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**PLANNING & COMMUNITY DEVELOPMENT**

**TO:** El Paso County Planning Commission  
Thomas Bailey, Chair

**FROM:** Ashlyn Mathy, Planner II  
Daniel Torres, P.E., Senior Engineer  
Meggan Herington, AICP, Executive Director

**RE:** Project File Number: MS232  
Project Name: Falcon Self Storage & U-Haul Minor Subdivision  
Parcel Number: 5301000018

<b>OWNER:</b>	<b>REPRESENTATIVE:</b>
FALCON STORAGE PARTNERS LLLP grahaminvestments@gmail.com	Oliver Watts Consulting olliewatts@aol.com (719) 593-0173

**Commissioner District: 2**

<b>Planning Commission Hearing Date:</b>	<b>6/6/2024</b>
<b>Board of County Commissioners Hearing Date:</b>	<b>6/27/2024</b>

**EXECUTIVE SUMMARY**

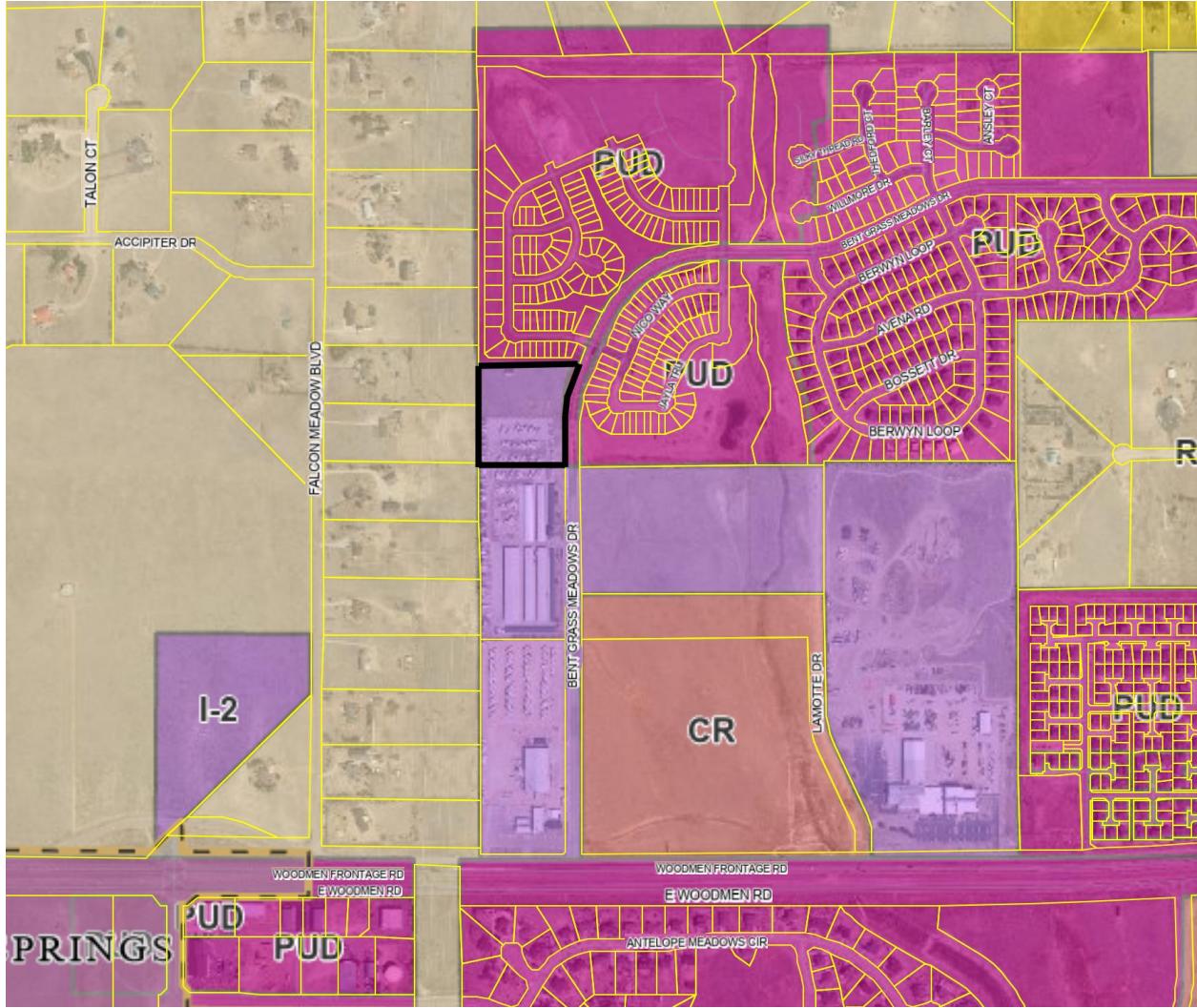
A request by Falcon Storage Partners LLLP for approval of a 5.00-acre Final Plat creating one (1) industrial lot. The purpose of the Final Plat is to rectify illegal subdivision which occurred in 2006. The property is zoned I-2, Limited Industrial, and is located roughly one-half of a mile north of the intersection of Woodmen Road and Bent Grass Drive. The use will be RV Storage , and this use at the subject property is required to go through the Site Development Plan process. The applicant is currently working on the Site Development Plan portion under file number PPR2232.

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# Zoning Context Map



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## A. WAIVERS AND AUTHORIZATION

### Waiver(s):

There are no waivers associated with this request.

**Authorization to Sign:** Final Plat and any other documents necessary to carry out the intent of the Board of County Commissioners.

## B. APPROVAL CRITERIA

In approving a Final Plat, the BoCC shall find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (as amended):

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is consistent with the purposes of this Code;
- The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;
- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code (this finding may not be deferred to final plat if the applicant intends to seek administrative final plat approval);
- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. § 30-28-133(6)(b)] and the requirements of Chapter 8 of this Code;
- All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];
- Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;
- The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;

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- Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;
- Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;
- The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and
- Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;
- Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;
- The subdivision meets other applicable sections of Chapter 6 and 8; and
- The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. § 34-1-302(1), et seq.]



### C. LOCATION

North:	PUD (Planned Unit Development)	Single Family Residential
South:	I-2 (Limited Industrial)	Warehouse/Storage
East:	PUD (Planned Unit Development)	Single Family Residential
West:	RR-5 (Residential Rural)	Single Family Residential

### D. BACKGROUND

This parcel of land, with the current legal description, has a creation date of October 13, 2006. The subject property was split from parcel 5300000520 (40 acres), split again into parcel 5300000570 (35 acres), and finally split off as parcel 5300000571 (5 acres). The subject property is zoned I-2. This zoning was put into place on September 20, 1965.

An Early Assistance meeting under file number EA2097, was held in 2020 for the legalization of the subject parcel and then subsequent site development plan process for RV Storage. In order for the parcel to be recognized as a legal lot, it must go through the Subdivision process. Additionally, the use on the property is allowed but requires a Site Development Plan application process with the County. The applicant has applied for the Site Development Plan, the application is under PPR2232 and is being reviewed by staff. However, the Final Plat must be approved before any other approvals at the subject property.

### E. ANALYSIS

#### 1. Land Development Code and Zoning Analysis

The Final Plat application meets the Final Plat submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (as amended).

