TO: **El Paso County Planning Commission**
Timothy Trowbridge, Chair

FROM: **Kari Parsons, Principal Planner**
Jalal Saleh, PE, Senior Engineer

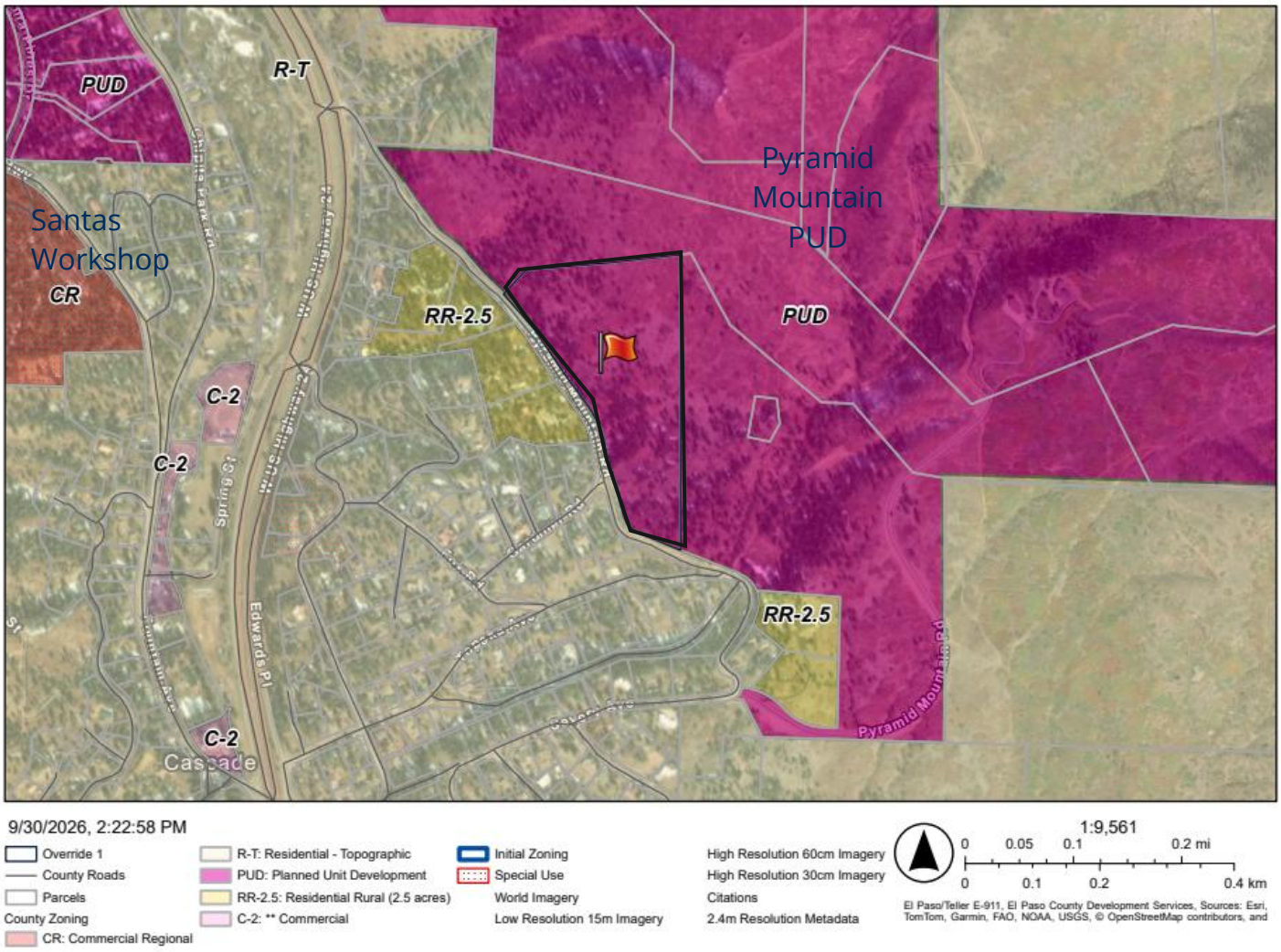
RE: **Project File Number: SF262**
Project Name: Pyramid Mountain Filing No. 1
Parcel Number: 8323000026
Commissioner District: 3

OWNER:	**REPRESENTATIVE:**
Andrew and Guenna Mullet 845 Uintah Bluffs Place Colorado Springs, CO 80904	Andrew and Guenna Mullet 845 Uintah Bluffs Place Colorado Springs, CO 80904
Planning Commission Hearing Date:	11/5/2026
Board of County Commissioners Hearing Date:	12/10/2026

EXECUTIVE SUMMARY

A request by Andrew and Guenna Mullet for approval of a 16.77-acre Final Plat creating one single-family lot. The property is zoned PUD (Planned Unit Development) and is located at 4709 Pyramid Mountain Road.

Zoning Map


PUD
R-T
Pyramid Mountain PUD
Santas Workshop
CR
RR-2.5
PUD
C-2
C-2
RR-2.5
C-2
Cascade
Edwards Pl
Spring St
Pyramid Mountain Rd
9/30/2026, 2:22:58 PM
Override 1
County Roads
Parcels
County Zoning
CR: Commercial Regional
R-T: Residential - Topographic
PUD: Planned Unit Development
RR-2.5: Residential Rural (2.5 acres)
C-2: ** Commercial
Initial Zoning
Special Use
World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations
2.4m Resolution Metadata
1:9,561
0 0.05 0.1 0.2 mi
0 0.1 0.2 0.4 km
El Paso/Teller E-911, El Paso County Development Services, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and

A. 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 subdivision is in conformance with the goals, objectives, and policies of the Master Plan;*
- *The subdivision is in substantial conformance with the approved Preliminary Plan;*
- *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;*
- *Either 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, or, with respect to applications for administrative Final Plat approval, such finding was previously made by the BoCC at the time of Preliminary Plan 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 the Code;*
- *All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)];*
- *Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of the Code and the ECM;*
- *Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with the Code and the ECM;*
- *Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;*
- *The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code;*

- *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;*
- *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 of the Code; 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)	Vacant
South:	R-T (Residential Topographic)	Single-family Residential
East:	PUD (Planned Unit Development)	Vacant
West:	R-T (Residential Topographic)	Single-family Residential

D. BACKGROUND

The Pyramid Mountain Development area is located north of Highway 24, in the Ute Pass Corridor. The development area was impacted by the Waldo Canyon fire and has remained in a static state. The requested one-lot Final Plat is the first filing in the PUD development area.

The 288.69-acre Pyramid Mountain Planned Unit Development Plan (PUD06008) and Preliminary Plan (SP06014), were approved by the Board of County Commissioners on December 13, 2007. The Plans depicted forty 2.5-acre single-family lots, and four (4) 35-acre parcels, which were to be served by the Cascade Metropolitan District for central water. Additionally, 163.9 acres of open space was conveyed to the County as a conservation easement.

A minor PUD amendment was approved by the Planning and Community Development Director (PUD10001) on August 18, 2010, which reduced the number of 2.5-acre lots from 40 to 18 single-family lots served by central water and increased the number of 35 acre+ tracts from four (4) to six (6) parcels to be served by individual wells and on-site septic systems in lieu of central water.

A second minor PUD Amendment was approved by the Planning and Community Development Director (PUD251) on December 4, 2025, further reducing the number of lots from 18 to 13 single-family lots to be served by central water.

E. 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).

The requested Final Plat is consistent with the Pyramid Mountain Planned Unit Development Plan and Development Guide.

F. MASTER PLAN COMPLIANCE

1. Your El Paso County Master Plan

a. **Placetype Character**: Rural

The Rural placetype comprises ranchland, farms, and other agricultural uses. The primary land use in this placetype is agriculture however residential uses such as farm homesteads and estate residential are allowed as support uses. Residential lot development within the Rural placetype typically cover 35 acres or more per two units with the minimum lot area consisting of 5-acres per unit. The Rural placetype covers most of the eastern half of the County.

Rural areas typically rely on well and septic and parcels for residential development tend to be substantial in size. Rural areas are remotely located and distant from high activity areas or dense suburban or urban places, making access to regional transportation routes, such as Highway 24 and Highway 94, vital to the quality of life for rural community residents.

The agricultural lands that Rural areas contain represent a valuable economic resource and unique lifestyle that should be preserved. The Rural placetype includes agricultural lands which represent a valuable economic resource and allow for a unique lifestyle that should be preserved. As growth occurs, some Rural areas may develop and transition to another placetype, however leapfrog development should be discouraged, by pro-actively permitting changing areas contiguous to existing development to another placetype.

Recommended Land Uses:

Primary

- *Agriculture*

- *Parks/Open Space*
- *Farm/Homestead Residential*

Supporting

- *Estate Residential (Minimum 1 unit/5-acres)*
- *Institutional*

Analysis: The Final Plat proposes one (1) 16.7-acre lot, which is consistent with the supporting residential lot sizes within the Rural Placetype.

b. Area of Change Designation: Protected/Conservation Area

These areas of the County are not likely to change. Due to their local, ecological, or historical influence they should be preserved as they are throughout the life of this Master Plan and beyond. The existing development setting of these places will remain the same in the place-types, outlined in the next section.

Analysis: The Planned Unit Development Plan has set aside the majority of land within the PUD area into a conservation easement. In addition, there have been two PUD amendments reducing the number of lots since the original approval.

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.

