ORDINANCE NO. 25 - 21

AN ORDINANCE ANNEXING TO THE CITY OF COLORADO SPRINGS THAT AREA KNOWN AS ROCK CREEK MESA ADDITION NO. 1 ANNEXATION CONSISTING OF 4.02 ACRES LOCATED WEST OF HIGHWAY 115 AND SOUTH OF CHEYENNE MOUNTAIN STATE PARK.

WHEREAS, pursuant to Article II, Section 30 of the Colorado Constitution and Section 31-12-101, et seq., C.R.S., known as the Municipal Annexation Act of 1965, as amended (the "Annexation Act"), persons comprising one hundred percent (100%) of the landowners and owning one hundred percent (100%) of that certain territory known as the Rock Creek Mesa Addition No. 1 Annexation, more specifically described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property") filed a Petition for Annexation with the City Clerk of the City of Colorado Springs; and

WHEREAS, the City Council of the City of Colorado Springs, after proper notice as required by Section 31-12-108 C.R.S., held a hearing on January 28, 2025, pertaining to the annexation of the Property in accord with Section 31-12-109; and

WHEREAS, in accord with Section 31-12-110 of the Annexation Act, the City Council determined, by resolution, that the applicable provisions of Section 30 of Article II of the Colorado Constitution and Section 31-12-104 and 105 of the Annexation Act have been met, an election is not required under Section 31-12-107(2) of the Annexation Act, and no additional terms and conditions are to be imposed on the annexation of the Property; and

WHEREAS, the City Council has determined that said area should be annexed forthwith as part of the City of Colorado Springs.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. The Property, known as the Rock Creek Mesa Addition No. 1

Annexation and more specifically described on the attached Exhibit "A", is hereby annexed to the City of Colorado Springs with one (1) Condition of Approval

 The applicant shall seek Board of County Commissioners' approval of the deeds of transfer for rights-of-way along Pawnee Road prior to recordation.

Section 2. When this annexation is complete, the Property shall become a part of the City of Colorado Springs for all intents and purposes on the effective date of this

ordinance, provided that the conditions of Section 31-12-113(2) C.R.S. are satisfied, with the exception of general taxation, in which respect said annexation shall not be effective until on or after January 1 next ensuing.

Section 3. This ordinance shall be in full force and effect from and after its passage and publication as provided by the City Charter.

Introduced, read, passed on first reading and ordered published this 28th day of January 2025.

Finally passed: February 11, 2025

Randy Helps, Council President



Matrix Design Group, Inc. 2435 Research Parkway, Suite 300 Colorado Springs, CO 80920 O 719.575.0100 F 719.575.0208 matrixdesigngroup.com

ROCK CREEK MESA ADDITION NO. 1

A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE COUNTY OF EL PASO, STATE OF COLORADO, CONTAINING A PORTION OF THE PARCELS OF LAND RECORDED UNDER RECEPTION NUMBER 224050744 WITHIN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER, BEING MONUMENTED ON THE WEST END BY A 3-1/4 INCH BRASS CAP (BLM STANDARD) AND ON THE EAST END BY A 2-1/2 INCH ALUMINUM CAP STAMPED "RMLS 19625" AT THE CENTER CORNER OF SAID SECTION 30, WHICH IS ASSUMED TO BEAR NORTH 89°02'51" WEST, A DISTANCE OF 2,557.81 FEET.

COMMENCING AT SAID CENTER CORNER OF SECTION 30;

THENCE NORTH 89°02'51" WEST, A DISTANCE OF 191.29 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT SAID RECEPTION NUMBER 222066811 AND TO THE **POINT OF BEGINNING**;

THENCE SOUTH 06°01'44" WEST, A DISTANCE OF 462.00 FEET;

THENCE NORTH 89°02'51" WEST, A DISTANCE OF 339.76 FEET;

THENCE NORTH 04°07'26" WEST, A DISTANCE OF 462.00 FEET TO A POINT ON THE EXTERIOR OF SAID PARCEL;

THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL SOUTH 89°02'51" EAST, A DISTANCE OF 421.52 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 175,165 SQUARE FEET OR (4.02123 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



JERRY R. BESSIE, PLS 38576
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO. 80920

PAGE 1 OF 1

LOCATED IN SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.



