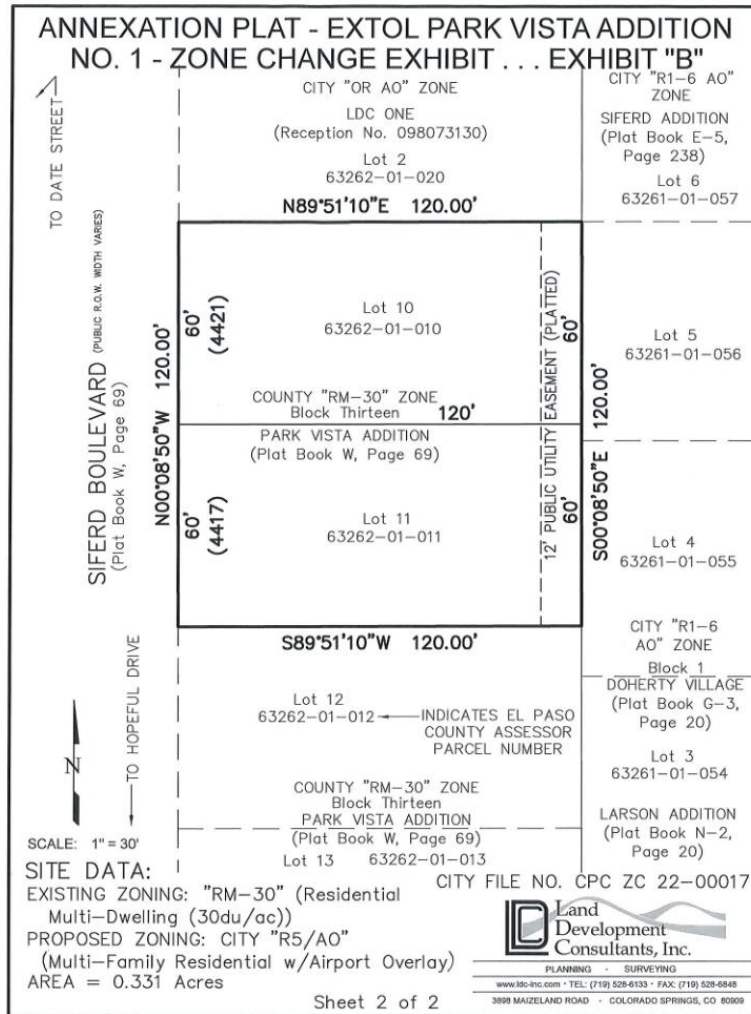
REVISIONS	
NO.	DESCRIPTION
1	ISSUED
2	REVISED
3	REVISED
4	REVISED
5	REVISED

Land Development Consultants, Inc.
PLANNING SURVEYING
3005 W. 104th Ave., Suite 100, Denver, CO 80231
TEL: 303.751.8433 FAX: 303.751.8438
WWW.LDCON.COM COLORADO SPRINGS, CO 80907