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 1 of the Plan, which is an area not anticipated to experience significant growth due to the topographical constraints. The following information pertains to water demands and supplies in Region 1 for central water providers:

The Plan identifies the current demand for Region 1 to be 83,622 acre-feet per year (AFY) (Figure 5.1) with a current supply of 99,001 AFY (Figure 5.2). The projected demand in 2040 for Region 1 is at 111,086 AFY (Figure 5.1) with a projected supply of 119,001 AFY (Figure 5.2) in 2040. The projected demand at build-out in 2060 for Region 1 is at 138,453 AFY (Figure 5.1) with a projected supply of 139,001 AFY (Figure 5.2) in 2060. This means that by 2060 a surplus of 548 AFY is anticipated for Region 1.

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 high wildlife impact potential. Colorado Parks and Wildlife, Colorado State Forest Service, and U.S. Forest Service were each sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies decomposed granite 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

A Soils and Geology Study by Entech Engineering Inc. dated April 21, 2006. The report identified the following hazards and constraints: downslope creep, a potential seasonally shallow groundwater area, debris-flow, susceptible drainage, the potential for elevated radon levels, and hydro compaction associated with alluvial fans. Entech Engineering Inc., also provided their Rockfall Analysis dated June 29, 2006, which identified that rockfall-susceptible outcrops are located upslope to the northeast and southeast of the site. The Colorado Geological Society (CGS) agrees with Entech Engineering Inc's. conclusion that no signs of past rockfall events or rockfall-susceptible outcrops were observed within or directly upslope of the parcel.

The applicant has adequately addressed the Colorado Geological Survey (CGS) comments through hazard avoidance by depicting no-build areas and including a 40-foot drainage easement, the incorporation of Entech Engineering's recommendations.

2. Floodplain

This site does not contain a defined floodplain as determined by the Federal Emergency Management Agency (FEMA) Flood Rate Insurance Map, Panel No. 08041C0489G, dated December 7, 2018. A portion of the property is in Zone "X," which is an area of minimal flood hazard and another portion of the property is in Zone "D", area of undetermined flood hazard (Zone D is not currently regulated by EPC or PPRBD and no additional requirements are currently applicable).

3. Drainage and Erosion

The property lies within the Williams Canyon (FOFO7200) Drainage Basin, which is not part of the El Paso County Drainage Basin Fee Program; therefore, there is no Drainage and Bridge Fees. A drainage report was submitted and there is no requirement for detention nor permanent stormwater quality due to the minimal proposed disturbance and large lot exclusion identified in Engineering Criteria Manual Section I.7.1.B. The drainage report concluded that the future development of a single-family home will not have any adverse impact on the existing site conditions or downstream facilities and that erosion control measures will be handled at the building stage.

4. Transportation

No Traffic Impact Study is required based on ECM Appendix B Section B.1.2.D. The development, a single-family home, is expected to generate less than 100 daily vehicle trips, and the peak hour trip generation is less than 10.

The property will have one access point from Pyramid Mountain Road. No public road improvements are required with this development.

El Paso County Road Impact Fees, as established by Resolution 25-337, are applicable and will be assessed when the applicant applies for a building permit(s).

H. SERVICES

1. Water

Water will be provided by Colorado Springs Utilities. 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 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 an individual on-site septic system.

3. Emergency Services

The property is within the Cascade Fire Protection District, which is committed to providing fire protection services to the proposed development. The District was sent a referral four times and did not respond to staff. The applicant corresponded directly with the District and has added the following Plat note:

"At the time of approval of this project, this property is located within the Cascade Fire Protection District, which has adopted a Fire Code requiring residential fire sprinkler requirements for covered structures over 6000 square feet in size, and other fire mitigation requirements depending upon the level of fire risk associated with the property and structures. The owner of any lot should contact the fire district to determine the exact development requirements relative to the adopted Fire Code. Due to wildfire concerns, homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service."

4. Utilities

Colorado Springs Utilities will provide natural gas, electricity, and water.

5. Parks/Trails

Fees in lieu of park land dedication in the amount of $505.00 for regional park fees (Area 1) will be due at the time of recording the Final Plat.

6. **Schools**

   Fees in lieu of school land dedication in the amount of $185.00 shall be paid to El Paso County for the benefit of Manitou Springs School District No. 14 at the time of recording the Final Plat.

I. 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 Final Plat.

4. 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.

5. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated October 2, 2026, as provided by the County Attorney's Office.

NOTATIONS

1. The following fees are required to be paid to El Paso County at the time of Final Plat recordation:
    a. Drainage Fees in the amount of $0 and bridge fees in the amount of $0 for the Williams Canyon Drainage basin.
    b. Park fees in lieu of land dedication for regional parks (Area 1) in the amount of $505.00.
    c. Fees in lieu of school land dedication in the amount of $128.00 shall be paid for the benefit of Manitou Springs School District No. 14.
2. Final Plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired unless an extension is approved.
3. 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 No. 25-377), 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.

J. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 32 adjoining property owners on October 14, 2026, for the Planning Commission and Board of County Commissioner meetings. Responses will be provided at the hearing.

K. ATTACHMENTS

Map Series

Letter of Intent

Plat Drawing

State Engineer's Letter

County Attorney's Letter

Draft Resolution

Aerial Map



9/30/2026, 3:31:55 PM

Override 1
County Roads
Parcels

World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery

High Resolution 30cm Imagery
Citations
2.4m Resolution Metadata

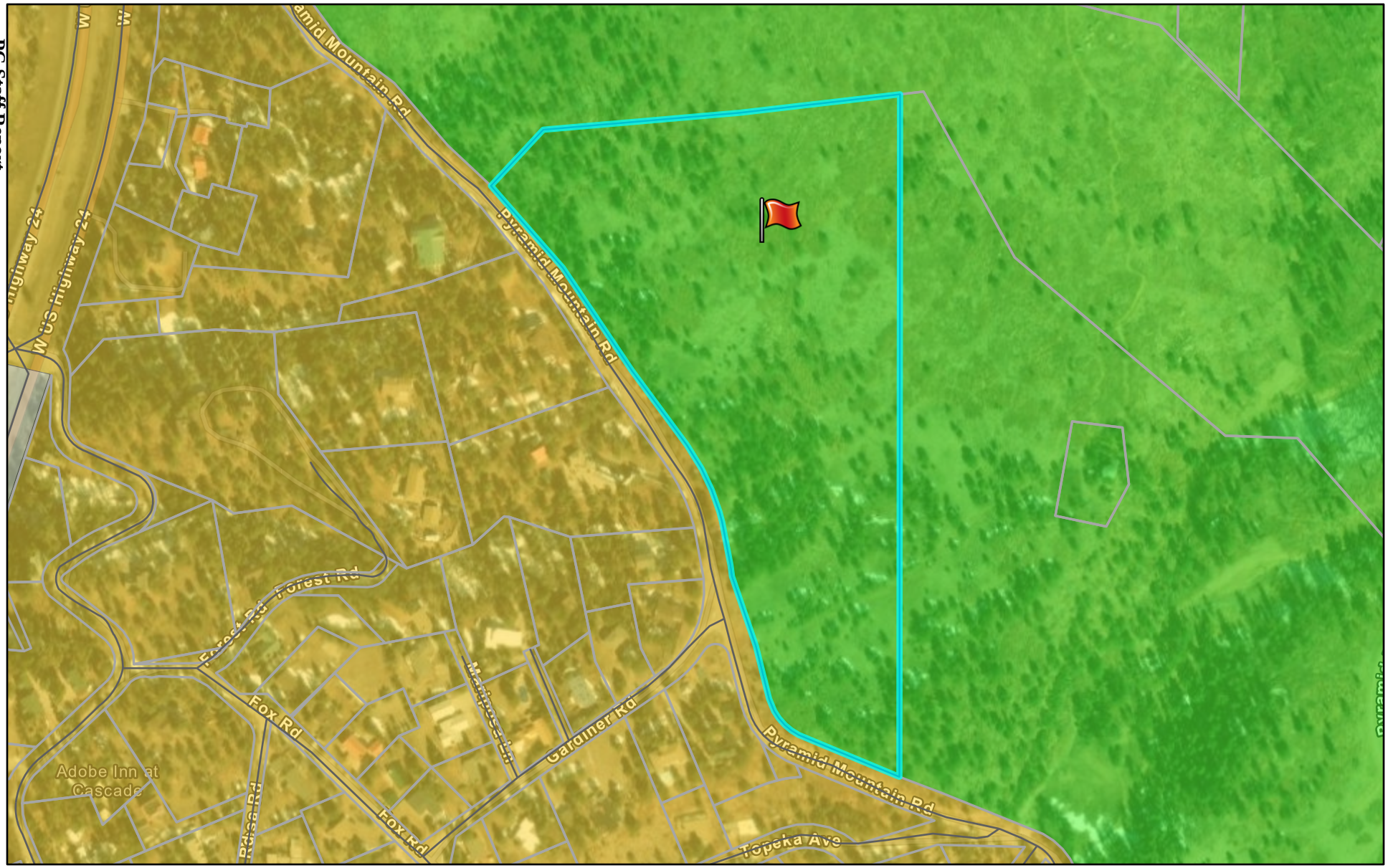
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0 0.1 0.2 0.4 km

El Paso/Teller E-911, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor

El Paso County

Areas of Change Map



9/30/2026, 3:33:45 PM

Override 1
County Roads
Parcels

Areas Of Change
Protected/Conservation Area
Minimal Change: Undeveloped
Minimal Change: Developed