### F. MASTER PLAN COMPLIANCE

#### 1. Your El Paso County Master Plan

##### a. Placetype Character: Suburban Residential

*Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally*



*supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.*

*Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections or along perimeter streets. Utilities, such as water and wastewater services are consolidated and shared by clusters of developments, dependent on the subdivision or area of the County.*

*Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban Residential placetype in El Paso County are Security, Widefield, Woodmen Hills, and similar areas in Falcon.*

### **Recommended Land Uses:**

#### *Primary*

- *Single-family Detached Residential with lots sizes smaller than 2.5 acres per lot, up to 5 units per acre*

#### *Supporting*

- *Single-family Attached*
- *Multifamily Residential*
- *Parks/Open Space*
- *Commercial Retail*
- *Commercial Service*
- *Institutional*

### **Analysis:**

The Masterplan placetype for this area is Suburban residential, which is largely consistent with the uses in the area. This specific property was zoned I-2 before the implementation of the Master Plan. While Suburban Residential does not acknowledge limited commercial services within this placetype, it has existed prior to the placetype and surrounding uses. RV storage is consistent within the Master Plan's supporting uses and can provide a service for the neighboring communities as they continue to grow.

#### **b. Area of Change Designation:** New Development

*These areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas.*

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*Undeveloped portions of the County that are adjacent to a built out area will be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one such as an employment hub or business park adjacent to an urban neighborhood.*

**Analysis:**

The New Development area of change supports businesses in the area and adjacent to urban neighborhoods. The proposed project would take the current illegal lot and make it legal. This will give the Site Development Plan application the ability to be approved, to allow for RV storage at the property. The use will be a new development to the area.

**c. Key Area Influences:** Potential Areas for Annexation

*A significant portion of the County's expected population growth will locate in one of the eight incorporated municipalities. As the largest municipality in El Paso County, Colorado Springs is expected to grow in population over the next several decades. As a result of this growth, Colorado Springs, and other municipalities including Fountain and Monument, will need to annex parts of unincorporated County to plan for and accommodate new development. This will either occur through new development within existing municipal limits or the annexation of subdivisions in unincorporated parts of the County.*

*This Key Area outlines the portions of the County that are anticipated to be annexed as development occurs. It is imperative that the County continue to coordinate with the individual cities and towns as they plan for growth. Collaboration with the individual communities will prevent the unnecessary duplication of efforts, overextension of resources, and spending of funds. The County should coordinate with each of the municipalities experiencing substantial growth the development of an intergovernmental agreement similar to that developed with Colorado Springs.*

**Analysis:**

The subject property is within the annexation area for the City of Colorado Springs. This project went through review by various agencies which includes the City of Colorado Springs's Planning Department and Public Works Department. The City of Colorado Springs did not have any comments on the project.



**d. Other Implications (Priority Development, Housing, etc.)**

There are no other implications associated with this property.

**2. Water Master Plan Analysis**

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

**Goal 3.1** – *Promote cooperation among water providers to achieve increased efficiencies on infrastructure.*

**Goal 4.2** – *Support the efficient use of water supplies.*

**Goal 4.6** – *Promote collaboration among the County, municipalities, water and wastewater service providers and regional and State agencies through the use of Memoranda of Understanding or similar arrangements.*

The Water Master Plan includes demand and supply projections for central water providers in multiple regions throughout the County. The property is located within Planning Region 3 of the Plan, which is an area anticipated to experience growth by 2040. The following information pertains to water demands and supplies in Region 3 for central water providers:

The Plan identifies the current demand for Region 3 to be 4,494 acre-feet per year (AFY) (Figure 5.1) with a current supply of 7,164 AFY (Figure 5.2). The projected demand in 2040 for Region 3 is at 6,403 AFY (Figure 5.1) with a projected supply of 7,921 AFY (Figure 5.2) in 2040. The projected demand at build-out in 2060 for Region is 3 is at 8,307 AFY (Figure 5.1) with a projected supply of 8,284 AFY (Figure 5.2) in 2060. This means that by 2060 a surplus of 32 AFY is anticipated for Region 3.

See the Water section below for a summary of the water findings and recommendations for the proposed subdivision.





### 3. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. EPC Parks Department and El Paso County Conservation District were each sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies upland deposits in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

## G. PHYSICAL SITE CHARACTERISTICS

### 1. Hazards

Colorado Geologic Survey reviewed this project and found there are high ground water levels at the site accompanied by compressible soils. CGS staff recommended these items be depicted via a plat note. The applicant has followed this request with plat note 24.

### 2. Floodplain

The property is not located within a defined floodplain as determined by the review of the FEMA Flood Insurance Rate Map panel number 08041C0553G, dated December 7, 2018.

### 3. Drainage and Erosion

The property is located within the Falcon Drainage basin (CHWS1400) which is a studied drainage basin with associated drainage and bridge fees. Drainage fees in the amount of \$86,503.07, and bridge fees in the amount of \$11,883.26 will be due at the time of plat recordation.

Stormwater runoff from the site will be routed via sheet flow and internal drive aisles to a proposed sand filter basin that will provide stormwater quality treatment for the development. The sand filter basin will be privately owned and maintained. Stormwater from the pond is ultimately conveyed to the west tributary of Black Squirrel Creek and subsequently to Regional Detention Pond WU.



#### **4. Transportation**

The subdivision is accessed via Bent Grass Meadows Drive which is a Non-Residential Collector roadway owned and maintained by El Paso County. Per the submitted traffic study, the site is anticipated to generate 12 average daily trips. Due to the low projected trip generation, the traffic analysis has determined that no off-site roadway improvements are required.

The El Paso County 2016 Major Transportation Corridors Plan Update does not depict any roadway improvements in the immediate vicinity of the site.

The development is subject to the El Paso County Road Impact Fee Program (Resolution 19-471, as amended) as applicable for property located within the Woodmen Road Metropolitan District.

### **H. SERVICES**

#### **1. Water**

Water will be provided by Woodmen Hills Metropolitan District. Water sufficiency has been analyzed with the review of the proposed subdivision. The applicant has shown a sufficient water supply for the required 300-year period. The State Engineer and the County Attorney's Office have recommended that the proposed Minor Subdivision has an adequate water supply in terms of quantity and dependability. El Paso County Public Health has recommended that there is an adequate water supply in terms of quality.

#### **2. Sanitation**

Wastewater is provided by Woodmen Hills Metropolitan District.

#### **3. Emergency Services**

The property is within the Falcon Fire Protection District.

#### **4. Utilities**

The City of Colorado Springs Utilities and Mountain View Electric Association are the associated Utilities for water, gas, and electric service. These utilities were notified and had no outstanding comments.

#### **5. Metropolitan Districts**

Woodmen Hills Metropolitan District is a HOA and Utility company that offers utility services, such as electric gas, and water to properties within their area of coverage.



Woodmen Road Metropolitan District is a quasi-judicial and political subdivision of the State of Colorado (approved in 2001) that provides the acquisition, construction, installation, operation, and maintenance of certain public improvements, that consist mainly of safety and street protection improvements as Woodmen Road widens within the County limits. The subject property is 0.37 miles from Woodmen Road.

**5. Parks/Trails**

Fees in lieu of park land dedication for regional fees and for urban park fees are not collected with commercial or industrial development and are not due at the time of recording the Final Plat.

**6. Schools**

Fees in lieu of school land dedication are not required to be collected with commercial or industrial development and are not due at the time of recording the Final Plat.

**I. APPLICABLE RESOLUTIONS**

See attached resolution.

**J. STATUS OF MAJOR ISSUES**

There are no major issues associated with this project.