**ANNEXATION PLAT
EXTOL PARK VISTA
ADDITION NO. 1**

Project No. **21017**
Sheet: _____ of 1

Zone Establishment



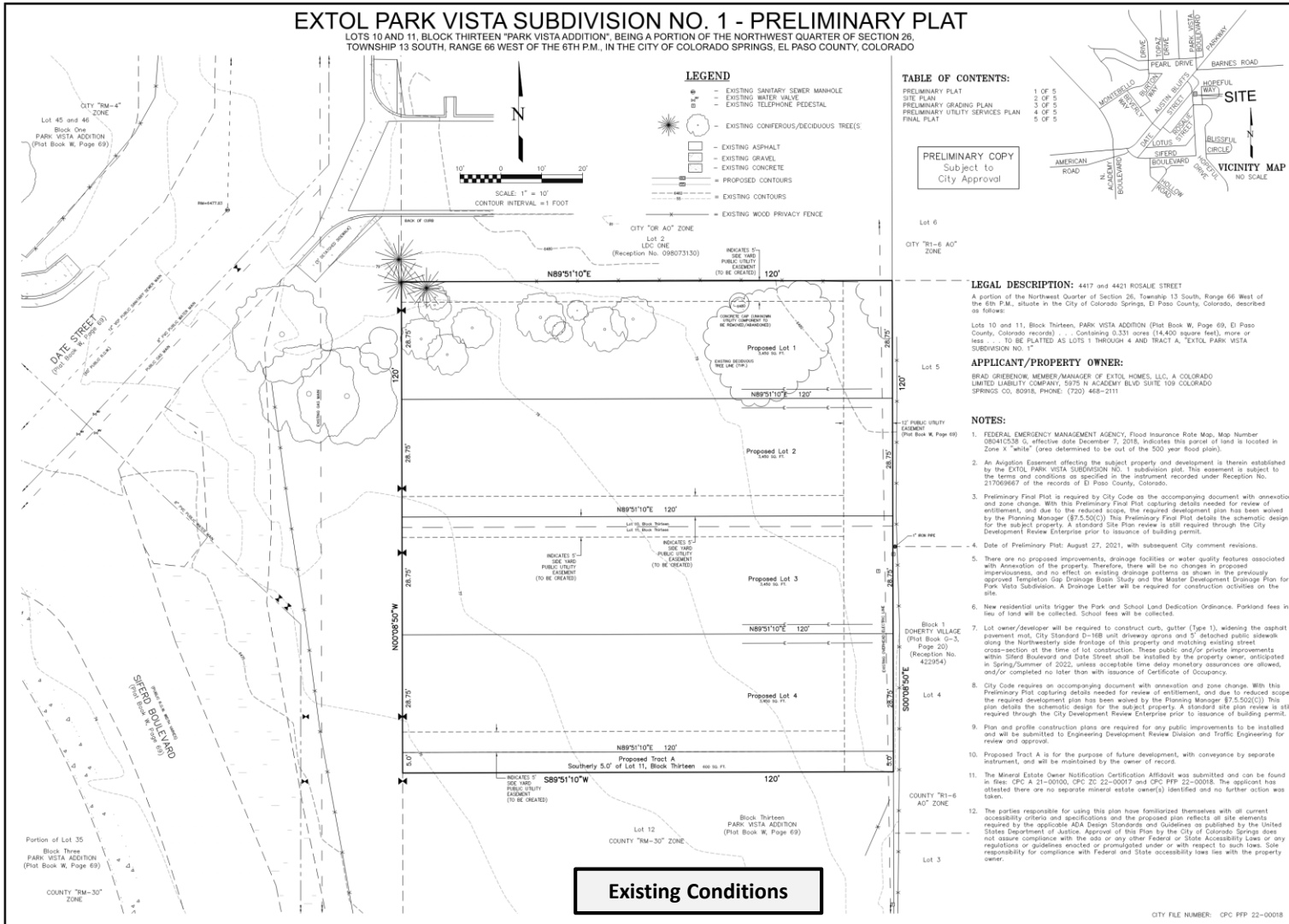
Existing Zone: RM-30 (Residential Multi-dwelling) (El Paso County Zoning)
Proposed Zone: R-5/AO (Multi-Family Residential with Airport Overlay)

Preliminary Plat



EXTOL PARK VISTA SUBDIVISION NO. 1 - PRELIMINARY PLAT

LOTS 10 AND 11, BLOCK THIRTEEN "PARK VISTA ADDITION", BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



LEGEND

- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING TELEPHONE PEDESTAL
- EXISTING CONIFEROUS/DECIDUOUS TREES
- EXISTING ASPHALT
- EXISTING GRAVEL
- EXISTING CONCRETE
- PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING WOOD PRIVACY FENCE

TABLE OF CONTENTS:

PRELIMINARY PLAT	1 OF 5
SITE PLAN	2 OF 5
PRELIMINARY GRADING PLAN	3 OF 5
PRELIMINARY UTILITY SERVICES PLAN	4 OF 5
FINAL PLAT	5 OF 5

PRELIMINARY COPY
Subject to
City Approval



811
DIAL 811
CALL BEFORE YOU DIG

LEGAL DESCRIPTION: 4417 and 4421 ROSALE STREET
A portion of the Northwest Quarter of Section 26, Township 13 South, Range 66 West of the 6th P.M., situate in the City of Colorado Springs, El Paso County, Colorado, described as follows:

Lots 10 and 11, Block Thirteen, PARK VISTA ADDITION (Plat Book W, Page 69, El Paso County, Colorado records) ... Containing 0.331 acres (14,400 square feet), more or less ... TO BE PLATTED AS LOTS 1 THROUGH 4 AND TRACT A, EXTOL PARK VISTA SUBDIVISION NO. 1"

APPLICANT/PROPERTY OWNER:
BRAD GREENHOW, MEMBER/MANAGER OF EXTOL HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY, 9375 N. ACADEMY BLVD. SUITE 109 COLORADO SPRINGS CO, 80918, PHONE: (720) 468-2111