World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery

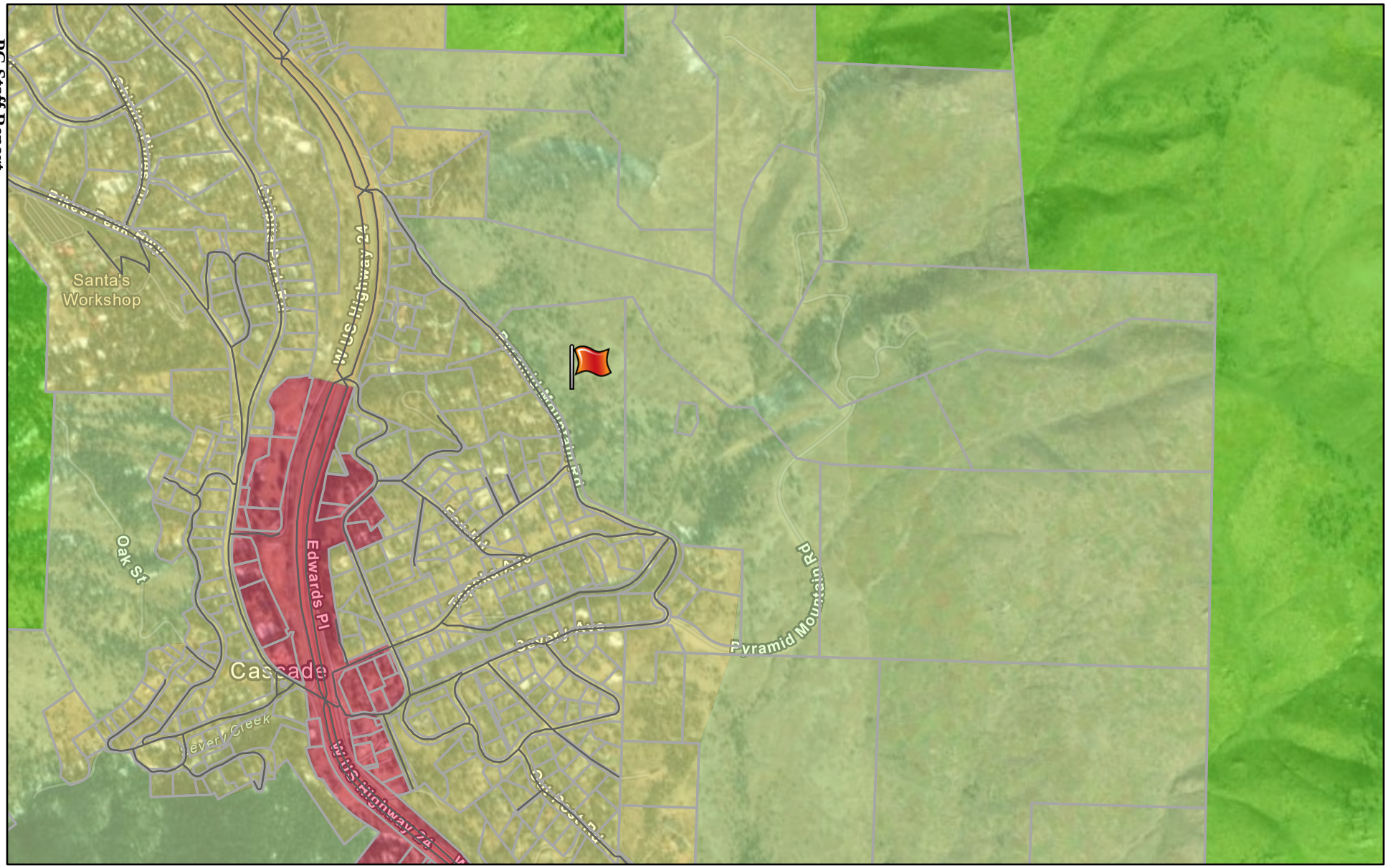
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Citations
1.2m Resolution Metadata

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El Paso/Teller E-911, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor

Placetypes Map



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County Roads
Parcels

Placetypes
Rural
Large-Lot Residential
Mountain Interface
Rural Center

World Imagery
World Imagery

Low Resolution 15m Imagery
Low Resolution 15m Imagery

High Resolution 60cm Imagery
High Resolution 60cm Imagery

High Resolution 30cm Imagery
High Resolution 30cm Imagery

Citations
Citations

1:14,045

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0 0.15 0.3 0.6 km

El Paso/Teller E-911, Created by Houseal Lavigne Associates (2021), Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap

January 22, 2026

El Paso County Planning and Community Development Dept.
2880 International Circle, Suite 110
Colorado Springs, CO 80910
RE: Final Plat for Parcel No. 8323000026

LETTER OF INTENT
PCD File No. SF262

To Whom it May Concern,

This Letter of Intent is being submitted in accordance with the requirements outlined in the El Paso County Planning and Community Development Department's Final Plat Letter of Intent Checklist (revised October 2024) for the platting of parcel no. 8323000026 as a buildable lot.

PARCEL #: 8323000026

PARCEL ADDRESS: Pyramid Mountain Road (not addressed by Assessor's Office)

OWNER: Andrew and Guenna Mullet
845 Uintah Bluffs Place
Colorado Springs, CO 80904
719-419-2300
amullet@sbcglobal.net

APPLICANT: Same as owner

PROPERTY LOCATION: East of the Gardiner Road and Pyramid Mountain Road intersection.

ACREAGE: 16.9466 acres

CURRENT ZONING: PUD

SPECIFIC REQUEST:

This is a request for approval of the Pyramid Mountain Filing No. 1 final plat application to create one (1) 16.9466-acre single-family residential lot pursuant to the recently approved Pyramid Mountain Amended PUD.

WAIVERS AND DEVIATIONS:

There are no requested waivers or deviations associated with the proposed final plat application.

OVERLAY ZONING:

There is no applicable overlay zoning on the property.

SITE LOCATION:

The proposed lot will be located within the Pyramid Mountain PUD-zoned area along the north side of Pyramid Mountain Road near the Gardiner Road and Pyramid Mountain Road intersection.



UTILITIES:

Colorado Springs Utilities will provide electric service and water supply service to the property. Natural gas service will be provided by Black Hills Energy. Wastewater treatment will be via an onsite septic system which will need to be designed and permitted per El Paso County Public Health requirements. All utility connections and systems will comply with applicable standards and provider requirements.

FLOODPLAIN:

This property is not located within a regulatory floodplain per FEMA FIRM map number 08041C0489G, effective 12/7/2018.

POTENTIAL SITE CONSTRAINTS :

No portion of the property is within a FEMA floodplain, mapped wetlands, or any Preble's Meadow Jumping Mouse buffer area as depicted in the Pikes Peak Regional Floodplain

Map and in the El Paso County Planning GIS.

A soil and geology study, prepared by Entech Engineering dated October 7, 2025, has been submitted in support of the final plat application. The study identifies existing geologic conditions on the site that could constrain development, but it also goes on to state the following:

> *"The majority of these conditions can be mitigated through proper engineering design and construction practices. The proposed development and use are consistent with anticipated geologic and engineering geologic conditions."*

The property gradually slopes from northeast to southwest. Any slopes steeper than 30% will be avoided or otherwise mitigated via site specific engineering designs and construction techniques during the permitting and construction of the planned single-family residence. However, at this time the proposed single-family residence is planned to be constructed outside of any area having 30% or greater slopes and any area identified as a hazard or area of concern.

The pages that follow address each one of the criteria included within Section 7.2.1 (subdivision) of the El Paso County Land Development Code.

The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.

Your El Paso Master Plan

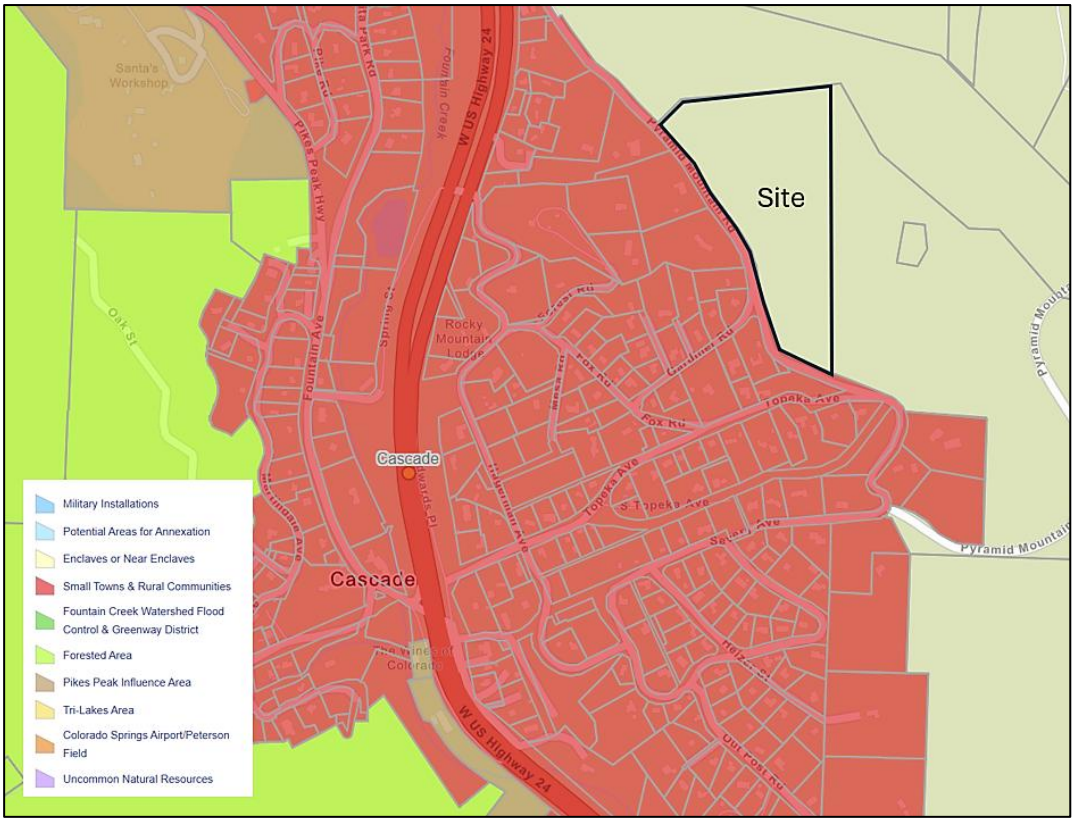
Below is an analysis of the applicable Key Areas, Areas of Change, and Placetypes pertaining to the subject property as discussed and depicted in Chapter 3, Land Use, of Your El Paso Master Plan:

Key Areas – None, but adjacent to Small Towns & Rural Communities.

