


**EL PASO COUNTY**  
**COLORADO**

COMMISSIONERS:  
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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

**TO: El Paso County Board of County Commissioners  
 Stan VanderWerf, Chair**

**FROM: Ryan Howser, Planner II  
 Daniel Torres, PE Engineer II  
 Craig Dossey, Executive Director**

**RE: Project File #: SF-20-004  
 Project Name: The Glen at Widefield Filing No. 11  
 Parcel Nos.: 55220-00-001, 55220-00-007, and 55220-00-010**

OWNER:	REPRESENTATIVE:
Glen Investment Group No. VIII, LLC 3 Widefield Boulevard Colorado Springs, CO, 80911	Glen Investment Group No. VIII, LLC 3 Widefield Boulevard Colorado Springs, CO, 80911

**Commissioner District: 4**

Planning Commission Hearing Date:	2/17/2022
Board of County Commissioners Hearing Date	3/1/2022

**EXECUTIVE SUMMARY**

A request by Glen Investment Group No. VIII, LLC, for approval of a final plat to create 103 single-family residential lots and four (4) tracts. The three (3) parcels, totaling 44.996 acres, are zoned RS-6000 (Residential Suburban), are subject to the CAD-O (Commercial Airport Overlay) district, and are located west of the intersection of South Marksheffel Road and Peaceful Valley Drive and are within Section 22, Township 15 South, Range 65 West of the 6th P.M. The property is not located within any of the sub-zones of the CAD-O (Commercial Airport Overlay) district and, therefore, does not have

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any additional use restrictions beyond what is ordinarily allowed in the RS-6000 zoning district.

#### **A. REQUEST/WAIVERS/DEVIATIONS/AUTHORIZATION**

**Request:** A request by the Glen Investment Group No VII, LLC, for approval of a final plat to create 103 single-family residential lots and four (4) tracts.

**Waiver(s)/Deviation(s):** The following deviations from the standards of the El Paso County Engineering Criteria Manual (ECM) have been administratively approved by the ECM Administrator:

1. A deviation of Section 2.3.3.F.3 of the ECM to allow a tangent length between broken back curves of approximately 108 feet and 146 feet on Pennycress Drive and a tangent length of approximately 184 feet on Golden Bluffs Drive. Section 2.3.3.F.3 of the ECM identifies a minimum tangent length of 200 feet between broken back curves for local roadways. The ECM Administrator has approved the deviation as the reduced tangent length occurs on low volume urban local roadways. Additionally, this area of the plat has a constricted geographic shape due to existing utility and drainage easements such that the lengthening of the tangents would create reduced horizontal curve radii as well as an intersection that is not 90 degrees per County criteria.
2. A deviation of Section 4.3.6.A.3 of the ECM to allow for a reduced cover over storm pipes within Pennycress Drive and Golden Bluffs Drive as well as a reduced cover over the proposed box culvert at Poa Annua Street. The proposed cover over the storm pipes ranges from 1.1 feet to 1.8 feet. The proposed cover over the box culvert is approximately 0.5 feet. Section 4.3.6.A.3 of the ECM identifies that storm sewer lines shall not be placed less than 2 feet in depth measured perpendicularly to the finished road surface. The ECM Administrator has approved the deviation as the classification of the reinforced concrete storm sewer pipes has been increased from Class III to Class IV to provide adequate structural integrity and meet the required AASHTO HS-20 loading values. Additionally, the box culvert will be designed to AASHTO HL-93 specifications which exceeds AASHTO HS-20 loading levels and a certification letter from a structural engineer will be provided prior to installation of the proposed box culvert.

**Authorization to Sign:** Final Plat, Subdivision Improvements Agreement, Detention Pond Maintenance Agreement and any other documents necessary to carry out the intent of the Board of County Commissioners.

## **B. PLANNING COMMISSION SUMMARY**

**Request Heard:** As a regular item at the February 17, 2022 hearing.

**Recommendation:** Approval based on recommended conditions and notations.

**Waiver Recommendation:** N/A

**Vote:** 9 - 0

**Vote Rationale:** N/A

**Summary of Hearing:** The Planning Commission draft minutes are attached.

**Legal Notice:** N/A

## **C. 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 (2019):

- 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;
- 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;
- 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 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 this 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 this 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 this 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;
- 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.]

**D. LOCATION**

North:	City of Fountain	Vacant
South:	RS-6000 (Residential Suburban)	Residential
East:	RR-0.5 (Residential Rural)	Residential
West:	RS-6000 (Residential Suburban)	Residential

**E. BACKGROUND**

The property was zoned A-4 (Agricultural) on September 20, 1965 when zoning was initiated for this portion of El Paso County. Due to changes in nomenclature of the Land Development Code, the A-4 zoning district has been renamed to the RR-5 (Residential Rural) zoning district. The property was rezoned to the RS-6000 (Residential Suburban) zoning district in 1983. The parcels were part of the Glen at Widefield Sketch Plan (PCD File No. SKP-01-003), which was approved by the Board of County Commissioners on October 11, 2001. The Sketch Plan identified this area as suitable for single-family residential development.

A preliminary plan was approved by the Board of County Commissioners on June 28, 2016 (PCD File No. SP-15-004). Approval for pre-development site grading and installation of wet utilities (water and sewer) was granted by the Board of County Commissioners on April 20, 2016 (PCD File No. EGP-16-003). The proposed final plat to create 103 single family residential lots and four (4) tracts is consistent with the approved preliminary plan.

## **F. ANALYSIS**

### **1. Land Development Code Compliance**

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 (2019).

The property is located within the CAD-O (Commercial Airport Overlay) district; however, it is not located within any of the sub-zones, which include the APZ-I, APZ-II, ADNL, and ANAV sub-zones, and is, therefore, not subject to any of the additional use regulations associated with the sub-zones. However, despite not being located within any of the sub-zones, the applicant has provided the following notice on the plat:

“The Airport Advisory Commission suggests that residences constructed in this area should include F.A.A. approved sound mitigation construction techniques to obtain at least a 25db reduction in interior noise. NOTICE: This property may be adversely impacted by noise caused by aircraft operating into and out of the Colorado Springs Municipal Airport. The buyer should familiarize himself/herself with this potentially and the ramifications thereof.”

The final plat application meets all of the standards regarding the CAD-O district.

### **2. Zoning Compliance**

The area within the proposed final plat is zoned RS-6000 (Residential Suburban). The density and dimensional standards of the RS-6000 zoning district are as follows:

- Minimum lot size – 6,000 square feet
- Setbacks – 25 feet from front and rear lot lines; 5 feet from side lot lines
- Maximum building height – 30 feet
- Maximum lot coverage – 40 percent if two-story; 45 percent if single-story

The proposed final plat is in compliance with the RS-6000 (Residential Suburban) zoning district. Individual site plans will need to be submitted for review for each proposed single-family dwelling in order to ensure compliance with the applicable dimensional standards.