**K. RECOMMENDED CONDITIONS AND NOTATIONS**

Should the Planning Commission and Board of County Commissioners find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (as amended) staff recommends the following conditions and notations:

**CONDITIONS**

1. All Deed of Trust holders shall ratify the plat. The applicant shall provide a current title commitment at the time of submittal of the Mylar for recording.
2. Colorado statute requires that at the time of the approval of platting, the subdivider provides the certification of the County Treasurer's Office that all ad valorem taxes applicable to such subdivided land, or years prior to that year in which approval is granted, have been paid. Therefore, this plat is approved by the Board of County Commissioners on the condition that the subdivider or developer must provide to the Planning and Community Development Department, at the time of recording the plat,



a certification from the County Treasurer's Office that all prior years' taxes have been paid in full.

3. The subdivider or developer must pay, for each parcel of property, the fee for tax certification in effect at the time of recording the plat.
4. The Applicant shall submit the Mylar to Enumerations for addressing.
5. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.
6. Driveway permits will be required for each access to an El Paso County owned and maintained roadway. Driveway permits are obtained from the appropriate El Paso County staff.
7. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assignees shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at time of site development plan approval. The fee obligation, if not paid at Final Plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
8. Drainage fees in the amount of \$86,503.07 and bridge fees in the amount of \$11,883.26 shall be paid for the Falcon Drainage Basin at the time of plat recordation.
9. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated 2/22/2024, as provided by the County Attorney's Office.

## **NOTATIONS**

1. Final Plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired unless an extension is approved.

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2. Site grading or construction, other than installation or initial temporary control measures, may not commence until a Preconstruction Conference is held with the Department of Public Works Development Services Inspections and a Construction Permit is issued.

#### **L. PUBLIC COMMENT AND NOTICE**

The Planning and Community Development Department notified 20 adjoining property owners on May 23, 2024, for the Planning Commission and Board of County Commissioner meetings. Responses will be provided at the hearing.

#### **M. ATTACHMENTS**

Map Series  
Letter of Intent  
Plat Drawing  
County Attorney's Letter  
Draft Resolution

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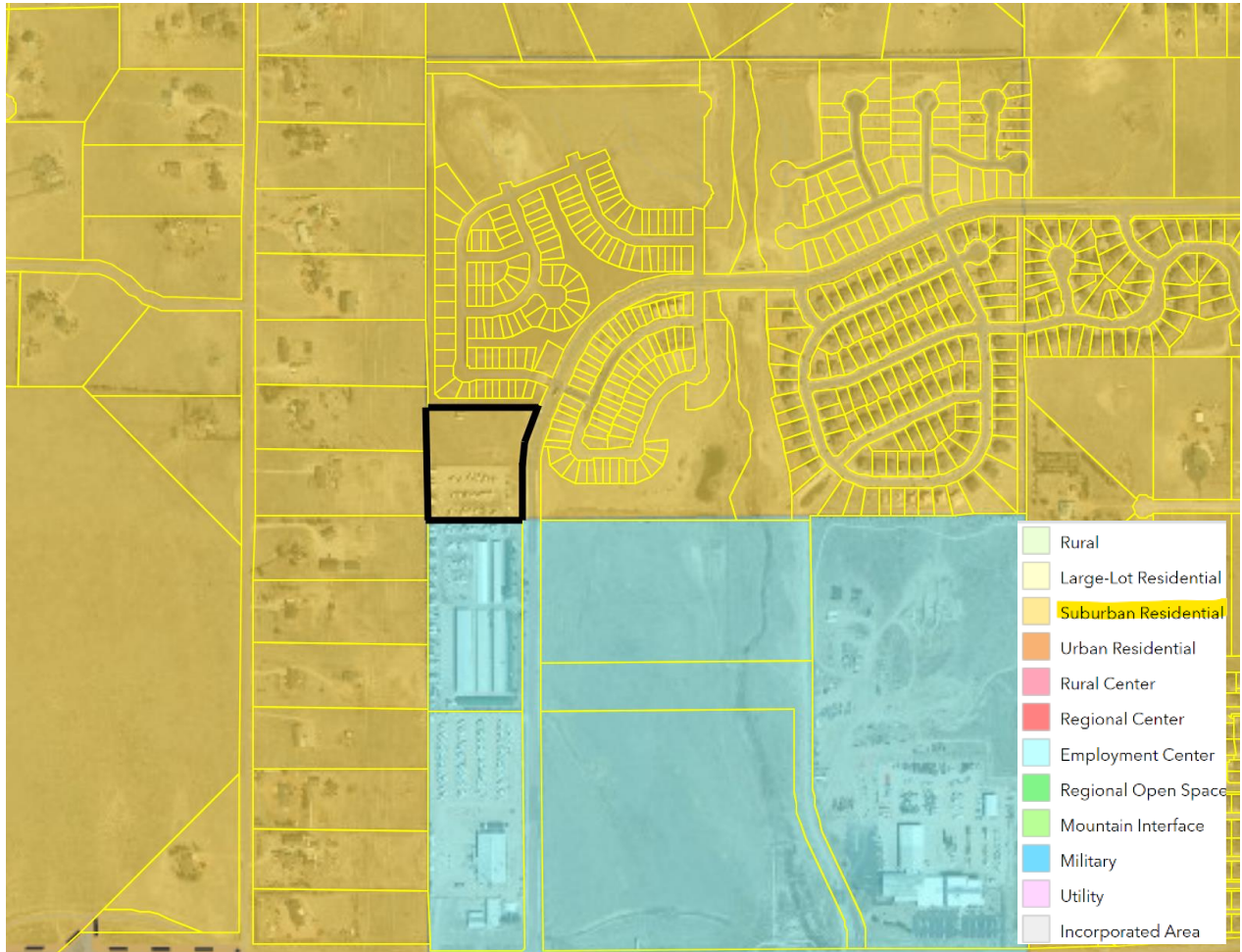