The subject property is not included within a Key Area designation; however, it is immediately adjacent to the Small Towns& Rural Communities Key Area as depicted in the map below.

The Small Towns & Rural Communities Key Area description primarily focuses on the commercial aspect of these areas, particularly the importance of commercial services and retail stores serving the nearby rural population. The proposed final plat will not negatively impact the Cascade rural community and the subject property will continue to function as a rural residential area and will continue to support the local commercial entities with the purchase of goods and services.

Key Areas Map:



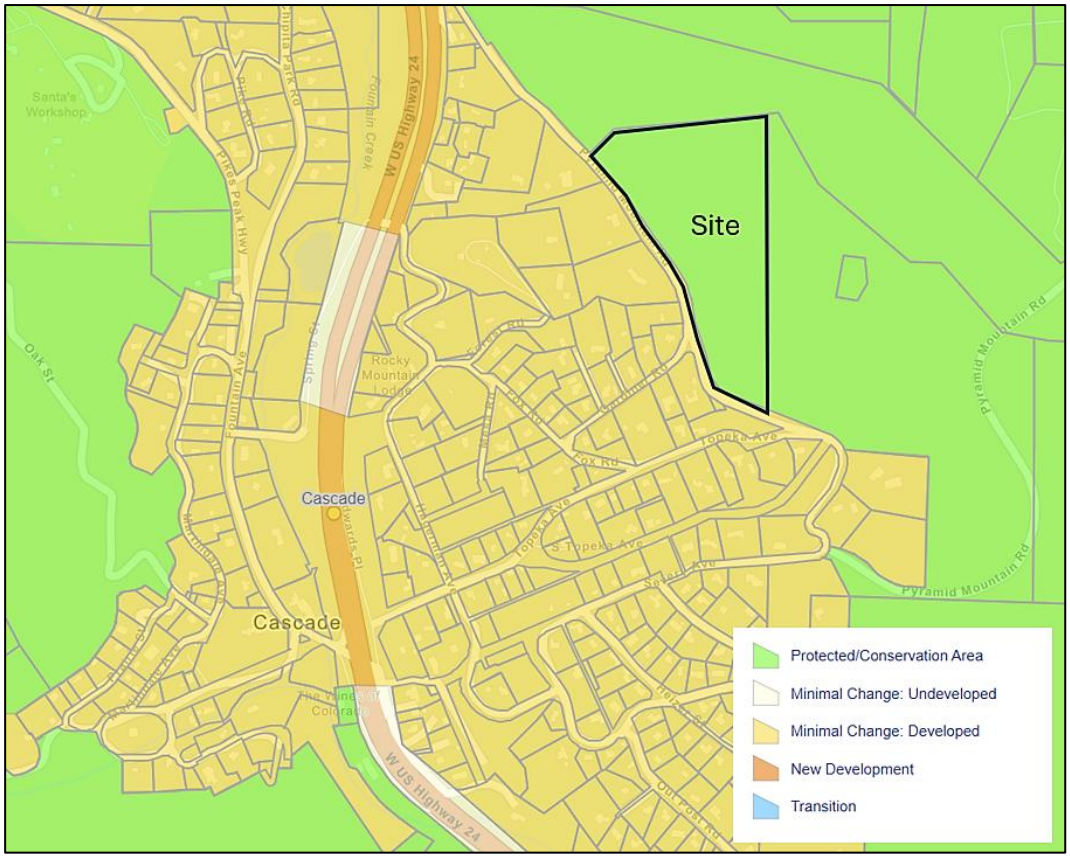
Areas of Change – Protected/Conservation Area
The subject property is identified as being within the "Protected/Conservation Area" Area of Change designation as depicted in the map below.

Page No. 21 of Your El Paso Master Plan describes land having the "Protected/Conservation Area" designation by stating:

> *"These areas of the County are not likely to change. Due to their local, ecological, or historical influence they should be preserved as they are throughout the life of this Master Plan and beyond."*

The proposed final plat, which is anticipated to implement the Pyramid Mountain Amended PUD, represents a reduced amount of development as compared to the originally approved Pyramid Mountain PUD Development Plan. The reduction in "developability" of the property that will result from recent approval of the Amended PUD and approval of this final plat will actually help the property move into greater consistency with the County's plan for this particularly area of the County and with the stated intent of the Protected/Conservation Area designation by reducing the amount of potential development down to a single parcel (rather than multiple lots) and limiting the onsite construction to one single-family residence.

Areas of Change Map:



Placetype - Rural

Page No. 24 of the Master Plan states that the primary land use in the Rural Placetype is agricultural; however, farm homesteads and estate residential land uses are also identified as supporting uses. Approval of the proposed final plat will create an estate-sized lot in a rural residential area of the County, thus allowing it to be directly consistent with the Placetype designation.

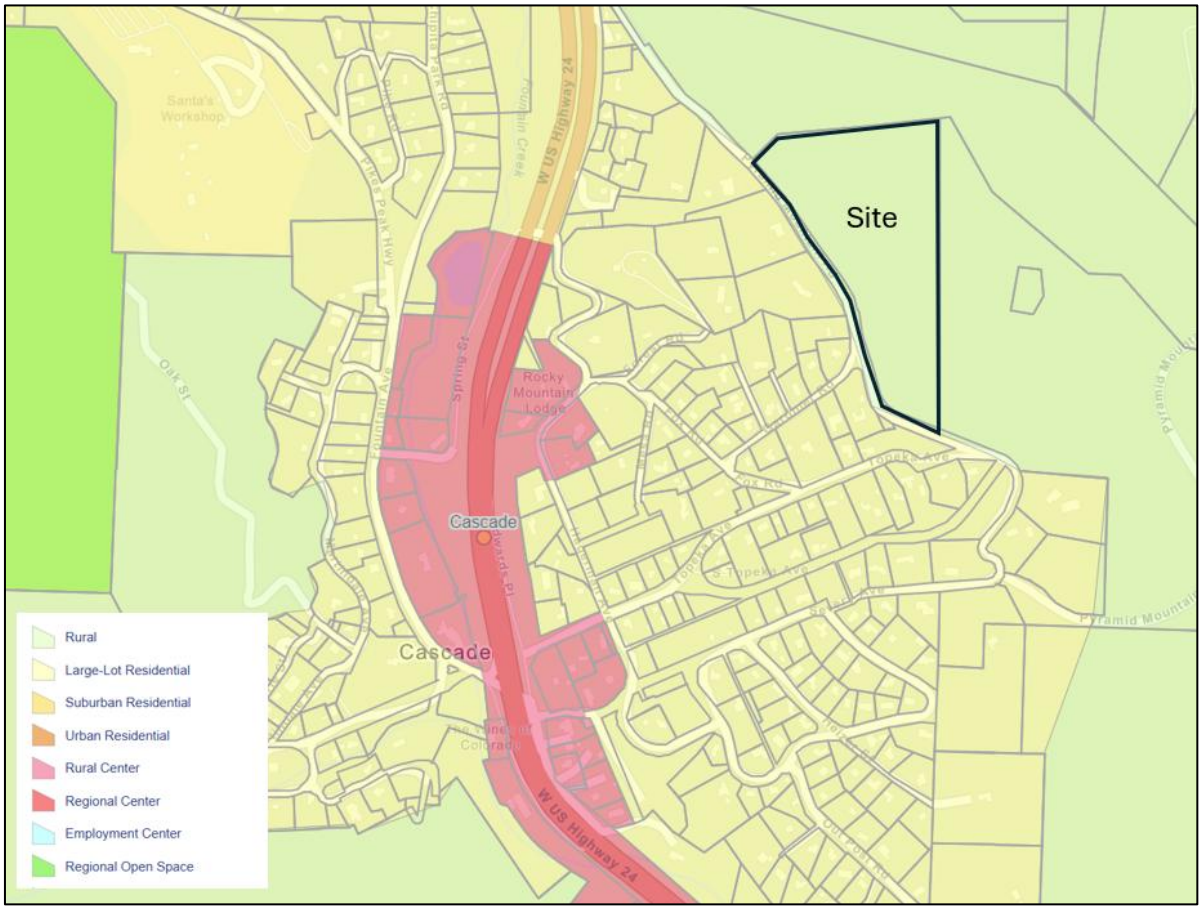
The Master Plan also states:

> *"Rural areas are remotely located and distant from high activity areas or dense suburban or urban places, making access to regional transportation routes, such as Highway 24 and Highway 94, vital to the quality of life for rural community residents."*

In this particular case, the property does, in fact, rely on Highway 24 as the primary travel corridor to and from Colorado Springs and other local and regional destinations. This aspect of the property's location is part of what the Master Plan is referencing when it characterizes rural areas as a representing a "unique lifestyle that should be preserved." Approval of the final plat to create one single-family residential lot will further support the rural, estate-style character of the Cascade/Highway 24 area and it will help promote

conservation of numerous acres of land that could have otherwise been developed under the originally approved Pyramid Mountain PUD zoning.