### **3. Policy Plan Analysis**

The El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues and provides a

framework to tie together the more detailed sub-area elements of the County Master Plan. A finding of consistency with the El Paso County Policy Plan was previously made by the Board of County Commissioners with approval of the sketch plan, map amendment (rezoning), and preliminary plan. The proposed final plat application is consistent with the findings of the prior approvals.

#### **4. Small Area Plan Analysis**

The subject parcels are not located within the boundaries of a small area plan.

#### **5. 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 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.***

***Policy 1.1.1 – Adequate water is a critical factor in facilitating future growth and it is incumbent upon the County to coordinate land use planning with water demand, efficiency and conservation.***

***Goal 1.2 – Integrate water and land use planning.***

The subject property is located within Planning Region 7, Fountain Area, which is expected to have the largest growth demand in the County by 2060. Specifically, the Plan states:

“Areas projected to develop by 2040 are located south of Fountain (City) on the north and south sides of Link Road. Areas northwest of Fountain along the east and west sides of Marksheffel Road are also expected to grow by then, as well as the area south of Fountain on the west side of I-25.”

The property is located within an anticipated area of future development expected to reach build-out by 2060. Region 7 does not draw water from the Denver Basin aquifer and is not identified as potentially having issues regarding long term sustainable draw. The Plan identifies the current central water provider demands for Region 7 to be 10,141 acre-feet per year (AFY) with a current

supply of 15,376 AFY (Figure 5.1). The demand in 2040 is projected to be 15,845 AFY with a projected supply of 25,241 AFY (Figure 5.2). At build-out in 2060, the demand for Region 3 is projected to be 26,969 AFY with a projected supply of 27,840 AFY, which means by 2060 there is anticipated to be a surplus of 871 AFY (Figure 5.3, Table 5-2).

The property is serviced by the Widefield Water and Sanitation District. The District was sent a referral and does not have any outstanding comments. The District has indicated adequate water supplies are available to service the proposed subdivision

## **6. Other Master Plan Elements**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a high wildlife impact potential. El Paso County Community Services Department, Environmental Division, and Colorado Parks and Wildlife were each sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies potential upland deposits and coal 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.

Please see the attached Park Advisory Board recommendations which include an analysis regarding conformance with The El Paso County Parks Master Plan (2013). Those recommendations include requiring fees in lieu of land dedication for regional park purposes in the amount of \$48,101 and urban park fees in the amount of \$30,385. Provision of urban park amenities under a park lands agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the final plat.

Please see the Transportation Section below for information regarding conformance with the El Paso County 2016 Major Transportation Corridors Plan Update (MTCP).

## **G. PHYSICAL SITE CHARACTERISTICS**

### **1. Hazards**

A soils and geologic hazard report was submitted and reviewed with the preliminary plan. The report did not identify any hazardous areas within the area included in the final plat.

## **2. Wildlife**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a high wildlife impact potential. El Paso County Community Services Department, Environmental Division, and Colorado Parks and Wildlife were each sent a referral and have no outstanding comments.

## **3. Floodplain**

The property is not located within a defined floodplain as determined from review of the FEMA Flood Insurance Rate Map panel numbers 08041C0956G and 08041C0957G, dated December 7, 2018.

## **4. Drainage and Erosion**

The property is located within the West Fork Jimmy Camp Creek (FOFO2000) drainage basin. The West Fork Jimmy Camp Creek drainage basin is a studied basin with drainage and bridge fees. The subdivision is subject to the Drainage Basin Fee program which requires fees to be paid at the time of final plat recordation. Drainage fees in the amount of \$164,780.38 and bridge fees in the amount of \$48,755.62 shall be paid by the developer.

Runoff from the site will be collected via curb and gutter as well as a storm sewer system that is conveyed to an existing full spectrum detention pond (Pond D) built with Glen at Widefield Filing No. 10. The detention pond will provide water quality and flood control storage for The Glen at Widefield Subdivision Filing No. 11. Pond D will also provide water quality and flood control storage for future Filing No. 12. Pond D is a private facility and will be owned and maintained by The Glen Metropolitan District No. 3.

The applicant has submitted a grading and erosion control plan with this application. The grading and erosion control plan identifies construction best management practices (BMPs) to prevent sediment and debris from affecting adjoining properties and the public stormwater system before and during grading activities.

## **5. Transportation**

The Glen at Widefield Subdivision Filing No. 11 is located north of Mesa Ridge Parkway and west of South Marksheffel Road. All interior roadways are planned to be constructed to El Paso County criteria and dedicated to the County for ownership and maintenance.

Recommended improvements associated with this subdivision have been provided in the traffic study prepared by LSC Transportation Consultants, Inc. One of the recommendations includes restricting the proposed west leg of Poa Annu Street to a right-in-right-out turn movement at South Marksheffel Road to maintain an acceptable level of service. The Glen at Widefield Subdivision Filing No. 10 traffic study also identified a right-in-right-out turning movement at Peaceful Valley Road. To avoid two restricted intersections on Marksheffel Road and provide northbound access onto South Marksheffel Road, the intersection of Poa Annu Street and South Marksheffel Road will be allowed as an interim full movement intersection. The interim full movement intersection will remain until either a connection becomes available through the property to the north to Lorson Boulevard, a traffic signal is installed at the intersection of Peaceful Valley Road and Marksheffel Road, or safety or operational problems arise which necessitate proceeding with restricting the turning movement at Poa Annu Street.

Additionally, the traffic study indicates that signal warrants are projected to be met at Mesa Ridge Parkway and South Marksheffel Road. It is anticipated that the El Paso County Department of Public Works will be constructing the traffic signal improvements.

The Glen at Widefield East Preliminary Plan identified a proportional contribution to be made with each filing towards construction of signals at three intersection locations. The traffic study submitted with this application states that the applicant is required to escrow the following amounts at the time of recording The Glen at Widefield Subdivision Filing No. 11:

- \$18,596 is to be escrowed for the benefit of the Colorado Department of Transportation (CDOT) towards the construction of a CDOT traffic signal at the Mesa Ridge Parkway and Powers Boulevard (State Highway 21) intersection;
- \$5,859 is to be escrowed for the benefit of El Paso County towards the construction of a traffic signal at the Mesa Ridge Parkway and Spring Glen Drive intersection; and
- \$6,489 is to be escrowed for the benefit of El Paso County towards the construction of a traffic signal at the Peaceful Valley Road and South Marksheffel Road intersection.

