

ORDINANCE NO. 25 - 25

AN ORDINANCE ANNEXING TO THE CITY OF COLORADO SPRINGS THAT AREA KNOWN AS ROCK CREEK MESA ADDITION NO. 5 ANNEXATION CONSISTING OF 7.43 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. 5 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. 5 Annexation and more specifically described on the attached Exhibit "A", is hereby annexed to the City of Colorado Springs.

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 28<sup>th</sup> day of January 2025.

**Finally passed:** February 11, 2025



Randy Helms, Council President



## ROCK CREEK MESA ADDITION NO. 5

A PARCEL OF LAND IN THE SOUTH 1/2 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 PAWNEE ROAD RIGHT-OF-WAY RECORDED UNDER ROCK CREEK MESA SUBDIVISION ADDITION NO. 2 IN PLAT BOOK A-2 PAGE 30, AND A PORTION OF THAT PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 224050744, BOTH IN 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 S56°23'43"W A DISTANCE OF 1,898.77 TO A POINT ON THE SAID EXTERIOR THAT PARCEL OF LAND, BEING MONUMENTED BY A RED PLASTIC CAP STAMPED "PLS 38160", ALSO BEING THE **POINT OF BEGINNING**;

THENCE COINCIDENT WITH SAID WESTERN ROAD RIGHT-OF-WAY LINE OF COMMANCHE ROAD SOUTH 00°42'43" EAST, A DISTANCE OF 521.79 FEET;

THENCE CONTINUE SOUTH 00°42'43" EAST, A DISTANCE OF 61.94 FEET TO A POINT ON THE EXTERIOR OF SAID PARCEL;

THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL THE FOLLOWING SEVEN (7) COURSES:

1. SOUTH 00°45'24" EAST, A DISTANCE OF 142.36 FEET;
2. SOUTH 00°45'24" EAST, A DISTANCE OF 27.00 FEET;
3. SOUTH 88°33'19" WEST, A DISTANCE OF 409.44 FEET;
4. NORTH 00°43'42" WEST, A DISTANCE OF 27.00 FEET;
5. CONTINUE NORTH 00°43'42" WEST AND COINCIDENT WITH SAID LINE, A DISTANCE OF 90.69 FEET;
6. NORTH 06°34'58" EAST, A DISTANCE OF 59.95 FEET;
7. NORTH 24°20'49" EAST, A DISTANCE OF 86.76 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 665.86 FEET TO A POINT ON THE EXTERIOR OF SAID PARCEL;

THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

1. SOUTH 89°52'55" EAST, A DISTANCE OF 250.80 FEET;
2. SOUTH 00°13'37" EAST, A DISTANCE OF 159.60 FEET;
3. NORTH 89°17'29" EAST, A DISTANCE OF 107.26 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 323,735 SQUARE FEET OR (7.43192 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

# ANNEXATION PLAT ROCK CREEK MESA ADDITION NO. 5

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 DESCRIBED PARCEL OF LAND:

## LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTH 1/2 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 PAWNEE ROAD RIGHT-OF-WAY RECORDED UNDER ROCK CREEK MESA SUBDIVISION ADDITION NO. 2 IN PLAT BOOK A-2 PAGE 36, AND A PORTION OF THAT PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 248104, BOTH IN 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 3/4 IN STANDARD AND ON THE EAST END BY A 3-1/2 INCH ALUMINUM CAP STAMPED 718297 AT THE CENTER CORNER OF SAID SECTION 30, WHICH IS ASSUMED TO BEAR NORTH 89°25'11" WEST, A DISTANCE OF 2,687.81 FEET.

CONSIDERS AT SAID CENTER CORNER OF SECTION 30, THENCE 88°25'42" W A DISTANCE OF 1,888.77 TO A POINT ON THE EXTERIOR OF SAID PARCEL OF LAND, BEING MONUMENTED BY A 1/2 INCH PLASTIC CAP STAMPED 718297, ALSO BEING THE POINT OF BEGINNING, THENCE CONCURRENT WITH SAID WESTERN ROAD RIGHT-OF-WAY LINE OF COSMANCHE ROAD SOUTH 87°42'42" EAST, A DISTANCE OF 821.79 FEET;

THENCE CONTINUE SOUTH 87°42'42" EAST, A DISTANCE OF 81.34 FEET TO A POINT ON THE EXTERIOR OF SAID PARCEL;

THENCE CONCURRENT WITH THE EXTERIOR OF SAID PARCEL, THE FOLLOWING SEVEN (7) COURSES:

1. SOUTH 89°48'24" EAST, A DISTANCE OF 142.38 FEET;
2. SOUTH 89°48'24" EAST, A DISTANCE OF 27.58 FEET;
3. SOUTH 89°25'11" WEST, A DISTANCE OF 458.44 FEET;
4. NORTH 89°43'42" WEST, A DISTANCE OF 27.58 FEET;
5. CONTINUE NORTH 89°43'42" WEST AND CONCURRENT WITH SAID LINE, A DISTANCE OF 80.88 FEET;
6. NORTH 89°34'56" EAST, A DISTANCE OF 88.96 FEET;
7. NORTH 89°25'11" EAST, A DISTANCE OF 88.78 FEET;

THENCE NORTH 89°25'11" EAST, A DISTANCE OF 88.86 FEET TO A POINT ON THE EXTERIOR OF SAID PARCEL;

THENCE CONCURRENT WITH THE EXTERIOR OF SAID PARCEL, THE FOLLOWING THREE (3) COURSES:

1. SOUTH 89°25'11" EAST, A DISTANCE OF 280.80 FEET;
2. SOUTH 89°17'37" EAST, A DISTANCE OF 188.80 FEET;
3. NORTH 89°17'37" EAST, A DISTANCE OF 187.28 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 323.735 SQUARE FEET OR (7.43192 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

## GENERAL NOTES:

1. THIS ANNEXATION PLAT DOES NOT REPRESENT A MONUMENTED LAND SURVEY NOR A LAND SURVEY PLAT. ALL BOUNDARY INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM FOUND MONUMENTATION, TOGETHER WITH MAPS & DOCUMENTS OF RECORD, WITH MAPS CONSIDERED.

- R1 - CITY OF COLORADO SPRINGS ANNEXATION, J.L. RANCH ADDITION, RECEPTION NO. 018474, RECORDED DECEMBER 06, 1987 IN THE CLERK AND RECORDERS OFFICE OF EL PASO COUNTY, COLORADO.
- R2 - LAND SURVEY PLAT: SOUTH PORTION OF J.L. RANCH, RECEPTION NO. 20080513, RECORDED SEPTEMBER 14, 2000 IN SAID RECORDERS OFFICE.
- R3 - IMPROVEMENT SURVEY PLAT BY CLARK LAND SURVEYING, INC., PROJECT NO. 220828, DATED APRIL 27, 2022.
- R4 - LA MESA DEL ANGELES SUBDIVISION PLAT, RECEPTION NO. 880808, RECORDED FEBRUARY 04, 1972 IN SAID RECORDERS OFFICE.
- R5 - ALTAMPS LAND SURVEY TITLE (CLARK LAND SURVEYING, INC.), RECEPTION NO. 22080507, RECORDED JANUARY 16, 2020 IN SAID RECORDERS OFFICE.
- R6 - COLORADO DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS, PROJECT CODE 17363, RECEPTION NO. 71280547, RECORDED JUNE 01, 2013 IN SAID RECORDERS OFFICE.
- R7 - LAND SURVEY PLAT (CLARK LAND SURVEYING, INC.), RECEPTION NO. 32180588, RECORDED MARCH 05, 2021 IN SAID RECORDERS OFFICE.
- R8 - MERIDION SUBDIVISION PLAT, RECEPTION NO. 32712576, RECORDED MAY 04, 2007 IN SAID RECORDERS OFFICE.

## ADDITIONAL DOCUMENTS CONSIDERED:

- PLAT PORTION OF ONE-TWENTY MOUNTAIN ESTATES, RECEPTION NO. 98801982, RECORDED OCTOBER 01, 1988 IN SAID RECORDERS OFFICE.
- J.L. RANCH ADDITION RECORDED DECEMBER 06, 1987 IN PLAT BOOK C-4 AT PAGE 127.
- ROCK CREEK MESA SUBDIVISION RECORDED AUGUST 08, 1983 IN PLAT BOOK 2 AT PAGE 76.
- ROCK CREEK MESA SUBDIVISION ADDITION NO. 2 RECORDED MARCH 11, 1988 IN PLAT BOOK A-2 PAGE 36, RECEPTION NO. 20080513.
- VACATION OF A PORTION OF ROCK CREEK MESA SUBDIVISION AND PORTIONS OF ROCK CREEK MESA SUBDIVISION ADDITION NO. 2 RECORDED JANUARY 17, 1972 IN PLAT BOOK U-2 AT PAGE 13 (REC. NO. 869882).
- TITLE COMMITMENT: LAND TITLE GUARANTEE COMPANY-CR008 NUMBER: 70658167896-3, WITH EFFECTIVE DATE 07/07/2023 AT 8:00 P.M.

2. DATE OF PREPARATION: APRIL 24, 2024

3. TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 2,810.48'

4. ONE-FOURTH (1/4TH) OF THE TOTAL PERIMETER: 682.62 FEET (25.36%)

5. PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 462.81' (25.36%)

6. AREA OF SITE: 7.43192 ACRES

7. CONFIRM THE ESTABLISHMENT OF AN APPROPRIATE (EASEMENTS) THROUGH A FINAL PLAT FOR THE EXISTING ON-ELECTRIC (3.6KV PRIMARY) ON CONDUCTOR (250 P.S.A.-1) RUNNING THROUGH PORTIONS OF ADDITION NOS. 3, 5 AND 8 OR IF IT IS TO BE RELOCATED AS PART OF THE PROPOSED FUTURE DEVELOPMENT.