Placetypes Map:



El Paso County Water Master Plan

The Master Plan also includes the County's Water Master Plan as a topical component. The subject property is located within Planning Region 1, the Colorado Springs Area, of the Water Master Plan. This area of the County is served by Colorado Springs Utilities through an agreement with Cascade Metropolitan District. In addition, the proposed single-family lot will be served via a planned connection to existing Cascade/Colorado Springs Utilities water supply infrastructure in the area.

Table 5-3 on page no. 72 of the Water Master Plan identifies that Region 1 currently has 99,001 AF per year of water supplies compared to 83,662 AF of demand, for a average year surplus of 15,379. This means that the single-family residence that is proposed to be constructed on the platted lot can be appropriately served by Cascade/Colorado Springs Utilities. A water resources report dated January 2026 has been submitted in support of the proposed final plat. The Executive Summary of the report states that following:

> *"Based on CSU's water supply data, the water resources are sufficiency in quantity, quality, and dependability to serve the parcel's needs."*

El Paso County Parks Master Plan

The El Paso County Parks Master Plan (2022) depicts the existing Ute Pass Trail in the general area of the subject property; however, it is not within or in close proximity to the property. A planned secondary trail is shown bisecting the Cascade area; however, it appears that the alignment of such trail has not yet been determined. There are no existing or planned County parks in close proximity to the property. The nearest park is the Rainbow Falls Recreation Area, located approximately 4 miles southeast of the property.

Major Transportation Corridors Plan

The County's 2045 Transportation Plan does not identify any roadway upgrades to any of the roads in the immediate vicinity of the property (see Table 6 Rural County Road Upgrades and Table 8 Gravel Road Upgrades on pages 54 and 58 respectively). This area of the County is also not a part of the County's "Sidewalk Gap Analysis" as depicted on Figure 33, page 67 of the Plan.

Other Topical Elements of the County Master Plan

The proposed final plat is in compliance with the other topical elements of the County Master Plan, including the Master Plan for Mineral Extraction, and the El Paso County Wildlife Habitat Maps and Descriptors.

The subdivision is consistent with the purposes of the Land Development Code ("Code").

Section 1.4 of the Land Development Code identifies the purpose of the Code. Below is the Code citation with the italic wording indicating how the proposed subdivision furthers the intended purpose.

> "This Code is adopted for the purpose of preserving and improving the public health, safety and general welfare of the citizens and businesses of El Paso County. More specifically, it is the purpose of this Code to:
>
> - Implement the Master Plan and related elements.
>
> *See the Master Plan section above for an analysis of how the proposed subdivision conforms to the Master Plan.*
> - Promote predictability, consistency and efficiency in the land development process for residents, neighborhoods, businesses, agricultural and development interests.
>
> *The application has been submitted and reviewed in compliance with the Land Development requirements and applicable procedures.*
> - Ensure appropriate opportunities for participation and involvement in the development process by all affected parties.
>
> *Adjacent property owners have been notified of the request. No responses have been received to date.*
> - Be fair to all by ensuring due consideration is given to protecting private property rights, the rights of individuals and the rights of the community as a whole.
>
> *The requested subdivision will not infringe upon the rights of the surrounding properties.*

- Guide the future growth and development of the County in accordance with the Master Plan.

  See the Master Plan section above for an analysis of how the proposed subdivision conforms to the Master Plan.
- Guide public and private policy and action in order to provide adequate and efficient transportation, water, sewerage, schools, parks, playgrounds, recreation, and other public requirements and facilities.

  The proposed subdivision will result in an additional 10 ADT, which the surrounding roadway network can handle. The water resources report and wastewater study submitted with the subdivision application demonstrate sufficient water and that wastewater flows can be adequately treated with an onsite wastewater treatment system. Park and school fees will be paid at the time of plat recordation.
- Establish reasonable standards of design and procedures for subdivision and resubdivision in order to further the orderly layout and use of land and to ensure proper legal descriptions and monumenting of subdivided land.

  All standards are being met.
- Ensure that public facilities and services are available concurrent with development and will have a sufficient capacity to serve the proposed subdivision, and, in so doing, ensure that current residents will be required to bear no more than their fair share of the cost of providing the facilities and services by requiring the developer to pay fees, furnish land, or establish mitigation measures to cover the development's fair share of the capital facilities needs generated by the development.

  Commitment letters have been submitted for fire protection, water supply, and electric service. Natural gas service will not be provided to the development. Instead, the proposed residence will be served entirely by electric service from Colorado Springs Utilities. The road impact fee will be paid at the time of building permit for any new dwelling proposed.
- Prevent the pollution of air, streams, and ponds; assure the adequacy of drainage facilities; and encourage the wise use and management of natural and biological resources throughout the County in order to preserve the integrity, stability, and beauty of the community and the value of the land."

  There are no significant natural features within the subdivision that should be preserved. The drainage report identifies that the proposed subdivision remains consistent with pre-development drainage conditions with the construction of the recommended drainage improvements." The report identifies the extent of the drainage improvements to include a culvert for the proposed driveway to "all the proposed access drive to cross a natural drainage path at reasonable slopes."

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, analyses, studies, reports, plans, designs, documents, and other supporting materials.

El Paso County has requested submission of closures sheets, plat drawings, legal description, wastewater report, title commitment, PBMP applicability form, commitment letters, final drainage report, fire protection report, forestry management plan, natural features report, soils and geology report, wildland fire and hazard mitigation plan, water resources report, and water quality report. All requested studies, reports, and documents have been drafted in compliance with the adopted checklists and criteria. Additionally, all design considerations listed in Section 8.4.1 of the Land Development Code have been met.

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.

A water resources report dated January 2026 has been submitted in support of the proposed final plat. The Executive Summary of the report states that following:

> *"Based on CSU's water supply data, the water resources are sufficiency in quantity, quality, and dependability to serve the parcel's needs."*

The combined electric and water supply commitment letter provided by Colorado Springs Utilities dated August 26, 2025, identifies the property as being within Utilities' water service territory and that as a result it can be provided with water service.

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.

A wastewater study prepared by Entech Engineering, Inc., has been submitted and supports the proposed single-family residential lot being served by individual septic systems.

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)].

A soil and geology study, prepared by Entech Engineering dated October 7, 2025, has been submitted in support of the final plat application. The study identifies existing geologic conditions on the site that could constrain development, but it also goes on to state the following:

> *"The majority of these conditions can be mitigated through proper engineering design and construction practices. The proposed development and use are consistent with anticipated geologic and engineering geologic conditions."*

The owner will comply with the recommendations of the report and any recommendations provided by Colorado Geologic Survey (CGS), including any recommendations for mitigation.

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.

The drainage report prepared by All Terrain identifies minimal drainage improvements required for the proposed subdivision including installation of a culvert at the driveway providing access to the proposed lot.

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.

Due to the size and scale of the subdivision, impacts related to the proposed subdivision will be negligible, therefore, no public improvements are required.

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. 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.

Legal physical access is being provided to the proposed lot from an existing road, Pyramid Mountain Road. Dedication of open space is not required for this single lot subdivision.

Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision.

A commitment letter from Cascade Volunteer Fire Department has been submitted in support of the final plat application. The Fire Department has identified that water supply necessary to provide fire suppression for the individual structure will be reviewed for NFPA

compliance, noting that such compliance can be coordinated with the water services provider, which in this case is Colorado Springs Utilities.

The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code.

The Fire Protection Report meets all requirements of Section 6.3.3, Fire Protection and Wildfire Mitigation. The single-family residential lot will comply with the wildfire hazard mitigation report prepared by Stephen J. Spaulding (dated December 2025) and submitted in support of this application. Appropriate plat notes can be included, if requested by the County or the Fire Department, so as to inform any future owners of the proposed lot of an obligation to mitigate and maintain the property.

The proposed subdivision meets other applicable sections of Chapters 6 and 8 of the Code.

The proposed subdivision meets all applicable sections of Chapters 6 and 8 of the Code including drainage, fire protection and wildfire mitigation, transportation systems, water supply, wastewater disposal, and geology and soils standards.

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.

The only anticipated off-site impact is additional traffic, however, the single additional dwelling will not generate a significant amount of traffic and the existing roadway network can easily handle the additional traffic.

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 proposed subdivision will be served by an individual driveways and will not require any public infrastructure improvements.

The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.].

The mineral rights have not been severed from the land.

CONSISTENCY WITH PRIOR APPROVALS AND ZONING STANDARDS:

The proposed final plat is intended, per discussions with County staff, to serve as a combined preliminary plan and final plat; therefore, there is inherent consistency with the "preliminary plan." The proposed subdivision is also consistent with the recently approved Pyramid Mountain Amended PUD, which depicts the proposed single-family lot

in the same location as is depicted on the final plat. Construction of the anticipated single family residence will need to comply wiht the dimensional standards of the Amended PUD.