BE IT KNOWN BY THESE PRESENTS:

THAT ROCK CREEK RESIDENTIAL LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIPED PARCELS OF LAND

LEGAL DESCRIPTION

A PARKEL OF LINED IN THE BOUTHWEST IN OF SECTION 30, TOWNSHIP IS BOUTH, RANGE IS WEST OF THE STH PLB, IN THE COUNTY OF ILL PAID, STATE OF COLORADO, CONTAINSING A PORTICAL OF THE PAINCESS OF LINES SHOULD RECEIVE THE COUNTY OF THE PAINCESS OF THE PAINCES

COMMISSIONS AT EARD COLUMN COMPANY OF SECTION IN:

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THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 17E,165 SQUARE PRET OR 14 62123 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EDHIET FOR REPERSION.

GENERAL NOTES

- 1, THIS ANNEXATION PLAT DOES NOT REPRESENT A MONUMENTED LAND SURVEY NOR A LAND SURVEY PLAT. ALL BOURDARY REPORTATION BYOWN HEREON WAS TAKEN FROM POUND MONUMENTATION, TOGETHER WITH MAPS & DOCUMENTS OF RECORD, WITH MAPS CONSIDERED.
- MAPS & DOCUMENTS OF RECORD, WITH MAPS CONSIDERED.

 11. CITY OF COLUMBOO SPRINGS ARE MICHATOR L.S. PLANE ADMITCH. ADMITCH.

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 PAGE COLUMN COLUMBOO.

 12. RECORDERS OFFICE OF THE SERVICE AND ADMITCH SERVICE OF THE CLERY AND RECORDERS OFFICE.

 13. IMPHOVIMENT BURNET PLAT OF CAME LAND SURVEYING, NO., PROJECT NO. 2008B, DATED APPR. 27, 2022.

 14. LA NEELA DEL, ANDELES BURDONSON PLAN.

 15. IMPHOVIMENT BURNET PLAT OF LEAVE LAND SURVEYING, NO., PROJECT NO. 2008B, DATED APPR. 27, 2022.

 16. LA TAMBER DANG SURVEY THAT CLEAR LAND SURVEYING, NO., PROJECT NO. 2008B, DATED APPR. 27, 2022.

 16. ALTAMBER LAND SURVEY THAT CLEAR LAND SURVEYING, NO.

 16. COLUMNOO DEVENTION OF THE LAND CLEAR LAND SURVEYING, NO.

 17. LAND SURVEY PLAT (CLARK LAND SURVEYING, NC.)

 18. COLUMNOO DEVENTION OF THE MICH SURVEYING, NC.)

 18. CELEFOTON NO. 22000000, RECORDED MANY 04, 2027 N SAAD RECORDERS OFFICE.

 18. CELEFOTON NO. 220000000, RECORDED MAY 04, 2027 N SAAD RECORDERS OFFICE.

 18. CELEFOTON NO. 220000000, RECORDED MAY 04, 2027 N SAAD RECORDERS OFFICE.

 18. CELEFOTON NO. 2210000000, RECORDED MAY 04, 2027 N SAAD RECORDERS OFFICE.

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 ORTE CONTRIBUTE UND PLAY.
- 2. DATE OF PREPARATION: AUGUST 28, 2024
- 3, TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 1,885.28*
- 4. ONE-FOURTH (1/1TH) OF THE TOTAL PERIMETER: 421.32 (25.00%)
- A PERMETER OF THE AREA CONTIQUOUS TO THE EXISTING CITY LIMITS: 421.57 (25.01%)
- 6. AREA OF SITE, 4,82123 ACRES
- 2. COMPRMITHE ESTABLISHMENT OF AN APPROPRIATE EASSMENT(S) THROUGH A FINAL PLAT FOR THE EXISTING ON ELECTRIC (12 RNY PRIMARY ON COMDUCTOR: CSU #12,U-1) RUNNING THROUGH FORTONS OF ADDITION NOS. 1,2 AND 4 ONE FIT IS TO SE RELOCATED AS PART OF THE PROPRISED FUTURE SEVELOMENT.