## FEMA FLOODPLAIN STATEMENT:

THE PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, OBTAINED FROM THE FLOOD INSURANCE RATE MAP (FIRM, MAP NUMBER 5801120890G, EFFECTIVE DECEMBER 7, 2018).

## BASIS OF BEARINGS:

ALL BEARINGS WERE BASED ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST, BEING MONUMENTED BY A 3-INCH PIPE WITH A 3.25-INCH BRASS CAP, FLUSH WITH GROUND, AT THE WEST QUARTER CORNER OF SAID SECTION 30 AND A NO. 6 REBAR WITH A 3.25-INCH ALUMINUM CAP STAMPED 718297, FLUSH WITH GROUND, AT THE CENTER CORNER OF SAID SECTION 30, WHICH IS ASSUMED TO BEAR NORTH 89°25'11" WEST, A DISTANCE OF 2,687.81 FEET.

## OWNER:

THE ABOVEMENTIONED, ROCK CREEK RESIDENTIAL LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024 A.D.

DANNY MENTHA, MANAGER

STATE OF COLORADO

EL PASO

COUNTY OF EL PASO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024 BY DANNY MENTHA, MANAGER OF ROCK CREEK RESIDENTIAL LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

## SURVEYOR'S STATEMENT

I, JERRY R. BEESSE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO AND LEGALLY DOING BUSINESS FOR AND ON BEHALF OF MATRIX DESIGN GROUP INC., IN EL PASO COUNTY, DO HEREBY CERTIFY THAT THE MAP HEREON SHOWN IS A CORRECT Delineation OF THE ABOVE DESCRIBED PARCELS OF LAND AND THAT AT LEAST TWENTY-FIVE PERCENT (25%) OF THE PERIMETER OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

JERRY R. BEESSE, PLS NO. 38578

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

## CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT OF "ROCK CREEK MESA ADDITION NO. 5".

CITY PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

\_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

\_\_\_\_\_ DATE \_\_\_\_\_

THE ANNEXATION OF THE REAL PROPERTY SHOWN ON THIS PLAT IS APPROVED PURSUANT TO AN ORDINANCE MADE 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 \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

## RECORDING:

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\_\_\_\_, AND IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_.

STEVE SCHLEIER, EL PASO COUNTY CLERK AND RECORDER

BY: \_\_\_\_\_

DEPUTY

FEES: \_\_\_\_\_

REMARKS: \_\_\_\_\_

ANEX-24-005

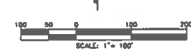
PREPARED BY

**Matrix**  
Excellence by Design

ROCK CREEK MESA ADDITION NO. 5  
LOCATED IN SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
COUNTY OF EL PASO, STATE OF COLORADO

CHECKED BY: JRB SCALE: NA DATE ISSUED: AUGUST 29, 2024  
SHEET 1 OF 2

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



INDICATES CITY LIMITS

ROCK CREEK MESA ADDITION NO. 5  
LOCATED IN SECTION 30, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
COUNTY OF EL PASO, STATE OF COLORADO

CHECKED BY: JWB	SCALE: 1"=100'	DATE ISSUED: AUGUST 28, 2024
	SHEET 2	OF 2

**Mayor's Action:**

- ☒ Approved on FEB 12 2025.
- ☐ Disapproved on \_\_\_\_\_, based on the following objections:

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*Blessing A. Mobolade*

Blessing A. Mobolade, Mayor

**Council Action After Disapproval:**

- ☐ Council did not act to override the Mayor's veto.
- ☐ Finally adopted on a vote of \_\_\_\_\_, on \_\_\_\_\_.
- ☐ Council action on \_\_\_\_\_ failed to override the Mayor's veto.

\_\_\_\_\_  
Randy Helms, Council President

ATTEST:

*Sarah B. Johnson*  
\_\_\_\_\_  
Sarah B. Johnson, City Clerk




CAO: MS  
COS: \_\_\_\_\_

I HEREBY CERTIFY that the foregoing ordinance entitled **"AN ORDINANCE ANNEXING TO THE CITY OF COLORADO SPRINGS THAT AREA KNOWN AS ROCK CREEK MESA ADDITION NO. 5 ANNEXATION CONSISTING OF 7.43 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 **11th<sup>th</sup> 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, **11th<sup>th</sup> day of February 2025**.

  
Sarah B. Johnson, City Clerk

1<sup>st</sup> Publication Date: **January 31, 2025**

2<sup>nd</sup> Publication Date: **February 19, 2025**

Effective Date: **February 24, 2025**

Initial:   
City Clerk