The El Paso County 2016 Major Transportation Corridors Plan Update identifies improvements on Mesa Ridge Parkway and South Marksheffel Road. Per the

submitted traffic study, South Marksheffel Road was recently upgraded to an interim three (3) lane facility as part of a Pikes Peak Rural Transportation Authority (PPRTA) project. Mesa Ridge Parkway was recently constructed by the developer as a half section of the principal arterial roadway from Powers Boulevard to South Marksheffel Road. El Paso County is anticipated to further improve Mesa Ridge Parkway as part of a PPRTA project.

The subdivision is subject to the El Paso County Road Impact Fee Program (Resolution 19-471), as amended. The developer of The Glen at Widefield Subdivision Filing No. 11 has petitioned the County to be included in the ten (10) mill Public Improvement District No. 2 (PID No.2).

## **H. SERVICES**

### **1. Water**

The subdivision will be served by Widefield Water and Sanitation District.

Sufficiency:

Quality: Sufficient

Quantity: Sufficient

Dependability: Sufficient

Attorney's summary: The State Water Engineer's Office has made a recommendation regarding a finding of adequacy and has stated water can be provided without causing injury to decreed water rights. The County Attorney's Office recommends a finding of sufficiency with regard to water quantity and dependability. El Paso County Public Health has made a recommendation regarding a finding of sufficiency for water quality and has no outstanding comments.

### **2. Sanitation**

Widefield Water and Sanitation District has committed to provide wastewater service to the development.

### **3. Emergency Services**

The property is within the Security Fire Protection District. The District was sent a referral for the final plat and did not provide a response.

### **4. Utilities**

Mountain View Electric Association (MVEA) will provide electrical service and Black Hills Energy (BHE) will provide natural gas service to the area included within the final plat. Both utility providers were sent referrals for the final plat; MVEA has no outstanding comments and BHE did not provide a response.

**5. Metropolitan Districts**

The site is within The Glen Metropolitan District No. 3, which has a mill levy of 54.531 mills. The District is responsible for ownership and maintenance of drainage, landscaping, and open space tracts within the overall Glen Development.

**6. Parks/Trails**

Fees in lieu of park land dedication in the amount of \$48,101.00 for regional fees (Area 2) and \$30,385.00 for urban park fees (Area 2) will be due at the time of recording the final plat.

**7. Schools**

Fees in lieu of school land dedication in the amount of \$21,321.00 shall be paid to El Paso County for the benefit of Widefield School District No. 3 at the time of recording the final plat.

**I. APPLICABLE RESOLUTIONS**

See Attached Resolutions

**J. STATUS OF MAJOR ISSUES**

There are no major issues.

**K. RECOMMENDED CONDITIONS AND NOTATIONS**

Should the 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 (2019) 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 El Paso County Planning and Community Development Department.
7. The Subdivision Improvements Agreement, including the Financial Assurance Estimate, as approved by the El Paso County Planning and Community Development Department, shall be filed at the time of recording the final plat.
8. Collateral sufficient to ensure that the public improvements as listed in the approved Financial Assurance Estimate shall be provided when the final plat is recorded.
9. 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.
10. Park fees in lieu of land dedication for regional parks (Area 2) in the amount of \$48,101.00 and urban park (Area 2) fees in the amount of \$30,385.00 shall be paid at the time of plat recordation.

11. Fees in lieu of school land dedication in the amount of \$21,321.00 shall be paid to El Paso County for the benefit of Widefield School District No. 3 at the time of plat recording.
12. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.
13. Drainage fees in the amount of \$164,780.38 and bridge fees in the amount of \$48,755.62 for the West Fork Jimmy Camp Creek drainage basin (FOFO2000) shall be paid to El Paso County at the time of plat recordation.
14. The applicant shall complete an escrow agreement with the Colorado Department of Transportation (CDOT) in the amount of \$18,596 to be applied towards the construction of a traffic signal at the Mesa Ridge Parkway and Powers Boulevard intersection prior to final plat recordation.
15. The applicant shall complete an escrow agreement with the El Paso County in the amount of \$5,859 to be applied towards the construction of a traffic signal at the Mesa Ridge Parkway and Spring Glen Drive intersection prior to final plat recordation.
16. The applicant shall complete an escrow agreement with the El Paso County in the amount of \$6,489 to be applied towards the construction of a traffic signal at the Peaceful Valley Road and South Marksheffel Road intersection prior to final plat recordation.
17. The applicant shall provide sufficient collateral for the installation of the right-in-right-out intersection improvements at Poa Annua Street and Marksheffel Road as shown on the approved construction drawings. The right-in-right-out intersection improvements shall not be installed by the developer until a notice to proceed with construction of said improvements is provided by El Paso County. This intersection will be allowed as an interim full movement intersection until either a connection becomes available through the property to the north to Lorson Boulevard, a traffic signal is installed at the intersection of Peaceful Valley Road and South Marksheffel Road, or safety or operational problems arise which necessitate proceeding with the right-in-right-out intersection improvements at Poa Annua Street and South Marksheffel Road.

## **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.

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

The Planning and Community Development Department notified sixty (60) adjoining property owners on January 28, 2022, for the Board of County Commissioners meeting. Responses will be provided at the hearing.