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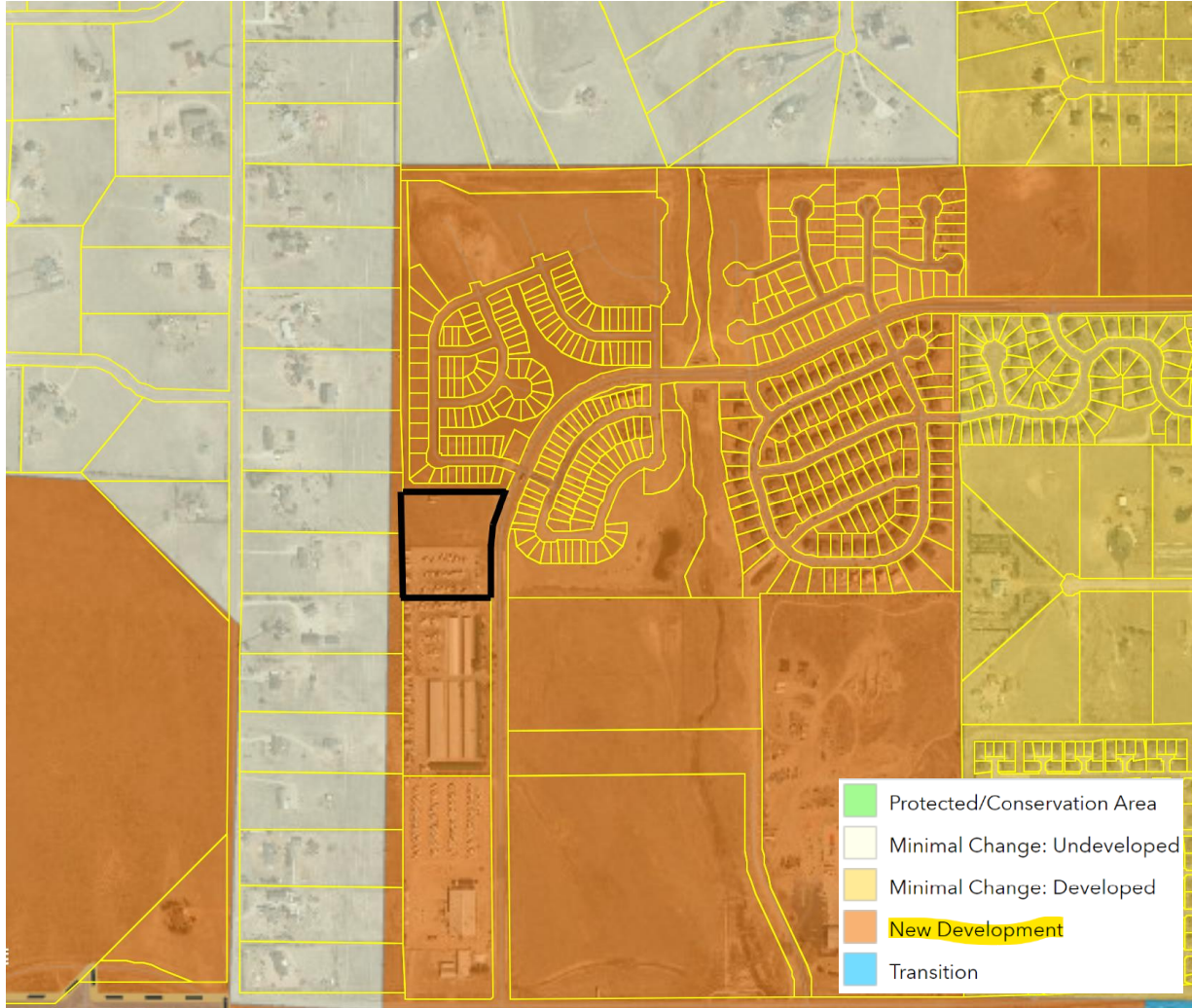
# Map Series

## MS232

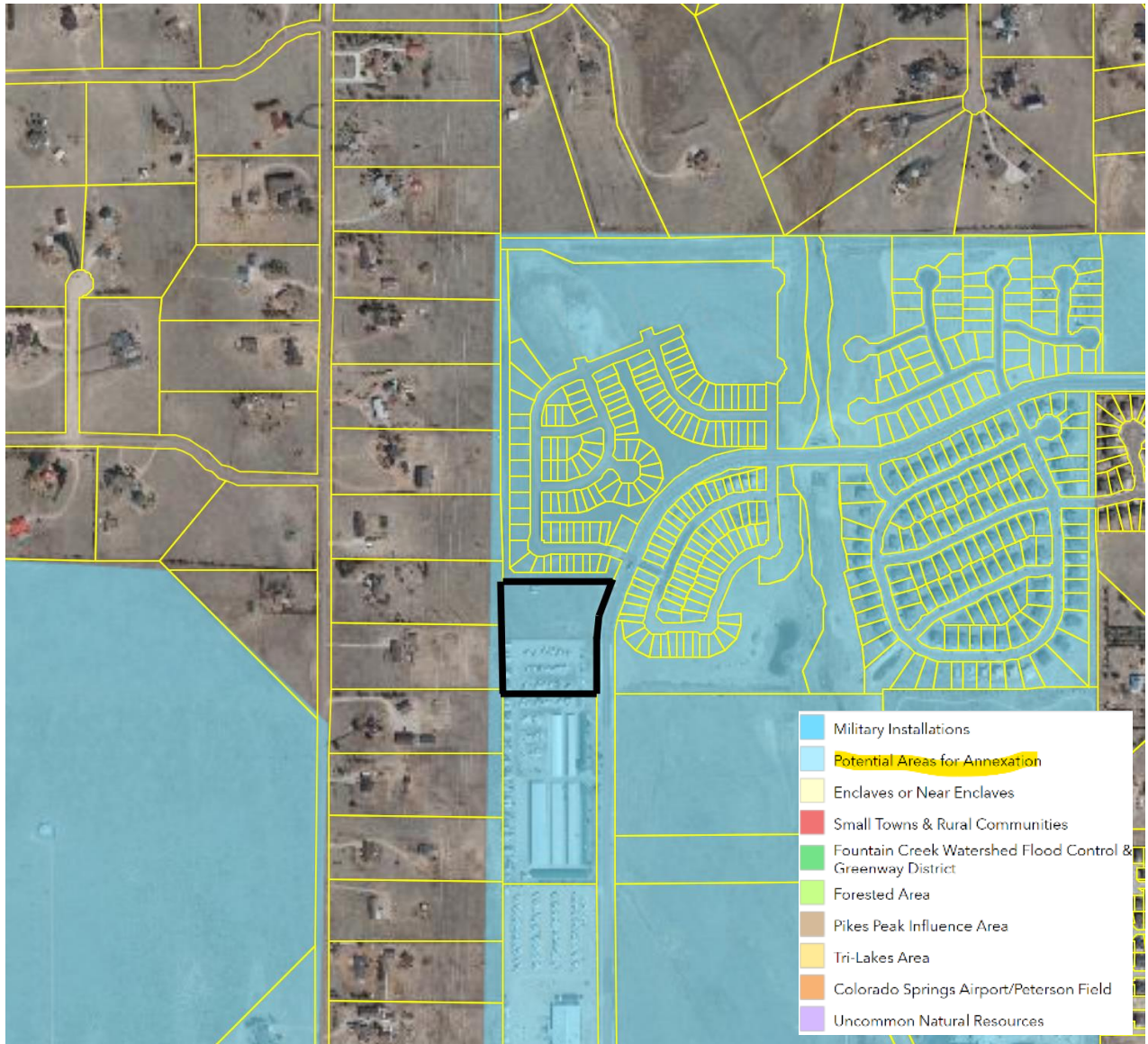
Placetype Map:



Area of Change Map:



Key Area Map:





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**Celebrating over 43 years in business**

May 23, 2023

El Paso County Development Services  
2880 International Circle  
suite 110  
Colorado Springs, CO 80910

**SUBJECT:** Justification Letter for Final Plat, Falcon Storage Subdivision

We propose to subdivide this site located in the West one-half of Section 1, Township 13 South, Range 65 West of the 6th Principal Meridian, situate in El Paso County, Colorado to allow for a RV storage lot to be constructed on the site.

**Owner information:**

Assessor's Parcel No.: 5301000018  
Existing zone: I2 (Industrial)

**History:**

This site is currently being used as an RV storage lot. It is a 5-acre unplatted portion of the West one-half of Section 1, Township 13 South, Range 65 West of the 6th Principal Meridian, situated in El Paso County, Colorado. The site is adjacent to / contiguous with Falcon Storage, which was platted as Lot 1, Latigo Business Center Filing No. 1 on May 25<sup>th</sup>, 2005. The lot is being entered from an existing (platted) road, Bent Grass Meadows Drive.

**Request and Justification:**

The property is currently being used as an RV storage lot. We are requesting to subdivide the site to comply with County requirements and criteria. The county is requiring that if the lot is to remain in its current use as a RV parking storage lot, it must be platted.

**Utilities:**

The site sits within the following utility service areas: City of Colorado Springs gas; Mountain View Electric, and Woodmen Metropolitan District for water and sewer. There are existing detention facilities across Bent Grass Meadows Drive that handle stormwater.