COMMUNITY OUTREACH:

The applicant conducted community outreach by sending notification letters to adjacent property owners. Feedback received was minimal due to the low-impact nature of the intent to construct one single-family residence, with no significant concerns raised.

TRAFFIC, ACCESS, AND EVACUATION

The proposed subdivision will result in an additional 10 ADT, which the surrounding roadway network can handle. Construction of one single-family residence will not result in a material negative impact on any of the nearby roads and intersections. Ingress and egress to and from the site will be via a private driveway along Pyramid Mountain Road. The proposed private driveway will be constructed to meet the Fire Department's requirements for providing emergency services to the proposed single-family residence. There are a variety of options for evacuation from the site including, but not limited to, evaculation via the private driveway to Pyramid Mountain Road and then onto Highway 24 or, alternatively, via the private driveway to Pyramid Mountain Road to Topeka Avenue and then onto Highway 24.

ACCESS PERMITTING:

An approved access permit shall be obtained from El Paso County prior to establishing any access from the property to Pyramid Mountain Road. The access shall be built to minimum county standards.

EI PASO COUNTY ROAD IMPACT FEE:

The El Paso County Road Impact Fee is applicable. The fee will be due and paid at the time of building permit.

PYRAMID MOUNTAIN FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That Andrew Mullet, being the owner of the described tract of land, to wit:

LEGAL DESCRIPTION:

All that portion of the East Half of the Southwest Quarter of Section 23, Township 13 South, Range 68 West of the 6th P.M. lying northeasterly of Pyramid Mountain Road and southerly of Parcel A (Tract 4) described in Warranty Deed recorded November 15, 2010 under Reception No. 210114996, County of El Paso, State of Colorado.

OWNER'S CERTIFICATE:

The undersigned, 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 lots, streets, and easements as shown hereon under the name and subdivision of "PYRAMID MOUNTAIN FILING NO. 1". All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance 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.

_____
Andrew Mullet (Owner)

NOTARIAL:

STATE OF COLORADO } SS

COUNTY OF EL PASO

The foregoing instrument was acknowledged before me this _____ day of _____, 20___ A.D., by Andrew Mullet.

Witness my Hand and Seal: _____
Notary Public
My Commission Expires:_____ Address: _____

DEDICATION:

The above party in interest has caused said tract to be platted into Lots, Blocks, Tracts, Streets and Easements as shown on the plat, which is drawn to a fixed scale as indicated thereon, and accurately sets forth the boundaries and dimensions of said Lots, Blocks, Streets and Easements which shall be known as "PYRAMID MOUNTAIN FILING NO. 1" EL Paso County, Colorado. All streets as platted are hereby dedicated to public use and said owner does hereby personally covenant and agree that all platted streets will be graded, paved and that proper drainage for same will be provided at his own expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado, and upon acceptance by resolution, all streets so dedicated will become matters of maintenance by EL Paso County, Colorado.

GENERAL NOTES:

1) ● – Recovered monument, marked as noted.
■ – Recovered Aliquot monument, marked as noted.
○ – Set no. 5 rebar 18" long & pink plastic cap marked "PLS 38556".
□ – Set no. 6 rebar 30" long and 3 1/4" aluminum cap marked as shown.
(R) – Record bearing & distance
(M) – Measured bearing & distance
(C) – Calculated bearing & distance
A.G. – Above Grade
B.G. – Below Grade

2) The Basis of Bearings is the north line of the southwest quarter of Section 23, monumented as shown and assumed to bear North 88 degrees 16 minutes 25 seconds West.

3) This survey does not constitute a title search by Gould Land Surveying, LLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Gould Land Surveying, LLC relied upon a Commitment for Title Insurance prepared by First American Title Insurance Company, File No. 5555–4142661 with a commitment date of March 28, 2024 at 8:00 A.M.

4) The purpose of this survey was to retrace the boundary lines of the parcel shown hereon and create a single lot subdivision. The field work was completed on June 24, 2025.

5) This property contains a calculated area of 738,192 square feet (16.9466 acres), more or less. Area shown hereon was not measured but instead is a result of a computer software calculation and is not warrantied or guaranteed.

6) Unless noted otherwise, all monuments were found or set flush with ground and accepted as representing the boundary corner.

7) The lineal units used in this survey are U.S. Survey Feet. An international foot is defined exactly as 1200/3937 meters.

8) Easements and other public documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.

9) 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 be commenced more than ten years from the date of the certification shown hereon.

10) Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18–4–508.

EASEMENTS:

Unless shown greater in width, all front boundary lines will be platted with a fifteen (15) foot easement, all side boundary lines will be platted with a five (5) foot easement and all rear boundary lines will be platted with a ten (10) foot easement for drainage purposes and public utilities only, with sole responsibility for maintenance being vested with the adjoining property owners.

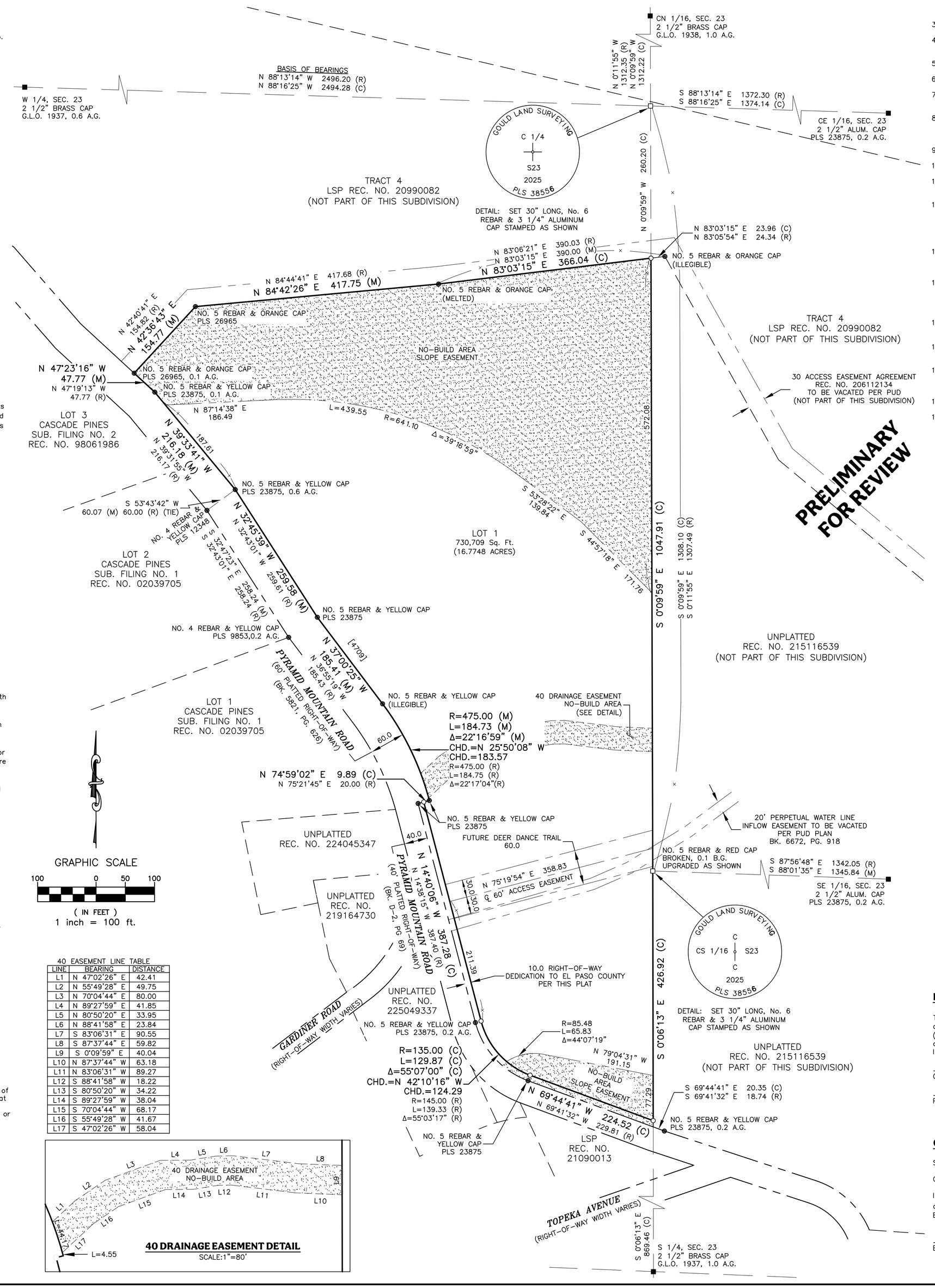
SURVEYOR'S CERTIFICATION:

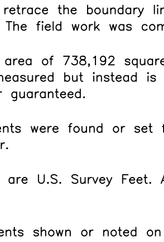
I Kenneth Gould Jr., a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on date of survey, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all 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 _____, 2026.

PRELIMINARY FOR REVIEW

Kenneth Gould Jr.
State of Colorado Professional Land Surveyor No. 38556
For and on behalf of Gould Land Surveying, LLC.