## **M. ATTACHMENTS**

Vicinity Map

Letter of Intent

Final Plat

State Engineer's Letter

County Attorney's Letter

El Paso County Public Health Recommendation Letter

Park Advisory Board Recommendation Letter

February 17, 2022 Planning Commission Draft Minutes

Planning Commission Resolution

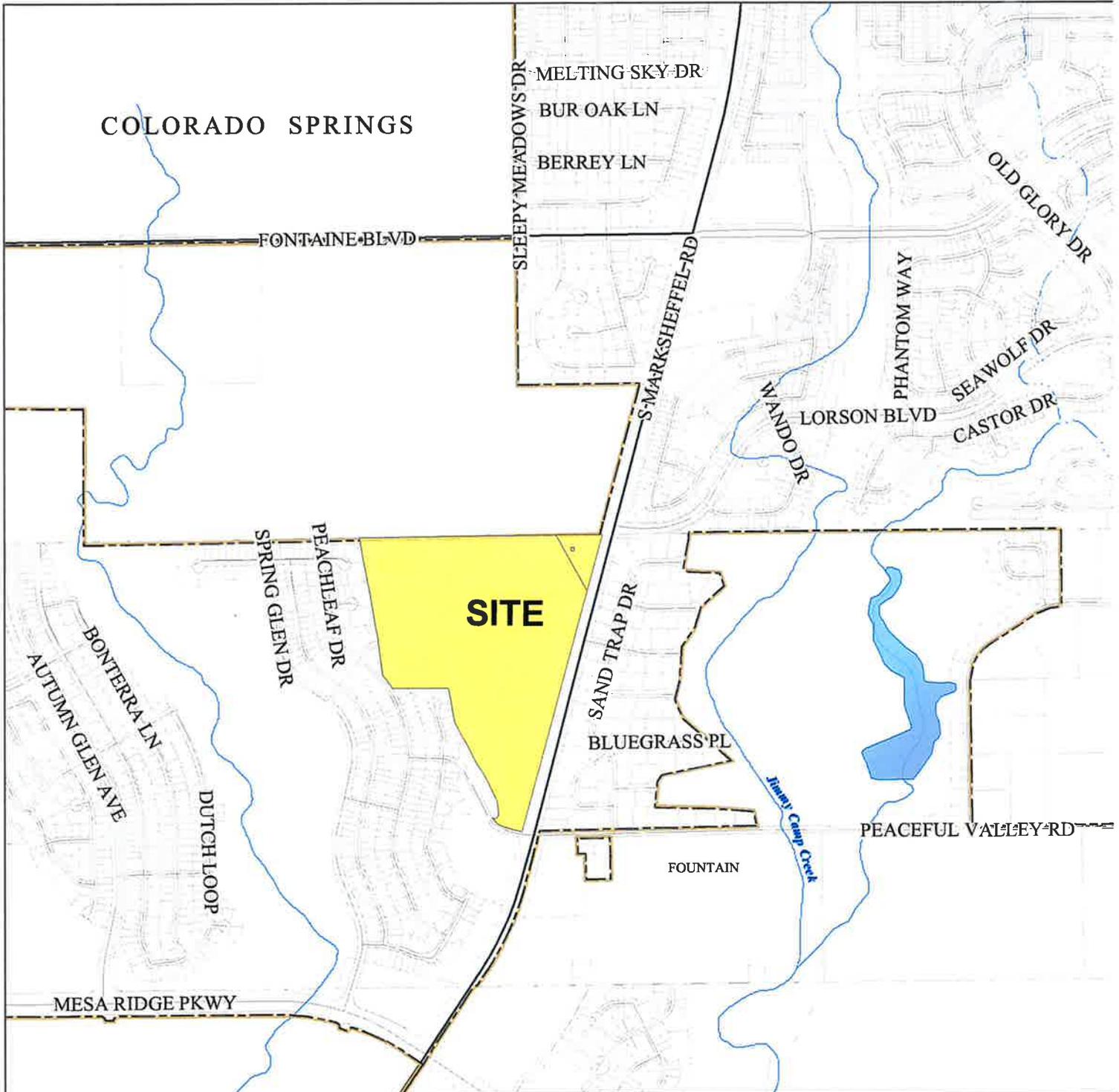
Board of County Commissioners' Resolution

# El Paso County Parcel Information

File Name: SF-20-004

Zone Map No.: --

Date: January 27, 2022



Please report any parcel discrepancies to:  
El Paso County Assessor  
1675 W. Garden of the Gods Rd.  
Colorado Springs, CO 80907  
(719) 520-6600



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**LETTER OF INTENT**  
**FINAL PLAT REQUEST – THE GLEN AT WIDEFIELD FILING NO. 11**  
**January 28, 2020**  
**Rev. May 15, 2020**  
**Rev. May 12, 2021**

**OWNER/APPLICANT:**

Glen Investment Group No. VIII, LLC  
3 Widefield Boulevard  
Colorado Springs, CO 80911  
(719) 392-0194

**OWNER:**

Glen Investment Group No. VIII, LLC  
3 Widefield Boulevard  
Colorado Springs, CO 80911  
(719) 392-0194

**PLANNING/PROCESSING CONSULTANT:**

James Nass  
Nass Design Associates  
111 S. Tejon St., Suite 312  
Colorado Springs, CO 80903  
(719) 475-2406

**SURVEYING CONSULTANT:**

John Towner  
Pinnacle Land Surveying Co.  
121 County Road 5  
Divide, CO 80814  
(719) 634-0751

**ENGINEERING CONSULTANT:**

Andy McCord  
Kiowa Engineering Corp.  
1604 South 21st Street  
Colorado Springs, CO 80904  
(719) 630-7342

**TRAFFIC ENG. CONSULTANT:**

Jeff Hodsdon  
LSC Transportation Consultants, Inc.  
545 East Pikes Peak Avenue, Suite 210  
Colorado Springs, CO 80903  
(719) 633-2868

**SITE LOCATION AND SIZE:** The site is located northwest of the intersection of Peaceful Valley Road and Marksheffel Road. The area included within the final plat is 44.996 acres in size.

**PRESENT ZONING:** RS- 6000 (Single Family Residential - Minimum Lot Size 6000sf.)

**REQUEST:** Approval of a Final Plat that proposes to subdivide the site into 103 single family residential lots and four tracts.

**WAIVER REQUESTS AND JUSTIFICATION:**

No waivers are being requested with this final plat; however, two deviations are being requested.

**Deviation 1.**

*The first deviation to be requested is a deviation from Section ECM 2.3.3.F.3 of the Engineering Criteria Manual (ECM). ECM 2.3.3F.3 states that "Broken Back Curves. Two curves in the same direction (broken back curves) shall be separated by a tangent with a length of at least two times the minimum length shown in Table 2-10. For local roadways, a minimum tangent of 200 feet shall be used to separate all broken back curves.*

The Deviation is requested in the three locations shown on the plat. Two locations on Pennycress Drive in the south end of the subdivision and the third is on Golden Buffs Drive near the intersection of Pennycress Drive. This section of the plat has a constricted geographic triangular shape due to an existing large gas line which converges with the Marksheffel Road Right-of-Way. The tangent sections are less than 200 feet, but they were laid out in order to make the streets and lots in this area as efficient

as possible and in the case of the Golden Bluffs Drive section the tangent section is shorter so that a horizontal curve can be provided at the south end that allows the intersection of Pennycress Drive and Golden Bluffs Drive to be 90 degrees, thus avoiding a non-radial intersection. In order to lengthen the tangent sections along Pennycress Drive we would need to tighten the horizontal curve radii which would make the drivability less than ideal. In cases where we could increase the curve lengths to create a large sweeping reverse curve there is a possibility that we would make the adjacent lots unbuildable. This situation has occurred in three or four other areas of the Glen at Widefield East Preliminary Plan Area and that preliminary plan was dimensioned and approved with these broken back curves. The previous plats in which this has occurred have all been approved with this same situation. The current design as submitted with the broken back curves occur on low traffic volume local streets. We have used the same types of curve and street geometry throughout the City of Colorado Springs and they are allowed, approved and function safely and adequately throughout the City.

Justification for this deviation:

The geographic shape and topographic nature of the area of the subdivision in question is such that the use of longer tangent sections and tightening of the horizontal curve radii would promote a less aesthetic design of lots and street system. The use of the shorter tangents while utilizing less than the minimum curve radii will not compromise safety or accessibility. The shorter tangent sections allow the efficient design of both streets and lots in this constricted location.