**Traffic Generation:**

Based on a traffic study done by LSC, the site has a current average daily trip count of 11 in and 7 out during peak hours. They estimate in the future, this trip generation will be 10 in and 13 out during the peak hour for an average of 136 per average weekday. This site is located within the

Woodmen Road Metropolitan District, and as such will be required to pay applicable Woodmen Road District fees in lieu of participation in the El Paso County Road Improvement Fee Program.

FEMA Floodplain:

Per FEMA Panel 08041CO535G, this site is not within the limits of a 100yr floodplain.

Request of Subdivision Applicability per LDC Chapters 7&8:

To comply with County regulations and requirements, we will be platting this 5 acre site as it is currently unplatted. The site will remain within requirements and regulations for zone I2 (industrial).

- CH 7:
  - A Preliminary plan is not required as this is a “minor subdivision”.
  - The subdivision is consistent with all design standards and regulations.
  - There will be a water stub run into the site for irrigation and landscaping purposes only. There is no need for water or sewer hookups into the storage site.
  - There are no geological hazards present on the site or special precautions relevant to the site.
  - A water quality pond will be installed in the southeast corner as a drainage improvement. Please see drainage plans for details.
  - The site already falls under the jurisdiction of EPSO and is within the Falcon Fire Protection District.
  - The site complies with methods of fire protection as outlined in Chapter 6. A Letter will be included to show evidence of this.
  - There will be no offsite impacts as a result of this subdivision.
  - There are no required public facilities for this subdivision.
  
- CH 8:
  - The land is suitable for development as there is an existing storage facility already adjacent to the site. The site is currently being used as RV storage as part of the adjacent storage facility. There are no physical constraints that would deem this unsuitable for development. Parr Engineering’s soils report completed in 2013 does not list any soils hazards present on the contiguous site to the south.
  - The land is safe for the intended purposes of RV Storage.
  - There are no slopes over 30% on the proposed lots.
  - Regarding roads and access, there is already access to the site from the existing storage site. There are driveways cut in between the aisles of the parking rows and a private drive will be cut out into Bent Grass Meadows Dr.
  - There are no major plans to alter the landscape of the new lot. The only improvement is a private road to be cut out into Bent Grass Meadows Dr.
  - As far as we are aware, there are no structures or other areas located on the site that would qualify as archeological or historical.
  - As far as we are aware, there are no plans for differing land use on these lots.
  - As far as we are aware, these lots are not in the way of any major airways or airports and thus should not affect them.
  - As far as we are aware, there are no endangered species affected by these proposed changes.

- As stated previously, this site is not within the limits of a 100yr floodplain per FEMA Panel 08041CO535G.
- The current lot does not sit alongside any major arterial, thus do not need to worry about noise mitigation.
- The current and proposed lots are not situated anywhere near a railroad.
- This site is not located near enough to any major military outpost or installation and thus does not fall under any constraints detailed in LDC chapter 8.

Constraint's/Hazards:

As far as we are aware, there are no special features to this site that would result in constraints or hazards preventing the platting of this lot.

Proposed Improvements:

The overall goal of this subdivision is to plat a currently unplatted lot to comply with County requirements. The existing lot is already in use as an RV storage facility and is owned by the storage facility to its south. The only improvement proposed for the unplatted site is a road to be cut from the site into Bent Grass Meadows Dr. Maintenance and repair of this driveway will be the responsibility of the owners.

County Road Impact Fees:

County road impact fees will be due at the time of subdivision per county requirements.

Neighbor Notification:

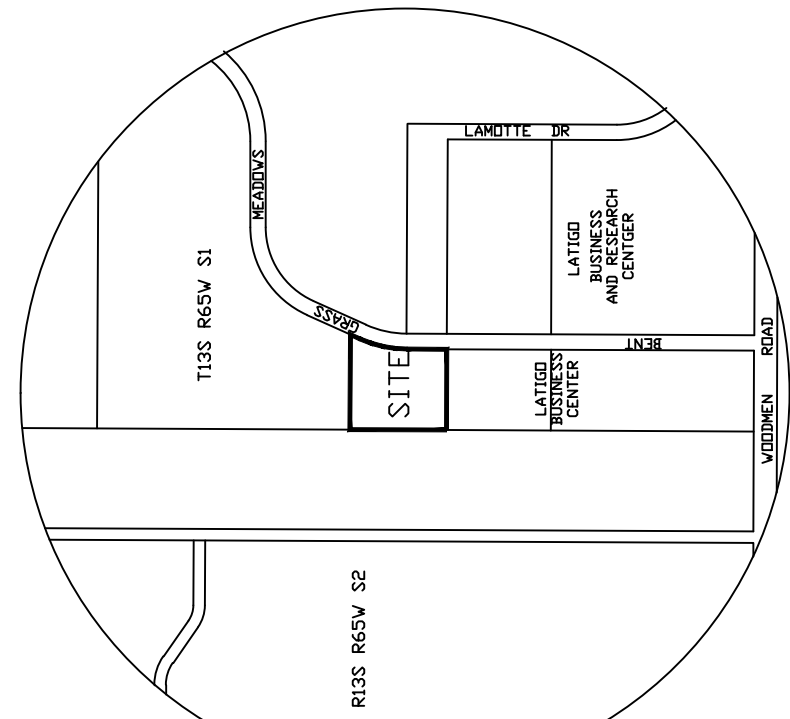
Notification was mailed to each of the neighbors per County Requirement and receipts were provided with the initial submittal.

We ask that El Paso County grant the subdivision request to I2 (Industrial). This will allow the current unplatted site to be platted per County regulations and requirements.

Please contact our office with any questions, thank you

Oliver E. Watts, Consulting Engineer, Inc.

By: \_\_\_\_\_  
Dylan J Watts, Authorized Representative



VICINITY MAP  
1"=1000'

Know all men by these presents that, Falcon Storage Partners, L.L.P., a Colorado limited liability limited partnership being the owner of the land hereinafter described, do hereby certify that the following is a true and correct description of a parcel of land being a portion of the West one-half of Section 1, Township 13 South, Range 65 West of the 6th Principal Meridian, situate in El Paso County, Colorado, described as follows:

Beginning at the Northwest corner of Latigo Business Center Filing No. 1 (Reception No. 205075726, El Paso County, Colorado records) (all bearings in this description are relative to the West line of the Southwest one-quarter of said Section 1, which bears North 00 degrees 16 minutes 02 seconds East (assumed)); Thence North 00 degrees 16 minutes 02 seconds East along said Section 1's Southwest one-quarter's West line, said line also being coincident with the West line of the proposed extension of Bent Grass Meadows Drive (80' r.o.w.), a distance of 89 degrees 43 minutes 58 seconds East, 493.97 feet to a point on the Western right-of-way line of the proposed extension of Bent Grass Meadows Drive (80' r.o.w.), as platted in said Filing; The following three (3) courses are along said Drive's Western right-of-way line: 1) South 24 degrees 14 minutes 14 seconds West, 53.65 feet; 2) On a curve to the left, said curve having a central angle of 23 degrees 58 minutes 12 seconds, a radius of 605.00 feet, an arc length of 253.11 feet; 3) South 00 degrees 16 minutes 02 seconds West, 206.48 feet to the Northeast corner of Lot 1, said Filing; Thence North 89 degrees 42 minutes 50 seconds West along the Northernly line of said Lot 1, 420.00 feet to the Point of Beginning, said Point of Beginning being on the West line of the proposed extension of Bent Grass Meadows Drive (80' r.o.w.) and containing 5.004 acres.