40 EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 47°02'26" E	42.41
L2	N 55°49'28" E	49.75
L3	N 70°04'44" E	80.00
L4	N 89°27'59" E	41.85
L5	N 80°50'20" E	33.95
L6	N 88°41'58" E	23.84
L7	S 83°06'31" E	90.55
L8	S 87°37'44" E	59.82
L9	S 0°09'59" E	40.04
L10	N 87°37'44" W	63.18
L11	N 83°06'31" W	89.27
L12	S 88°41'58" W	18.22
L13	S 80°50'20" W	34.22
L14	S 89°27'59" W	38.04
L15	S 70°04'44" W	68.17
L16	S 55°49'28" W	41.67
L17	S 47°02'26" W	58.04

40 DRAINAGE EASEMENT DETAIL
SCALE:1"=80'

PLAT NOTES:

1. Water will be provided by Colorado Springs Utilities.
2. Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain. On–Site Wastewater Systems shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
3. Buildings to be served by Propane.
4. Electric: The subdivider/developer is responsible for extending utilities to each lot, tract or building site.Gas and electric service for this subdivision is provided by Colorado Springs Utilities subject to the District's rules, regulations and specifications.
5. No driveway shall be established unless an access permit has been granted by El Paso County.
6. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
7. The following reports have been submitted and are on file at the El Paso County Planning and Community Development Department: Transportation Impact Study, Soils and Geological Report; Water Resources Report; Drainage Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report.
8. 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.
9. The addresses [000] exhibited on this plat are for informational purposes only. They are not the legal descriptions and are subject to change.
10. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
11. FLOODPLAIN: This property is located within Flood Zone X, areas determined to be outside the 0.2% annual chance floodplain per FEMA Flood Insurance Rate Map, Panel No. 08041C0489G, dated December 7, 2018.
12. At the time of approval of this project, this property is located within the Cascade Fire Protection District, which has adopted a Fire Code requiring residential fire sprinkler requirements for covered structures over 6000 square feet in size, and other fire mitigation requirements depending upon the level of fire risk associated with the property and structures. The owner of any lot should contact the fire district to determine the exact development requirements relative to the adopted Fire Code. Due to wildfire concerns, homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service.
13. 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 listed species (e.g., Preble's Meadow Jumping Mouse).
14. 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. 24–471), 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.
15. Right to Farm and Ranch: Colorado is a "right–to–farm" state, meaning that certain protections are afforded agricultural operations by limiting the circumstances by which agriculture operations may be deemed to be a nuisance pursuant to C.R.S. §35–3.5–1–1 et seq.
16. Per ECM Section I.7.1.B.5, the residential lots impervious area may not exceed 10 percent unless a study is prepared in compliance with the requirements laid out in the above ECM Section and the impervious area may not exceed 20 percent. This impervious area for each lot must include the proposed driveway.
17. Areas within this subdivision have been found to be impacted by potential geologic constraints as detailed in the Soils and Geology Study for Pyramid Mountain Filing No. 1 prepared by Entech Engineering, Inc. revised date April 1, 2026. The report is available in the El Paso County Planning and Community Development records (www.epcdevplanreview.com) under County File No. SF262.
18. There is 1 Lot within this subdivision.
19. This property is subject to the following per a Commitment for Title Insurance prepared by First American Title Insurance Company, File No. 5555–4142661 with a commitment date of March 28, 2024 at 8:00 A.M.

    9. An easement for right of way and incidental purposes granted to Colorado Telephone Company by the instrument recorded April 13, 1905 in Book 401 at Page 6 upon the terms and conditions set forth in the instrument. BLANKET IN NATURE

    10. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in Resolution recorded June 20, 1917 in Book 571 at Page 55. NO PLOTABLE EASEMENTS

    11. Any tax, lien, fee, or assessment by reason of inclusion in the Cascade Fire Protection District, as evidenced by instrument recorded August 13, 1956 in Book 1584 at Page 549. BLANKET IN NATURE

    12. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in Cascade Public Service Company water system service area recorded November 15, 1990 in Book 5790 at Page 195. BLANKET IN NATURE

    13. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in As Built recorded June 27, 1995 in Book 6672 at Page 918. SHOWN HEREON

    14. An easement for right of way and incidental purposes granted to Dan Williams by the instrument recorded June 14, 2002 at Reception No. 202096624 upon the terms and conditions set forth in the instrument. IT IS NOT ON, NOR DOES IT TOUCH THE SURVEYED PROPERTY

    15. Any tax, lien, fee, or assessment by reason of inclusion in the Cascade metropolitan district No. 2, as evidenced by instrument recorded September 03, 2004 at Reception No. 204150549 and recorded November 16, 2004 at Reception No. 204189314 and recorded April 25, 2014 at Reception No. 214034048 and agreement in conjunction recorded November 15, 2010 at Reception No. 210114993. BLANKET IN NATURE

    16. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in Resolution No. 06–202 regarding due diligence agreement recorded June 20, 2006 at Reception No. 206090464. IT IS NOT ON, NOR DOES IT TOUCH THE SURVEYED PROPERTY

    17. An easement for right of way and incidental purposes granted to Cascade Metropolitan District No. 2 by the instrument recorded July 31, 2006 at Reception No. 206112133 upon the terms and conditions set forth in the instrument. IT IS NOT ON, NOR DOES IT TOUCH THE SURVEYED PROPERTY

    18. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in access easement agreement recorded July 31, 2006 at Reception No. 206112134. SHOWN HEREON

    19. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in Deed of conservation easement recorded July 31, 2006 at Reception No. 206112135 and Resolution No. 21–443 recorded December 03, 2021 at Reception No. 221221734. IT IS NOT ON, NOR DOES IT TOUCH THE SURVEYED PROPERTY

    20. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in Resolution No. 07–481 recorded February 20, 2008 at Reception No. 208019337. BLANKET IN NATURE

    21. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in Resolution No. 07–482 recorded February 20, 2008 at Reception No. 208019336. BLANKET IN NATURE

    22. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in agreement to grant access and utility easements recorded October 19, 2009 at Reception No. 209121689 and assignment of easement recorded August 01, 2022 at Reception No. 222102534. IT IS NOT ON, NOR DOES IT TOUCH THE SURVEYED PROPERTY

    23. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in Special Warranty Deed recorded October 19, 2009 at Reception No. 209121691. IT IS NOT ON, NOR DOES IT TOUCH THE SURVEYED PROPERTY

    24. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in Pyramid Mountain Amended PUD Development Plan – Minor Amendment recorded August 23, 2010 at Reception No. 210081300 and Pyramid Mountain PUD Development Guidelines as amended recorded August 23, 2010 at Reception No. 210081301 and Map of the Pyramid Mountain Amended PUD Development Plan recorded August 23, 2010 at Reception No. 210081302. BLANKET IN NATURE

    25. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in Warranty Deed recorded November 15, 2010 at Reception No. 210114996. IT IS NOT ON, NOR DOES IT TOUCH THE SURVEYED PROPERTY

    26. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in Resolution No.14–119 recorded April 01, 2014 at Reception No. 214026893. IT IS NOT ON, NOR DOES IT TOUCH THE SURVEYED PROPERTY

    27. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in Resolution No.11–387 recorded May 07, 2014 at Reception No. 214038092. IT IS NOT ON, NOR DOES IT TOUCH THE SURVEYED PROPERTY

    28. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in assignment of agreement recorded April 12, 2017 at Reception No. 217041975. BLANKET IN NATURE

    29. Covenants, conditions, restrictions and easements, if any, which do not contain a forfeiture or reverter clause, (deleting any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as contained in instrument recorded March 25, 2021 at Reception No. 221059310 and any and all amendments and/or supplements thereto. BLANKET IN NATURE

    30. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in Fourth amendment to the resolution of the board of directors of Cascade Metropolitan District No. 1 recorded October 19, 2023 at Reception No. 223088030. BLANKET IN NATURE

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for PYRAMID MOUNTAIN FILING NO. 1 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 (streets, tracts, 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, and the Subdivision Improvements Agreement.

_____ _____
Chair, Board of County Commissioners Date

_____ _____
Planning and Community Development Director Date

CLERK & RECORDER'S CERTIFICATE:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

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, Colorado.

_____
El Paso County Clerk and Recorder

School Fee – District# _____: _____
Park Fees:
Regional: _____
Neighborhood: _____
Drainage Basin:_____
Drainage and Surety Fees: _____
Bridge Fee: _____

Project No.: 25092
July 18, 2025
Rev.: May 1, 2026
Rev.: May 6, 2026
Rev.: June 11, 2026

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

PYRAMID MOUNTAIN FILING NO. 1

P.O. Box 7123
Woodland Park, CO 80863
(719) 687–8385
info@gouldls.com
GouldLandSurveying.com

Gould LAND SURVEYING

PCD FILE: SF262

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October 2, 2026

Kari Parsons, Project Manager
El Paso County Development Services Department
Sent via online portal at: https://epcdevplanreview.com

Re: Pyramid Mountain Filing No. 1 - One Lot (3rd letter)

File #: SF262
Part of the SW ¼ of Sec. 23, Twp. 13 South, Rng. 68 West, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Referral No. 34556 (Related to Referral Nos. 20338 and 23181)

Dear Kari Parsons:

Our office received information regarding the Pyramid Mountain Filing No. 1 for one lot the size of 16.9466 acres. Our office last commented on this development on May 22, 2026, and this letter supersedes our previous comment letter.

This submittal does not appear to qualify as a "subdivision" as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

Water Demand

The estimated water requirements were included within the GWS-76 "Water Supply Information Summary," as follows:

- Household use for 2 units (including outdoor irrigation): 0.6 acre-feet per year
- Stockwatering for 4 head of stock: 0.05 acre-feet per year
- Irrigation of 1000 square feet: 0.05 acre-feet per year

Water Supply

Water is to be supplied by Colorado Springs Utilities ("CSU").