Criteria for approval:

Per ECM section 5.8.7 the request for a deviation may be considered if the request is **not based exclusively on financial considerations**. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with **all of the following criteria**:

*The deviation will achieve the intended result with a comparable or superior design and quality of improvement.*

The request will not change any financial considerations. The deviation will not be detrimental to public safety or surrounding property. The area of the deviation is located internally on local streets.

*The deviation will not adversely affect safety or operations.*

The deviation will not adversely affect safety or operations. The streets will function normally as they do in other nearby jurisdictions.

*The deviation will not adversely affect maintenance and its associated cost.*

There is nothing in the design that would cause any adverse maintenance or associated costs.

*The deviation will not adversely affect aesthetic appearance.*

The deviation will not adversely affect aesthetic appearance and may even benefit the aesthetic appearance by eliminating tighter curve radii in order to lengthen tangent sections.

*The deviation meets the design intent and purpose of the ECM standards.*

This deviation meets the design intent and purpose of the ECM standards.

*The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.*

This deviation does not increase any areas over and above what would be the case the longer tangent sections so therefore the control measure requirements of MS4 permit requirements would not change.

## **Deviation 2.**

*A deviation from the standards of or in Section K.1.1.0 of the Engineering Criteria Manual (ECM) is requested. Section K.1.1.0 states that "Minimum cover for prefabricated pipe shall be 2 feet (2')." The reason for the deviation is Topographical Constraint. We propose using alternate Storm Pipe(Class IV) at the affected sections.*

Justification for this deviation:

Depth Adjustments Due to Public Improvement Project

US 24 Link Road Project impacted the subdivision's original outfall location such that several feet of outfall depth were no longer available for the site to use as a discharge point. At the time of the approved preliminary phase, the discharging channel and associated EDB were installed as designed. The overall site was partially raised to improve pipe slopes as much as possible, and Class IV pipe is specified where granular cover, and street section can only provide between one to two feet of cover over Top Of Pipe (T.O.P.). The detention pond (EDB 'D') was reshaped and enlarged to partially accommodate this loss of depth. Minimal slopes were used at the outfall channel, outfall pipe, and at the trickle pan sections to partially accommodate the loss of depth. 6" Drops are still provided in design at both forebay inflow points, and the forebay designs meet all criteria.

Criteria for Approval:

Per ECM section 5.8.7 the request for a deviation may be considered if the request is **not based exclusively on financial considerations**. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with **all of the following criteria**:

*The deviation will achieve the intended result with a comparable or superior design and quality of improvement.*

Class IV Pipe will provide adequate structural integrity for the areas indicated as having less than two feet of cover material.

*The deviation will not adversely affect safety or operations.*

There are no safety or operational impacts related to using Class IV pipe as an alternate.

*The deviation will not adversely affect maintenance and its associated cost.*

Class IV pipe does not create any additional maintenance concerns over Class III RCP.

*The deviation will not adversely affect aesthetic appearance.*

As the pipes are underground, we anticipate no aesthetic concerns related to their use.

*The deviation meets the design intent and purpose of the ECM standards.*

The design intent is preserved by increasing the structural loading strength of pipes for the project where two feet of cover is not possible to attain.

*The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.*

Parts I.E.3 and I.E.4 of the MS4 Permit

The MS4 Permit Parts I.E.3 and I.E.4 are concerned with installation, erosion control, and ongoing maintenance of the subject improvements. We do not anticipate any additional measures beyond those planned within the current Erosion and Sedimentation Control Permitting and any updates made to the permit.

**PLAT JUSTIFICATION:**

This final plat for the proposed Glen at Widefield Filing No. 11 is the fourth phase of what will most likely be a seventh phase project of developing The Glen at Widefield East area. There will be one additional filing in this area to finish out the single family residential development in The Glen development. This final plat process is for the purpose of making a legal subdivision of land that is necessary to complete the actual entitlement of the property and the physical development and construction of the project. This final plat plan is in compliance with the Glen at Widefield East Preliminary Plan, the Glen at Widefield Sketch Plan, and is designed in accordance with the zoning on the property which allows this subdivision as a permitted use. The current existing zoning for this parcel is RS-6000 for single family residential land uses with a minimum lot size of 6000sf. The subdivision is located within the Widefield Water and Sanitation District which is a part of the County Water Master Plan. We have submitted water and waste water commitment letters and water resource reports. The county attorney’s office has issued a letter dated January 25,2021 that there is a finding for sufficiency in regards to both quality and quantity to serve this subdivision. The final plat matches the preliminary plan for The Glen at Widefield East and is the fourth phase of final platting on that plan. The final plat includes 103 lots, 4 tracts, and Rights of way. The applicant believes that the development will produce an overall community benefit by providing a variety of home types and lot sizes for the new homeowners to the area.

Tracts A, B, and D within this plat will be used for open space, public and private utilities, drainage, trails, and signage. The tracts will be owned and maintained by The Glen Metropolitan District. Tract C will be used for open space, trails, signage, picnic area furnishings and structures, drainage facilities, utilities, and general urban recreation uses, and will be owned and maintained by The Glen Metropolitan District. All tracts are open for the recreational use and enjoyment of the residents of The Glen at Widefield and the general public.

The Glen at Widefield Filing No. 11 is in conformance with the Glen at Widefield East Preliminary Plan and the approved Glen at Widefield Sketch Plan, and the policies of the County Policy Plan. The final plat will subdivide the land into residential lots which are permitted uses within the RS-6000 zone. The plat has been prepared in accordance with the guidelines and standards of the El Paso County Land Use Code and Engineering Criteria Manual.

**ROAD IMPACT FEES:**

This project will be required to participate in the El Paso County Road Improvement Fee Program. The Glen Filing No.11 will join the PID.

**EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC.:**

The site is presently vacant; utilities will be available from street extensions within existing corridors along the south and west boundaries of the subdivision. Water and sewer services will be provided by Widefield Water and Sanitation District, Gas services by Black Hills Energy, and electric services by Mountain View Electric. Fire protection will be provided by Security Fire Protection District. Anticipated facilities include residential lots of varying sizes. Off Site roads will access Filing No. 11 from four locations. A residential street access will be from Poa Annua Street off of Marksheffel Road on the east boundary of the subdivision. A residential access will be from Pennycress Drive on the south boundary of the subdivision. Two residential accesses will be from Golden Buffs Drive and Lanceleaf Drive along the western boundary of the subdivision; however, these two access points will not be available until the future Glen Filing No. 12 is approved and developed.

**HAZARDS, NATURAL AND OTHER FEATURES:**

Please refer to the subsurface soil investigation prepared for the property by Soil Testing and Engineering, Inc. for the Glen at Widefield East Preliminary Plan for information regarding soils and geologic features. No constraints are depicted for this plat drawing.