- NOTES:**
- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 58042C02 G, effective date December 7, 2018, indicates this parcel of land is located in Zone "X" white (area determined to be out of the 500 year flood plain).
 - An Avigation Easement affecting the subject property and development is therein established by the EXTOL PARK VISTA SUBDIVISION NO. 1 subdivision plat. This easement is subject to the terms and conditions as specified in the instrument recorded under Reception No. 217069667 of the records of El Paso County, Colorado.
 - Preliminary Final Plat is required by City Code as the accompanying document with annexation and zone change. With this Preliminary Final Plat capturing details needed for review of entitlement, and due to the reduced scope, the required development plan has been waived by the Planning Manager (\$7,500/C). This Preliminary Final Plat details the schematic design for the subject property. A standard site plan review is still required through the City Development Review Enterprise prior to issuance of building permit.
 - Date of Preliminary Plat: August 27, 2021, with subsequent City comment revisions.
 - There are no proposed improvements, drainage facilities or water quality features associated with annexation of the property. Therefore, there will be no changes in proposed improvements, and no effect on existing drainage patterns as shown in the previously approved Tentative Cap Drainage Basin Study and the Master Development Drainage Plan for Park Vista Subdivision. A Drainage Letter will be required for construction activities on the site.
 - New residential units trigger the Park and School Land Dedication Ordinance. Parkland fees in lieu of land will be collected. School fees will be collected.
 - Lot owner/Developer will be required to construct curb, gutter (Type 1), widening the asphalt pavement mat, City Standard D-118 with driveway aprons and 5' detached public sidewalk along the Northwestern side frontage of this property and matching existing street cross-section at the time of lot construction. These public and/or private improvements within Silver Boulevard and Date Street shall be installed by the property owner, anticipated in Spring/Summer of 2022, unless acceptable time delay monetary assurances are allowed, and/or completed no later than with issuance of Certificate of Occupancy.
 - City Code requires an accompanying document with annexation and zone change. With this Preliminary Plat capturing details needed for review of entitlement, and due to reduced scope, the required development plan has been waived by the Planning Manager (\$7,500/C). This plan details the schematic design for the subject property. A standard site plan review is still required through the City Development Review Enterprise prior to issuance of building permit.
 - Plan and profile construction plans are required for any public improvements to be installed and will be submitted to Engineering Department Review Division and Traffic Engineering for review and approval.
 - Proposed Tract A is for the purpose of future development, with conveyance by separate instrument, and will be maintained by the owner of record.
 - The Mineral Estate Owner Notification Certification Affidavit was submitted and can be found on file: CPC A-21-00000, CPC 22-00007 and CPC PFP 22-00018. The applicant has attested there are no separate mineral estate owner(s) identified and no further action was taken.
 - The parties responsible for using this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA Design Standards and Guidelines as published by the United States Department of Justice. Approval of this Plat by the City of Colorado Springs does not constitute compliance with Title II or any other Federal, State or Local Accessibility Laws or any regulations or guidelines enacted or promulgated under and with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.

Existing Conditions

Project No: 21017
Sheet: 1 of 1
CITY FILE NUMBER: CPC PFP 22-00018

Recommendations



Approve a resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Extol Park Vista Addition No. 1 annexation consisting of 0.960 acres.

CPC A 21-00100

Adopt an ordinance annexing to the City of Colorado Springs that area known as Extol Park Vista Addition No. 1 consisting of 0.960 acres, located at 4417 and 4421 Siferd Boulevard, based upon the findings that the annexation complies with the Conditions for Annexation Criteria as set forth in City Code Section 7.6.203.

CPC ZC 22-00017

Adopt an ordinance establishing 0.960 acres as R-5/AO (Multi-Family Residential with Airport Overlay) zone district, based upon the findings that the change of zone request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603(B)

Recommendations, cont.



CPC PFP 22-00018

Approve the Extol Park Vista Addition Subdivision No. 1, based upon the findings that the proposal meets the review criteria for a preliminary plat, as set forth in City Code Section 7.7.204; and a final subdivision plat, as set forth in City Code Section 7.7.303.

Final Plat



EXTOL PARK VISTA SUBDIVISION NO. 1

A REPLAT OF LOTS 10 AND 11, BLOCK THIRTEEN "PARK VISTA ADDITION", BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

"AS PLATTED"

"AS REPLATTED"

BE IT KNOWN BY THESE PRESENTS: That EXTOL HOMES, LLC, a Colorado Limited Liability Company, being the owner of the following described tract of land, to wit:

A portion of the Northwest Quarter of Section 26, Township 13 South, Range 66 West of the 6th P.M., situated in the City of Colorado Springs, El Paso County, Colorado, described as follows:

Lot 10 and Lot 11, Block 13, PARK VISTA ADDITION (Plat Book W, Page 69), El Paso County, Colorado records;

Containing 0.331 acres (14,400 square feet), more or less.