Owners Certificates  
The undersigned, Falcon Storage Partners, L.L.P. being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into a lot, and easements as shown hereon under the name and subdivision of Falcon Storage. All public improvements as shown hereon hereby dedicated to public use and said owner does hereby covenant and agree that the easements, utility easements, drainage easements, drainage ditches, drainage ditches, drainage and erosion control easements, and other improvements shown hereon shall be the property of the Board of County Commissioners of El Paso County, Colorado. Upon satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon approval by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

Owners/Mortgagee (Signature) \_\_\_\_\_  
By: Richard Graham, Jr.  
Title: General Partner

STATE OF COLORADO )  
) )  
COUNTY OF \_\_\_\_\_ )

Acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by  
Richard Graham, Jr. as General Partner.

My commission expires: \_\_\_\_\_

Witness my hand and official seal \_\_\_\_\_, Notary Public

This plat for Falcon Storage Subdivision was approved for filing by the El Paso County, Colorado Board of County Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public easements are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual.

Chair, Board of County Commissioners \_\_\_\_\_ Date \_\_\_\_\_

Planning and Community Development Director \_\_\_\_\_ Date \_\_\_\_\_

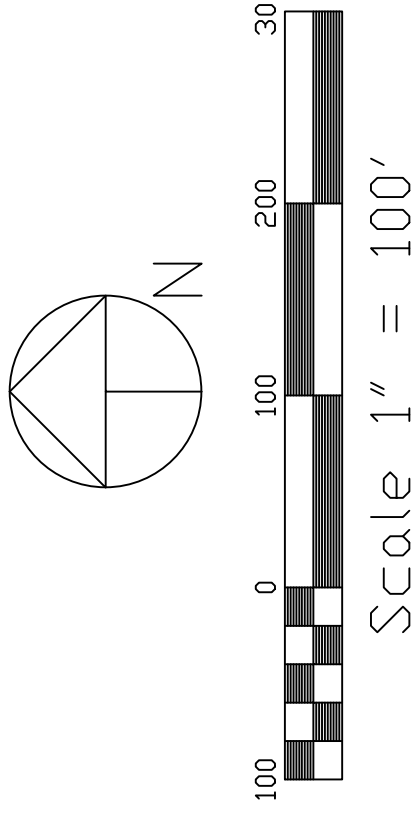
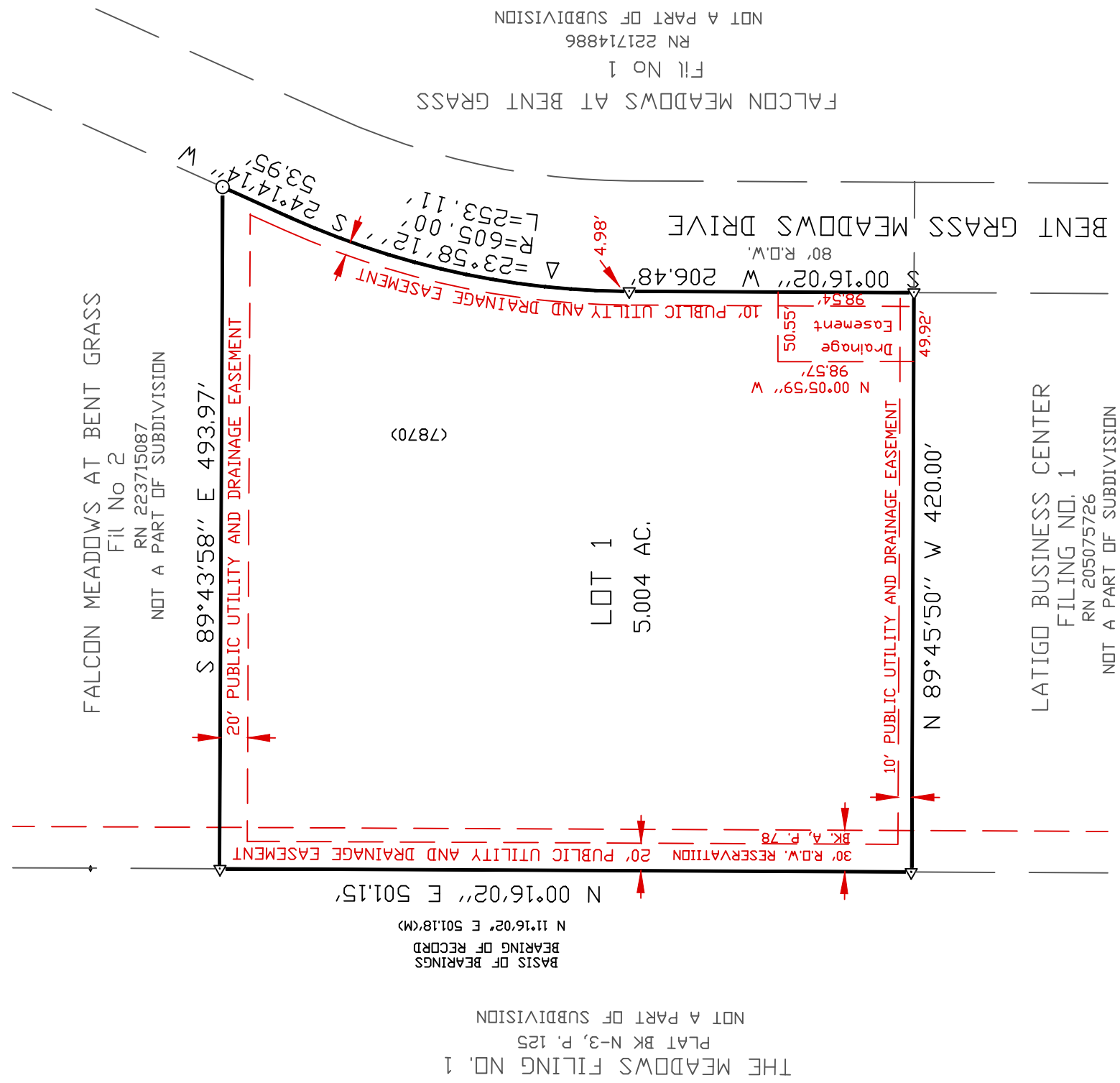
Surveyors Certificate  
I, Oliver E. Watts, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on 10-6-20\_\_\_\_ by me or under my direct supervision and that no monuments exist which are in conflict with the plat hereon. The plat hereon was prepared in full compliance with the applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

I attest the above on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Oliver E. Watts, Colorado PE-LS No. 9853  
For and On Behalf of: Oliver E. Watts, Consulting Engineer, Inc.

# FALCON STORAGE

## A SUBDIVISION OF PART OF THE W 1/2 SECTION 1, T.13S., R.65W., OF THE 6TH P.M. EL PASO COUNTY, COLORADO



LEGEND:

- SET 2" AL. CAP. #9853 DN #5 REBAR
- ◄ FOUND RED LDC CAP DN #4 REBAR
- ( ) ADDRESS

Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory corner Class No (2) instrument pursuant to C.R.S. § 18-4-308

NOTES:

1. Bearings are based on the record bearing of N00°16'02"E. For the west line of the lot, monumented on each end by a 1" red plastic cap on a # 4 rebar, marked LDC PLS# 20681 as shown on the plat. Said monuments were at ground level as of the date of the fieldwork.
2. Survey monuments found or set are at ground level unless otherwise noted on the plat.
3. Title information was provided by the client as follows:  
Title Company: First American Title Insurance Company  
Commitment no: NCS-1055842-CD
4. Effective date: March 12, 2021 at 5:00 PM
5. This survey does not constitute a title search or opinion.
6. 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 hereon.
7. Flood plain
8. According to the current effective Federal Emergency Management Agency Flood Insurance Rate Map, the subject property is located outside the boundary of the 100 Year Floodplain, as identified on FEMA Mapping Panel No. 0804100535 G, dated December 7, 2018.
9. Units of measurement: US Survey Feet
10. The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Department of Planning and Transportation (Impact Study, Drainage Report, Water Resources Report, Water Resources Report, Wetland Delineation Report, and other reports).
11. All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
12. Easements:  
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
13. All easements shall comply with federal and state laws, regulations, ordinances, rules, and rules of the Colorado Department of Wildlife, Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).
14. Addresses: The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
15. Mailboxes:  
Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
16. No driveway shall be established unless an access permit has been granted by El Paso County.
17. All structures and foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
18. Woodmen Road District
19. All property within this subdivision is within the boundaries of the Woodmen Road Metropolitan District and, as such, is subject to a mill levy, plating fees and building permit fees for the purpose of financing construction of specified improvements to Woodmen Road, per instrument recorded at Reception No. 204016142, 1-29-04.
20. Brent Grass Metropolitan District Note  
All property within this subdivision is within the boundaries of the Brent Grass Metropolitan District and, as such, is subject to a mill levy, plating fees and building permit fees for the purpose of financing construction of specified improvements per instrument recorded at Reception No. 207074524, 6-4-07.
21. The property within this subdivision is within the boundaries of the Woodmen Hills Metropolitan District, per Deeds recorded under RN's: 203286252, 2019055421, and 2019055421. This subdivision is subject to the District's rules, regulations, and specifications as recorded at Reception No. 203286252, 2019055421, and 2019055421.
22. All property within this subdivision is subject to a declaration of covenants as recorded at Reception No. 205075724 and Bylaws of Latigo Business Center Owners Association recorded at Reception No. 205075725 of the records of the El Paso County Clerk and Recorder.
23. Water in the Denver Basin aquifers is allocated based upon 100-year aquifer life; however, for El Paso County planning purposes, water in the Denver Basin aquifers is evaluated on a 300-year aquifer life. Applicants and all future owners in the subdivision should be aware that the economic life of a water supply based upon wells in a given Denver Basin aquifer may be less than either the 100-years or 300-years indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that meets the needs of the subdivision.
24. The property owners, its successors and assigns, and all future lot owners in this development are hereby on Notice that they may be required to comply with applicable rules, if any, of the Colorado Ground Water Commission, which compliance may result in a reduction of well withdrawal limits and thus reduction in water availability.
25. A Private Detention Basin / Stormwater Quality BMP Maintenance Agreement and Easement is recorded under RN. 205075723 of the records of El Paso County, Colorado.
26. A Stormwater Quality BMP Maintenance Agreement and Easement is recorded under RN. \_\_\_\_\_ of the records of El Paso County, Colorado.
27. The subdivision developer is responsible for extending utilities to each tract or building site.
28. For this subdivision, the utility easements are provided by Colorado Springs Utilities.
29. Electric is provided by Mountain View Electric.
30. Water and wastewater is provided by Woodmen Hills Metropolitan District.
31. Fire Protections is provided by Falcon Fire Protection District.
32. Provided service is subject to the respective rules, regulations and specifications of the provider.
33. A Soil and Geology Study of the site was conducted by RMG engineers, dated June 23, 2023 a copy of which is available for review under County File No. MS-23-002 at the El Paso County Planning and Community Development Department. The following potential geologic constraints may exist and mitigation procedures employed, based on test borings performed on the site. No buildings are proposed at the site.
34. Compressible Soils: Sand with variable amount of silt and clay underlay the entire site and may be encountered within building excavations, which might require removal and replacement of up to 2 to 3 feet of soil and use of low ground pressure equipment.
35. Springs and Groundwater: Conditions may be encountered requiring in excavations requiring perimeter drains around structures or storage spaces.
36. Uncontrolled / Undocumented Fill Placement: Stockpiles of soil exist on the site requiring removal and replacement with newly placed and compacted structural fill.
37. Seismicity: The site should be classified and Site Class B, with shear wave velocities from 2500 to 5000 fps for materials in the upper 100 feet.
38. Radon: Elevated levels of radon from naturally occurring sources are not anticipated.

Clerk and Recorder

STATE OF COLORADO  
COUNTY OF EL PASO

I hereby certify that this instrument was filed in my office on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and was recorded at Reception Number \_\_\_\_\_ of the records of El Paso County

Steve Schleiher, El Paso County Clerk and Recorder

Fee: \_\_\_\_\_  
Surcharge: \_\_\_\_\_  
School Fees: \_\_\_\_\_ Park Fees: \_\_\_\_\_  
Drainage Fees: \_\_\_\_\_ Bridge Fees: \_\_\_\_\_

PREPARED BY THE OFFICE OF:  
OLIVER E. WATTS PE-LS  
CONSULTING ENGINEER  
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Board of County Commissioners  
Holly Williams, District 1  
Carrie Geitner, District 2  
Stan VanderWerf, District 3  
Longinos Gonzalez, Jr., District 4  
Cami Bremer, District 5

February 22, 2024

MS-23-2 Falcon Storage  
Minor Subdivision

Reviewed by: Lori L. Seago, Senior Assistant County Attorney  
April Willie, Paralegal

**WATER SUPPLY REVIEW AND RECOMMENDATIONS**

Project Description

1. This is a minor subdivision proposal by Falcon Storage Partners LLLP (“Applicant”), to plat a 5.004 +/- acre tract of land (the “Property”). The property is zoned I-2 (Limited Industrial).

Estimated Water Demand

2. Pursuant to the *Water Supply Information Summary* (“WSIS”), the subdivision demand is 0.108 acre-feet per year for irrigation of 5 acres.<sup>1</sup> The Applicant must therefore be able to provide a supply of 32.4 acre-feet of water (0.108 acre-feet per year x 300 years) to meet the County’s 300-year water supply requirement.

Proposed Water Supply

3. The Applicant has provided for the source of water to derive from the Woodmen Hills Metropolitan District (“District”). The Water Resource Report dated January 2024 states that District has a current total water supply of 1,457.6 annual acre-feet and supplied an average of 845.15 acre-feet per year from 2020-2022.

<sup>1</sup> Appendix F of the Water Resource Report dated January 2024 based the estimated demand, however, on irrigation of 5,545 sq. ft. Applicant will be required to correct the WSIS to reflect this area.

**ASSISTANT COUNTY ATTORNEYS**

NATHAN J. WHITNEY  
CHRISTOPHER M. STRIDER

STEVEN A. KLAFFKY  
TERRY A. SAMPLE

LORI L. SEAGO  
DOREY L. SPOTTS

BRYAN E. SCHMID  
STEVEN W. MARTYN

MERI GERINGER

4. The District provided a letter of commitment for Falcon Storage dated January 22, 2024, in which the District stated that it is committed to providing water for Falcon Storage. The District states the water committed is 0.1085 acre-feet of water per year.

#### State Engineer's Office Opinion

5. In a letter dated February 21, 2024, the State Engineer reviewed the proposal to plat a 5-acre tract of land to be used for RV storage facilities. The State Engineer stated that the proposed supply of water is to be served by Woodmen Hills Metropolitan District. Further, the State Engineer's Office stated that ". . . pursuant to section 30-28-136(1)(h)(I), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to water rights."