FEMA FLOODPLAIN STATEMENT

THE PROPERTY IS LOCATED WITHIN ZOME X (AREAS DETERMINED TO BE OUTED/ETHE 0.2% ARRAIL CHANCE FLOODY-AND, OSTAINED FROM THE FLOOD REJURANCE RATE MAP (FIRM), MAP MAINSER 06041008000, EFFECTIVE DECORDER, 7.00

BASIS OF BEARINGS.

ALL BLARWIGH HERDIN BASED ON THE BOUTH LINE OF THE NORTHWEST ONE-QUARTER OF BECTION 30, TOWNSHIP 15 BOUTH, RANGE OS WEST, SEING MONAUCHTED BY A JAHON PPE WITH A 325-BOCH BRASS CAP, FLUSH WITH GROUND, AT THE WEST GUARTER CORREST OR AD BECTION 30 AND AND IS RESERVE WHITH A 325-BOCH ALMANUA CAP STAMED R.S. SHESS, FLUSH WITH GROUND, AT THE CENTRE CORREST OF SAID SECTION 30, WHICH IS ASSUMED TO SEAN MONTH REYEST. WITH A CHARGE OF 225-STAF HERT.

Saaiat 124				
HE APOREMENTIONED.	ROCK CREEK I	RESIDENTIAL LL	C, A COLORADO LIMITED LIA	BILITY COMPANY, HAS
DECUTED THIS INSTRU	MENT THIS	DAY OF	, 2024 A.D.	

DANNY MIENTKA, MANAGER STATE OF COLORADO)

COUNTY OF EL PASO

WITHESS MY HAND AND SEAL

MY COMMESSION EXPIRES:

NOTARY PUBLIC

SURVEYOR'S STATEMENT

L, JERRY R, BESSE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO AND LEGALLY DOING BUSINESS FOR AND ON BEHALF OF MATTER DESIGN GROUP WISE, IF IR PASS COUNTY TO DEPERTY CHATTY THAT THE MAY REGION BOWN IS A CONSTITUTION OF THE ABOVE DESCRIBED PARCELS OF DAMA AND THAT AT LIAST TIMETY FAVE PERCENT (25%) OF THE PERSISTED OF THE SOURCHAFT OF MAY PARCEL IS CONTOLUDE. TO THE PRESENT BOUNDARY OF THE COLOR OF SOURCESS OF SHEWISE, IT AND COUNTY, COLORADO.

CITY APPROVAL

ON BEHALF OF THE CITY OF COLORADO BPRINGS, THE LINDERSIGNED HERESY APPROVE FOR FILING THE ACCOMPANYING AMBERATION PLAT OF TROCK CREEK MESA ADDITION NO. 1"...

DATE CITY PLANNING DIRECTOR

CITY ENGINEER DATE

CITY CLERK

RECORDING

COUNTY OF EL PASO I NEREITY CERTIFY THAT THIS INSTRUMENT WAS FLED FOR RECORD IN MY OFFICE AT O'CLOCK
M., THIS DAY OF 2004, AND IS DILLY RECORDED UNDER RECEPTION MURISER
OF THE RECORDS OF ELF AND COUNTY, COURAND.