A response letter from CSU dated September, 2026, states the parcel is outside the City of Colorado Springs city limits but within their water service territory and can be provided with electric and water services. No allocation or amount of water supply was reserved to serve the subject property, and no commitments were made as to the availability of their utility service in the future. The letter also stated that CSU will commit the water required for the development upon payment of the tap fee.

This office did not receive an updated Water Resources Report from CSU, however, some information regarding the water availability was sent to us: the Water Rights Yield Assessment Report dated December 2019, the Integrated Water Resources Plan dated February 2017, and historical storage information.

Combining information from the above reports, the lowest firm yield from the Water Rights during a dry year was estimated to be 51,915 acre-feet of water. The smallest storage ever recorded was 23,569 acre-feet in April, 1978, however, since then, their storage capacity for CUS has increased substantially. This indicates that it may not be useful to use the lowest amount recorded because it is not representative of current conditions. The more-recent lowest storage occurred in 2003 at 102,424 acre-feet. Because this occurred after a very dry year (2002), this office will use this storage amount for planning purposes

The 2017 report estimates an anticipated "baseline" water demand of 88,000 acre-feet, however, the maximum demand ever recorded occurred in 2000 at 93,903.6 acre-feet. Should this higher demand occur again, with the lowest storage recorded in 2003, with a dry water year yield of 51,915 acre-feet, the amount of water supply remaining would be 102,424 acre-feet storage + 51,915 acre-feet firm yield - 93,903.6 acre-feet demand = 60,435.4 acre-feet of supply remaining. If the demand is closer to the estimated 88,000

acre-feet amount indicated in the 2017 report, and as appears based on recent water consumption data trends, the supply may increase to be closer to 66,340 acre-feet.

This indicates that there is sufficient water supply remaining for CSU to serve the estimated 0.7 acre-feet water demand for the parcel.

State Engineer's Office Opinion

Pursuant to section 30-28-136(1)(h)(I) and 30-28-136(1)(h)(II), C.R.S., the State Engineer's Office offers the opinion that the proposed water supply appears to be adequate and can be provided without causing material injury to existing water rights so long as the water is used in accordance with applicable decrees and statute.

The El Paso County Land Development Code, Section 8.4.7.(B)(7)(b) states:

"(7) Finding of Sufficient Quantity

(b) Required Water Supply. The water supply shall be of sufficient quantity to meet the average annual demand of the proposed subdivision for a period of 300 years."

The water supply is from sources that are currently considered to be a renewable source that can withdraw the water on an annual basis, and will not cause material injury to decreed water rights, especially with the additional water supply in storage.

Please contact me at Katharine.Anderson@state.co.us (303-866-3581 x8207) with any questions.

Sincerely,

Katharine Anderson
Water Resource E.I.T.

EL PASO COUNTY
Office of the County Attorney
Civil Division

KENNETH R. HODGES, COUNTY ATTORNEY

Nathan J. Whitney, First Assistant County Attorney | Steven A. Klaffky, Chief Deputy County Attorney

October 2, 2026

SF-26-2 Pyramid Mountain Filing No. 1

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

WATER SUPPLY REVIEW AND RECOMMENDATIONS

Project Description

1. This is a proposal by Andrew and Guenna Mullet ("Applicant") to subdivide the existing 16.95 acres into two units on one lot. The property is currently zoned PUD (Planned Unit Development).

Estimated Water Demand

2. Pursuant to the *Water Supply Information Summary* ("WSIS"), the annual subdivision demand is 0.7 total annual acre-feet, comprised of 0.6 annual acre-feet for domestic use in two units (0.3 acre-feet per unit), 0.05 annual acre-feet for irrigation of less than .5 acres and 0.05 annual acre-feet for animal watering of up to four heads. Based on this, the Applicant must provide a supply of 210 acre-feet of water (.7 acre-feet/year x 300 years) to meet the County's 300-year water supply requirement for the subdivision.

Proposed Water Supply

3. The Applicant has provided for the source of water to derive from Colorado Springs Utilities ("CSU"). As identified in the *Water Resources Report* ("Report") dated May 2026, the annual water demand for the development is 0.62 to 0.70 acre-feet per year. Per information obtained from CSU, CSU has a water supply estimated at 154,405.1 acre-feet per year based on its current water sources and stored water. The current annual demand from current customers is an estimated 88,000 acre-feet per year. Based on these figures, CSU's available supply is 66,405.1 acre-feet per year, which is adequate to supply this lot at 0.7 acre-feet per year.

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4. CSU provided a letter dated September 2026, stating that "[t]he above referenced property is located outside the City of Colorado Springs city limits; yet it is located within the Colorado Springs Utilities' electric and water service territory, and as such, can be provided with electric and water services by Colorado Springs Utilities. . . Colorado Springs Utilities currently has sufficient … water supplies and capacity in its water and electric systems to meet the anticipated demands of the Subject Property..." The letter explains that this supply is conditional to receiving approval of an application for the services. CSU does not commit to specific amounts of water until the user applies for and pays the applicable system development charges, recovery agreement fees, and other service-related fees.

State Engineer's Office Opinion

5. In a letter dated May 27, 2026, the State Engineer reviewed the application for one lot on 16.9466 acres. The letter states "[t]his submittal does not appear to qualify as a "subdivision" as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments." The State Engineer confirmed that CSU has sufficient water resources to supply this development. Further, the State Engineer states that "[b]ased upon the above and pursuant to Section 30-28-136(1)(h)(II) and Section 30-28-136(1)(h)(II)], C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights."

Recommended Findings

6. Quantity and Dependability. Applicant's water demand for Pyramid Mountain Filing No. 1 is 0.7 acre-feet per year to be supplied by Colorado Springs Utilities. **Based on the water demand of 0.7 acre-feet/year for the development and CSU's availability of water sources, the County Attorney's Office recommends a finding of conditional sufficiency as to water quantity and dependability for Pyramid Mountain Filing No. 1.**

7. Quality. Section 8.4.7(B)(10)(g) of the El Paso County Land Development Code allows for a presumption of water quality when water is supplied from an existing Community Water Supply operating in conformance with the 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 September 2026, the *Colorado Springs Utilities* letter dated September 2026, and the *State Engineer's Office Opinion* dated May 27, 2026. 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 requirement 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, and specifications set by CSU. Once Applicant provides application and service fees to CSU that satisfies their conditions, this conditional finding of sufficiency will automatically convert to a full sufficiency finding.

cc: Kari Parsons, 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. SF262
PYRAMID MOUNTAIN FILING NO. 1

WHEREAS, Andrew and Guenna Mullet did file an application with the El Paso County Planning and Community Development Department for approval of a Final Plat for the Pyramid Mountain Filing No. 1 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 November 5, 2026; 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.

WHEREAS, when approving a Final Plat, the Planning Commission and Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 7.2.1.D.3.f of the Land Development Code ("Code") (as amended):

1. The Subdivision is in conformance with the goals, objectives, and policies of the Master Plan;

2. The Subdivision is in substantial conformance with the approved Preliminary Plan;

3. 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;

4. Either 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, or, with respect to applications for Administrative Final Plat approval, such finding was previously made by the BoCC at the time of Preliminary Plan approval;

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 that the proposed Subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)];

7. Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of the Code and the Engineering Criteria Manual ("ECM");

8. Legal and physical access is provided to all parcels by public rights-of-way or recorded easement acceptable to the County in compliance with the Code and the ECM;

9. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed Subdivision;

10. The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code;

11. 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;

12. 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;

13. The Subdivision meets other applicable sections of Chapter 6 and 8 of the Code; and

14. The extraction of any known commercial mining deposit shall not be impeded by this Subdivision [C.R.S. §§ 34-1-302(1), et seq.].

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 Andrew and Guenna Mullet for approval of a Final Plat for the Pyramid Mountain Filing No. 1 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 Final Plat.

4. 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.

5. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated October 2, 2026, as provided by the County Attorney's Office.

NOTATIONS

1. The following fees are required to be paid to El Paso County at the time of Final Plat recordation:
    a. Drainage Fees in the amount of $0 and bridge fees in the amount of $0 for the Williams Canyon Drainage basin.
    b. Park fees in lieu of land dedication for regional parks (Area 1) in the amount of $505.00.
    c. Fees in lieu of school land dedication in the amount of $128.00 shall be paid for the benefit of Manitou Springs School District No. 14.

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

3. 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 No. 25-377), 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.

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
Blaine Brew	aye / no / non-voting / recused / absent
Michael Brewer	aye / no / non-voting / recused / absent
Sarah Brittain Jack	aye / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / absent
Suzanne Casagrande	aye / no / non-voting / recused / absent
Mae Emrick	aye / no / non-voting / recused / absent
Eric Moraes	aye / no / non-voting / recused / absent
Bryce Schuettpelz	aye / no / non-voting / recused / absent
Tim Trowbridge	aye / no / non-voting / recused / absent
Christopher Whitney	aye / no / non-voting / recused / absent
Jason Wulf	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 5th day of November 2026 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: _____

Chair

EXHIBIT A

All that portion of the East Half of the Southwest Quarter of Section 23, Township 13 South, Range 68 West of the 6th P.M. lying northeasterly of Pyramid Mountain Road and southerly of Parcel A (Tract 4) described in Warranty Deed recorded November 15, 2010 under Reception No. 210114996, County of El Paso, State of Colorado.