#### Recommended Findings

6. Quantity and Dependability. Applicant's water demand for Falcon Storage is 0.1085 acre-feet per year to be supplied by the Woodmen Hills Metropolitan District. **Based on the water demand of 0.1085 acre-feet/year for the plat and the District's availability of water sources, the County Attorney's Office recommends a finding of sufficient water quantity and dependability for Falcon Storage.**

7. Quality. The water quality requirements of Section 8.4.7.B.10 of the Code must be satisfied. Section 8.4.7.B.10.g. of the Code allows for the presumption of acceptable water quality for projects such as this where water is supplied by an existing Community Water Supply operating in conformance with Colorado Primary Drinking Water Regulations unless there is evidence to the contrary.

8. Basis. The County Attorney's Office reviewed the following documents in preparing this review: the *Water Supply Information Summary*, the *Water Resources Report* dated January 2024, the *Woodmen Hills Metropolitan District letter* dated January 22, 2024, and the *State Engineer Office's Opinion* dated February 21, 2024. The recommendations herein are based on the information contained in such documents and on compliance with the requirements set forth below. ***Should the information relied upon be found to be incorrect, or should the below requirements not be met, the County Attorney's Office reserves the right to amend or withdraw its recommendations.***

#### **REQUIREMENTS:**

- A. Applicant and all future owners of lots within this filing shall be advised of, and comply with, the conditions, rules, regulations, limitations, and specifications set by the District.

B. Prior to recording the final plat, Applicant must upload an updated WSIS to identify that an estimate 5,545 square feet will be irrigated.

cc. Ashlyn Mathy, Project Manager, Planner

FINAL PLAT (RECOMMEND APPROVAL)

\_\_\_\_\_ moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. MS232  
FALCON SELF STORAGE & U-HAUL SUBDIVISION

WHEREAS, Oliver Watts Consulting did file an application with the El Paso County Planning and Community Development Department for approval of a Minor Subdivision Final Plat for the Falcon Storage Subdivision for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by this Commission on June 6, 2024; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;
2. Proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested persons and the general public were heard at that hearing;
4. All exhibits were received into evidence;
5. The proposed land use does not permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor;



6. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations; and
7. For the above-stated and other reasons, the proposed Minor Subdivision Final Plat is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, when approving a Minor Subdivision Final Plat, the Planning Commission and Board of County Commissioners shall find that the request meets the following criteria outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code ("Code") (as amended):

1. The proposed Subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
2. The Subdivision is consistent with the purposes of the Code;
3. The Subdivision is in conformance with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analysis, studies, reports, plans, designs, documents, and other supporting materials.
4. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of Subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of the Code.
5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6)(b)] and the requirements of Chapter 8 of the Code.
6. All areas of the proposed Subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed Subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)].
7. Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of the Code and the Engineering Criteria Manual ("ECM") are provided by the design.
8. The location and design of the public improvements proposed in connection with the Subdivision are adequate to serve the needs and mitigate the effects of the development.
9. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement acceptable to the County and in compliance with the Code and the ECM.
10. The proposed Subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces

considering the type and intensity of the Subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the Subdivision to provide a transition between the Subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefor, reasonably related to the proposed Subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities.

11. Necessary services, including police and fire protection, recreation, utilities, open space, and transportation systems, are or will be available to serve the proposed Subdivision.
12. The Subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code.
13. The proposed Subdivision meets other applicable sections of Chapters 6 and 8 of the Code.
14. Off-site impacts were evaluated, and related off-site improvements are roughly proportional and will mitigate the impacts of the Subdivision in accordance with applicable requirements of Chapter 8 of the Code.
15. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed Subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the Subdivision will be adequately mitigated.

WHEREAS, a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of Subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of the Code.

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends that the petition of Oliver Watts Consulting for a Minor Subdivision Final Plat for the Falcon Storage Subdivision be approved by the Board of County Commissioners with the following conditions and notations:

CONDITIONS

1. All Deed of Trust holders shall ratify the plat. The applicant shall provide a current title commitment at the time of submittal of the Mylar for recording.
2. Colorado statute requires that at the time of the approval of platting, the subdivider provides the certification of the County Treasurer's Office that all ad valorem taxes applicable to such

subdivided land, or years prior to that year in which approval is granted, have been paid. Therefore, this plat is approved by the Board of County Commissioners on the condition that the subdivider or developer must provide to the Planning and Community Development Department, at the time of recording the plat, a certification from the County Treasurer's Office that all prior years' taxes have been paid in full.

3. The subdivider or developer must pay, for each parcel of property, the fee for tax certification in effect at the time of recording the plat.
4. The Applicant shall submit the Mylar to Enumerations for addressing.
5. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.
6. Driveway permits will be required for each access to an El Paso County owned and maintained roadway. Driveway permits are obtained from the appropriate El Paso County staff.
7. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
8. Drainage fees in the amount of \$6,859.22 shall be paid for the Falcon Storage Subdivision at the time of plat recordation.
9. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated 2/22/2024, as provided by the County Attorney's Office.

#### NOTATIONS

1. Final Plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired unless an extension is approved.
2. Site grading or construction, other than installation or initial temporary control measures, may not commence until a Preconstruction Conference is held with Planning and Community

Development Inspections and a Construction Permit is issued by the Planning and Community Development Department.

AND BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein be forwarded to the El Paso County Board of County Commissioners for its consideration.

\_\_\_\_\_ seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Thomas Bailey	aye / no / non-voting / recused / absent
Sarah Brittain Jack	aye / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / absent
Jay Carlson	aye / no / non-voting / recused / absent
Becky Fuller	aye / no / non-voting / recused / absent
Jeffrey Markewich	aye / no / non-voting / recused / absent
Brandy Merriam	aye / no / non-voting / recused / absent
Eric Moraes	aye / no / non-voting / recused / absent
Bryce Schuettpelz	aye / no / non-voting / recused / absent
Wayne Smith	aye / no / non-voting / recused / absent
Tim Trowbridge	aye / no / non-voting / recused / absent
Christopher Whitney	aye / no / non-voting / recused / absent

The Resolution was adopted by a vote of \_\_\_\_ to \_\_\_\_ by the El Paso County Planning Commission, State of Colorado.

DONE THIS 6th day of June 2024 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: \_\_\_\_\_  
Chair

EXHIBIT A

A parcel of land being a portion of the West one-half of Section 1, Township 13 South, Range 65 West of the 6th Principal Meridian, situate in El Paso County, Colorado, described as follows: Beginning at the Northwest corner of Latigo Business Center Filing No. 1 (Reception No. 205075726, El Paso County, Colorado records) (all bearings in this description are relative to the West line of the Southwest one-quarter of said Section 1, which bears North 00 degrees 16 minutes 02 seconds East "assumed"); Thence North 00 degrees 16 minutes 02 seconds East along said Section 1's Southwest one-quarter's West line, said line also being coincident with the Northerly extension of the Westerly line of said Filing, 501.15 feet; Thence South 89 degrees 43 minutes 58 seconds East, 493.97 feet to a point on the Westerly right-of-way line of the proposed extension of Bent Grass Meadows Drive (80' r.o.w.), as platted in said Filing; The following three (3) courses are along said Drive's Westerly right-of-way line: 1.) South 24 degrees 14 minutes 14 seconds West, 53.65 feet; 2.) On a curve to the left, said curve having a central angle of 23 degrees 58 minutes 12 seconds, a radius of 605.00 feet, an arc length of 253.11 feet; 3.) South 00 degrees 16 minutes 02 seconds West, 206.48 feet to the Northeast corner of Lot 1, said Filing; Thence North 89 degrees 42 minutes 50 seconds West along the Northerly line of said Lot 1, 420.00 feet to the Point of Beginning, County of El Paso, State of Colorado.  
And containing 5.004 acres