A Wildlife report along with a Natural Features report was included with the previous Glen at Widefield East Preliminary Plan. No significant natural features exist on this platted area. The property has recently been over lot graded for development and reseeded for erosion control.

Drainage is being directed to the south and will be collected into a full spectrum detention pond facility. The detention pond is located in Tract A, and will be constructed by Glen Development. The detention pond will be owned and maintained by Glen Metropolitan District #3. A detention pond maintenance agreement will be complete with plat recordation.



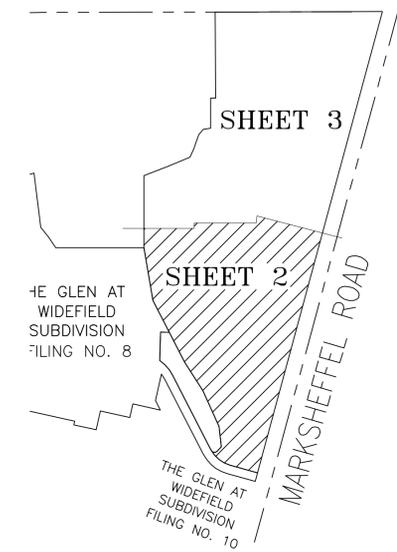
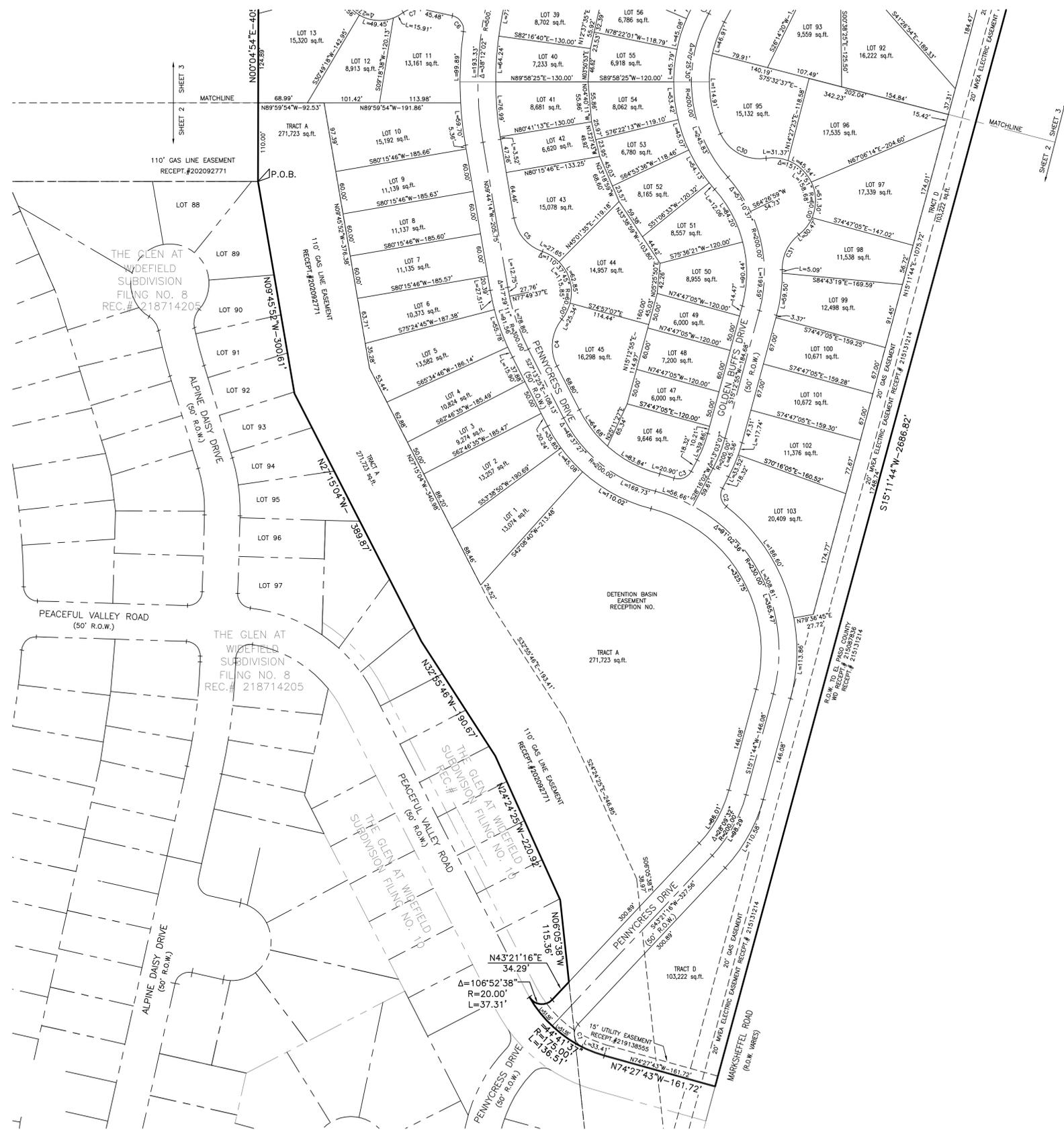
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James P. Nass, Nass Design Associates

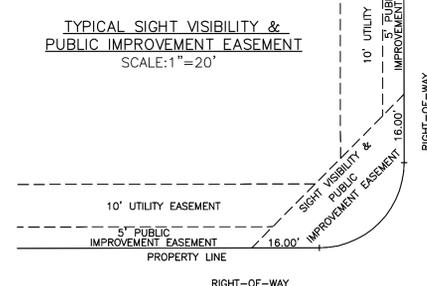
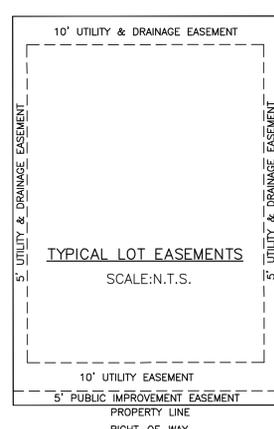


# THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 11

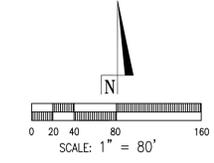
A portion of the South One-half (S1/2) of Section 22  
Township 15 South (T15S), Range 65 West (R65W) of the 6TH P.M.  
County of El Paso, State of Colorado