DEDICATION:

The above owner has caused said tract of land to be surveyed and replatted into lots, a tract and easements as shown on the accompanying plat. The undersigned does hereby dedicate, grant, and convey to the City of Colorado Springs those Public Easements as shown on the plat, and further restricts the use of all said Public Easements to the City of Colorado Springs and/or its assigns, provided however, that the sole right and authority to vacate, release or quit claim all or any such Public Easements shall remain exclusively vested in the City of Colorado Springs. This tract of land as herein replatted shall be known as "EXTOL PARK VISTA SUBDIVISION NO. 1", in the City of Colorado Springs, County of El Paso, State of Colorado.

OWNER STATEMENT:

The aforementioned, EXTOL HOMES, LLC, a Colorado Limited Liability Company, as owner, has executed this instrument this _____ day of _____ 20____ A.D.

EXTOL HOMES, LLC, a Colorado Limited Liability Company

Brad Griebenson, Member/Manager

NOTARY STATEMENT:

STATE OF COLORADO }
 COUNTY OF EL PASO }
 I, _____, Notary Public

The foregoing instrument was acknowledged before me this _____ day of _____ 20____ A.D., by Brad Griebenson, Member/Manager of EXTOL HOMES, LLC, a Colorado Limited Liability Company.

Witness my hand and official seal

My commission expires _____

EASEMENTS:

All easements that are dedicated herein for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at Reception No. 21212548 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted herein shall not be affected and shall remain in full force and effect.

NOTICE IS HEREBY GIVEN:

That the area included in the plat described herein is subject to the code of the City of Colorado Springs, 2003, as amended.

No building permits shall be issued for building sites within this plat until all required fees have been paid and all required public and private improvements have been installed as specified by the City of Colorado Springs or, alternatively, until acceptable assurances, including but not limited to, letters of credit, cash, subdivision bonds or combinations thereof, guaranteeing the completion of all required public improvements including, but not limited to, drainage, street and erosion control have been placed on file with the City of Colorado Springs.

NOTES:

- o - Indicates boundary survey monument set with a #4 rebar with 0.1" diameter red plastic cap, PLS 20681 flush w/ground, except where noted otherwise.
- - Indicates recovered survey monument as a #4 rebar with 0.1" diameter red plastic cap PLS 20681 flush w/ground, except where noted otherwise.
- * - Indicates not a part of this plat. (_____) - Indicates lot/unit address.
- This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. The client did not provide a title commitment for the property, therefore, no rights-of-way or easements of record were available for review by LDC, Inc. with this plat.
- The Allocation Easement dedicated herein for public utility purposes, shall be considered a public easement subject to those terms and conditions as specified on the instrument recorded at Reception No. 217090697 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted herein shall not be affected and shall remain in full force and effect.
- The approval of this replat vacates all prior plats for the area described by this replat.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08041C038 0, effective date December 7, 2018, indicates this parcel of land is located in Zone "X" (area determined to be out of the 500 year flood plain).
- Base of Bearings: All bearings are relative to that portion of the Eastery right-of-way line of Siferd Boulevard (r.o.w. width varies), monumented with a #4 rebar with 0.1" diameter red plastic cap LDC, INC. PLS 20681 flush with the ground at each end, and assumed to bear N00°08'50"E, a distance of 115.00 feet.
- Tract A is for the purpose of future development, with conveyance by separate instrument, and will be maintained by the owner of record.

SURVEYOR'S CERTIFICATION:

The undersigned Professional Land Surveyor licensed in the State of Colorado, hereby states and declares that the accompanying plat was surveyed and shown under his responsible charge and accurately shows the described tract of land, and replat thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge and belief.

David W. Hosteller
 Colorado Professional Land Surveyor No. 20681

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.

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying replat of "EXTOL PARK VISTA SUBDIVISION NO. 1".

City Planning Director _____ Date _____

City Engineer _____ Date _____

City Clerk _____ Date _____

CLERK AND RECORDER:

STATE OF COLORADO }
 COUNTY OF EL PASO }
 I hereby certify that this instrument was filed for record in my office at _____ o'clock _____ M., this _____ day of _____ 20____ A.D., and is duly recorded at Reception No. _____ of the records of El Paso County, Colorado.

Chuck Broemman, Recorder

BY: _____ Deputy

FEES: _____

SURCHARGE: _____

FEES:

PLAT: _____

RECORD: _____

SCHOOL: _____

DRAINAGE: _____

VICINITY MAP

PRELIMINARY COPY SUBJECT TO CITY APPROVAL

REVISIONS	DATE	BY	REASON
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			

PLANNING DEPARTMENT
 505 MARQUETTE BLVD. SUITE 1000
 COLORADO SPRINGS, CO 80905

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.