STEVE SCHLERGE, BL PASO COUNTY CLERK AND RECORDER

DEPUTY FEE. BURCHWROE

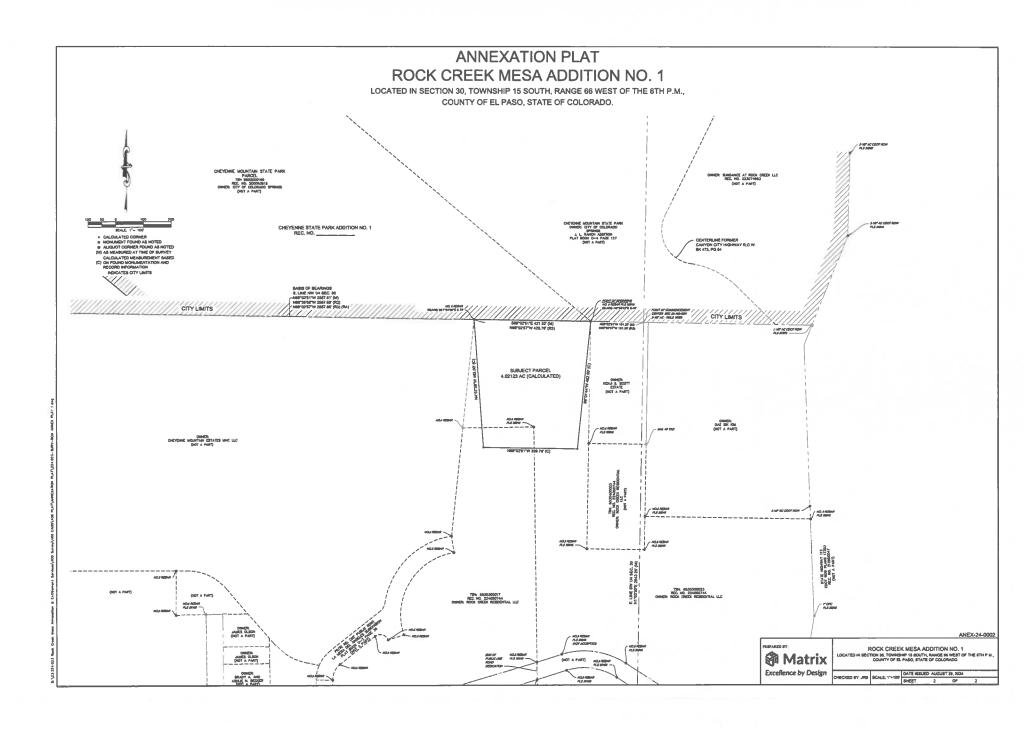
ANEX-24-0002



ROCK CREEK MESA ADDITION NO. 1 LOCATED IN SECTION 30, TOWNSHIP IS BOUTH, RANGE 86 WEST OF THE ETH P M COUNTY OF EL PASO, STATE OF COLORADO

ECKED BY JRB BCALE: NA DATE ISSUED: AUGUST 29, 2034

BHEET 1 OF



Mayo	or's Action:			
A	Approved on FEB 12 20	25		
	Disapproved on	25 , based on the following objections:		
0		Blessing, A. Mobolade, Mayor		
Council Action After Disapproval:				
0	Council did not act to override the Ma Finally adopted on a vote of	•		
	Council action on	failed to override the Mayor's veto.		
ATTE	ST:	Randy Helms, Council President		
	B. Johnson, City Clerk SEAL MBER 3.2	ALLOS WILLIAM		

TO THE CITY OF COLORADO SPRINGS THAT AREA KNOWN AS ROCK CREEK MESA ADDITION NO. 1 ANNEXATION CONSISTING OF 4.02 ACRES LOCATED WEST OF HIGHWAY 115 AND SOUTH OF CHEYENNE MOUNTAIN STATE PARK.." was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on January 28, 2024; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 11thth day of February 2025, and that the same was published by title and in summary or in full, in accordance with Section 3-80 of Article III of the Charter, a newspaper published and in general circulation in the Gazette, at least ten days before its passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, 11thth day of February 2025.

Sarah B. Johnson, City Clerk

1st Publication Date: **January 31, 2025** 2nd Publication Date: **February 19, 2025**

Effective Date: February 24, 2025

Initial: City Clerk