KEY MAP THIS SHEET



LOT CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	106°52'38"	20.00'	37.31'	S10°05'03"E
C2	80°34'55"	20.00'	28.13'	S12°01'26"E
C3	80°34'55"	20.00'	28.13'	N68°33'29"E
C4	66°28'21"	60.00'	69.61'	S06°00'45"W
C5	61°38'35"	60.00'	64.55'	S40°33'32"E
C6	85°15'50"	20.00'	29.76'	S34°51'05"W
C7	49°40'47"	30.00'	26.01'	S77°34'37"W
C8	49°40'47"	30.00'	26.01'	S52°44'36"E
C9	85°15'50"	20.00'	29.76'	N59°47'06"E
C10	97°21'12"	20.00'	33.98'	N41°38'02"W
C11	87°33'14"	20.00'	30.56'	N45°54'45"E
C12	90°00'00"	20.00'	31.42'	N45°18'38"W
C13	90°00'00"	20.00'	31.42'	N44°41'29"E
C14	90°00'00"	20.00'	31.42'	S45°18'38"E
C15	90°00'00"	20.00'	31.42'	S44°41'22"W
C16	79°25'13"	20.00'	27.72'	S74°27'34"E
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C25	88°30'47"	20.00'	30.90'	S60°56'21"W
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C31	53°39'57"	60.00'	56.20'	S25°36'09"W



PINNACLE LAND SURVEYING COMPANY, INC.  
121 COUNTY ROAD 5, DIVIDE, CO 687-7360

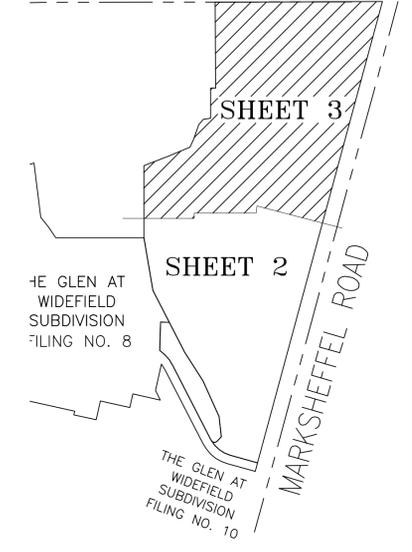
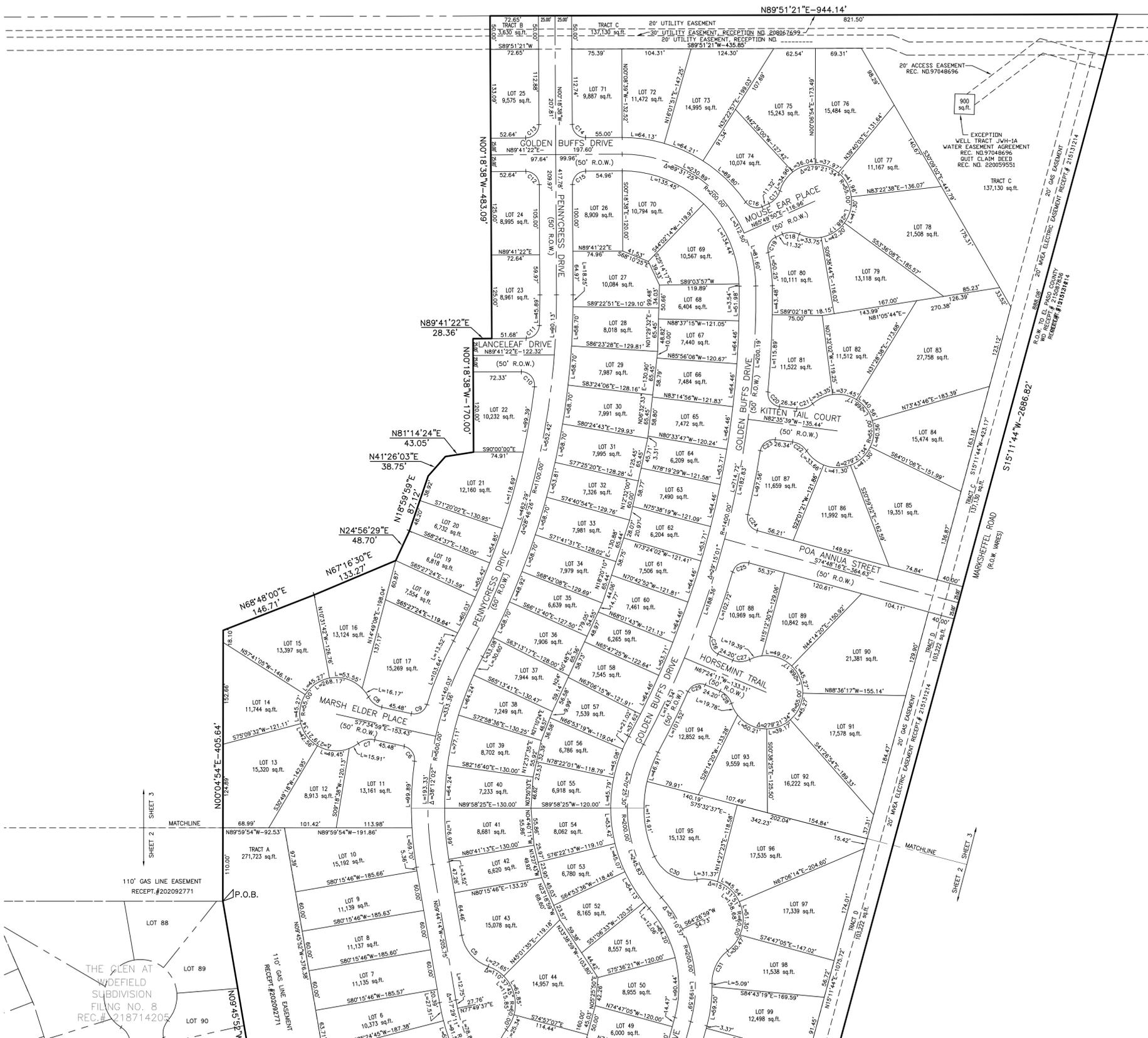
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO.11  
DRAWN BY: JOB NO.: 19001700  
CHECKED BY: DWG: 19001700FP.DWG  
DATE: 05/17/21  
SHEET 2 OF 3

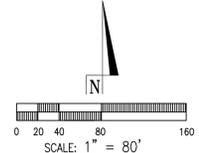
PCD FILE NO. SF204

# THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 11

A portion of the South One-half (S1/2) of Section 22  
Township 15 South (T15S), Range 65 West (R65W) of the 6TH P.M.  
County of El Paso, State of Colorado



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PINNACLE LAND SURVEYING COMPANY, INC.  
121 COUNTY ROAD 5, DIVIDE, CO 687-7360

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THE GLEN AT WIDEFIELD SUBDIVISION FILING NO.11  
DRAWN BY: JOB NO.:19001700  
CHECKED BY: DWG: 19001700FP.DWG  
DATE: 05/17/21  
SHEET 3 OF 3

PCD FILE NO. SF204



March 2, 2020

El Paso County Development Services Department  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910-3127

RE: Glen at Widefield Filing No. 11 - Final Plat  
Parts of Sec. 15 & 22, Twp. 15S, Rng. 65W, 6<sup>th</sup> P.M.  
Water Division 2, Water District 10  
CDWR Assigned Subdivision No. 27032

To Whom It May Concern:

We have received the submittal concerning the above-referenced proposal to subdivide a 44.996 acre tract of land into 103 single-family lots and four tracts. According to the submittal, the proposed supply of water and wastewater disposal is to be served by Widefield Water and Sanitation District ("Widefield").

### Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76, provided with the submittal references a demand of 235.17 acre-feet/year for the Glen at Widefield East Preliminary Plan, for which Glen at Widefield Filing No. 11 is included within. The referral documents estimate a water use rate of 0.35 acre-foot/year/residential lot, for a total water demand at The Glen at Widefield Filing No. 11 of 36.05 acre-feet.

### Source of Water Supply

The source of water for the proposed development is to be served by the Widefield Water and Sanitation District, and an August 5, 2019 letter of commitment from Widefield was provided with the submittal confirming 36.05 acre-feet have been committed to The Glen at Widefield Filing No. 11.

### Additional Comments

Should the development include construction and/or modification of any storm water structure(s), the Applicant should be aware that, unless the storm water structure(s) can meet the requirements of a "storm water detention and infiltration facility" as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR's *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, available online at: <http://water.state.co.us/DWRIPub/Documents/DWR%20Storm%20Water%20Statement.pdf>



, to ensure that the notice, construction and operation of the proposed structure meets statutory and administrative requirements.

**State Engineer's Office Opinion**

According to this office's records, it appears Widefield has sufficient water resources to serve the proposed development. Based upon the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply is adequate and can be provided without causing injury to decreed water rights. Should you have any further questions, please feel free to contact me directly.

Sincerely,



Ivan Franco, P.E.  
Water Resource Engineer

cc: Bill Tyner, Division 2 Engineer  
Doug Hollister, District 10 Water Commissioner

County Attorney

Diana May, County Attorney  
719-520-6485  
Centennial Hall  
200 S. Cascade, Suite 150  
Colorado Springs, CO 80903  
www.ElPasoCo.com

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

January 25, 2021

SF-20-4 Glen at Widefield Subdivision Filing No. 11  
Final Plat

Reviewed by: Lori L. Seago, Senior Assistant County Attorney  
Edi Anderson, Paralegal, ACP



**FINDINGS AND CONCLUSIONS:**

1. This is a Final Plat proposal by Glen Investments Group No. VIII, LLC ("Applicant"), to subdivide an approximately 44.996-acre parcel into 103 single-family lots, plus 4 tracts. This plat is within the fourth phase of the Glen at Widefield East Subdivision. The property is zoned RS-6000 (Residential Suburban).

2. The Applicant has provided for the source of water to derive from the Widefield Water and Sanitation District ("District"). Based on the Water Supply Information Summary, the total water supply necessary for Filing 11 is 36.05 acre-feet (0.35 acre-feet x 103 single family lots). Based on these figures, the Applicant must be able to provide a supply of 10,815 acre-feet of water (36.05 acre-feet/year x 300 years) to meet the County's 300-year water supply requirement. Since the District's water is considered annually renewable (see below), it is considered to already have a minimum life of 300 years and therefore does not have to reserve this total quantity of water.

3. Under Section 8.4.7.C.1., LDC, "[w]ater provided from renewable ground water sources is considered to be annually renewable and, therefore, is considered to have a minimum life of three hundred (300) years." As detailed in the *District Water and Wastewater Report for the Glen at Widefield East Subdivision* dated July 27, 2015 ("*Report*"), "the system does not rely on any non-renewable water sources," therefore, it appears the proposed water supply is an annually renewable source and falls within the provisions of Section 8.4.7.C.1., and thus the proposed supply is considered to have a

ASSISTANT COUNTY ATTORNEYS

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MARY RITCHIE  
BRYAN E. SCHMID

NATHAN J. WHITNEY  
MICHAEL J. DESMOND

CHRISTOPHER M. STRIDER  
TERRY A. SAMPLE

minimum life of 300 years. The *Report* indicates that the District has “current Legal Water Supply Holdings” estimated at 9,495 annual acre-feet. “The current Developed Physical Supply is 5246 annual acre-feet. The three year running average actual use is 2464 acre-feet which is roughly 47% of the existing available physical supply.”

4. The District’s General Manager provided a letter of commitment for the entire Glen at Widefield East Subdivision dated July 13, 2015 in which the District committed to providing water service to the entire subdivision of 595 residential lots, plus 1 small park with an annual water requirement of 235.17 acre-feet. The District provided a subsequent letter dated August 5, 2019 addressing Filing No. 11 and stated that the District “commits to providing water and sewer service to the above mentioned subdivision per this letter.... The water commitment is for ‘The Glen at Widefield Subdivision Filing No. 11’ being 103 Residential Lots and 36.05 acre-feet, is wholly included in previous ‘The Glen at Widefield East Subdivision’ commitment.”

5. In a letter dated March 2, 2020, the State Engineer reviewed the application to subdivide the 44.996 acres into 103 single-family residential lots. The Engineer reviewed this matter based on information provided in the Water Supply Information Summary and the District’s letter dated August 5, 2019, which estimated water requirements at a total of 36.05 acre-feet/year for Glen at Widefield Filing No. 11. The State Engineer stated that according to their records, “it appears Widefield has sufficient water resources to serve the proposed development” and further, “pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.”

6. PFCs. On May 19, 2016, the Environmental Protection Agency (“EPA”) announced that it lowered the health advisory levels (“HAL”) for perfluorinated compounds (“PFC”) to 70 parts per trillion. One of the three local water providers whose PFC levels now exceed the EPA’s HAL is Widefield Water and Sanitation District. There has been much coverage in the local press and much public concern expressed over PFCs recently. The District Manager provided a letter dated July 29, 2016 (see **Exhibit 1** attached hereto), in which he explains that the PFCs are unregulated and unenforceable, and the new HAL “. . . in no way impacts or reduces Widefield Water and Sanitation District’s water supply quantity or our ability to serve water to our current or future customers.”

7. Analysis: As indicated above, the Applicant provided a *District Water and Wastewater Report for the Glen at Widefield East Subdivision* dated July 27, 2015, delineating the sources of the District’s water supply, which is based on surface water rights, renewable groundwater, and a mix of various sources. The *Report* notes that the District does not rely on any non-renewable water sources and the current legal water supply holdings of the District are estimated at 9,495 annual acre-feet.

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The current developed physical supply is 5,246 acre-feet and the three-year average actual use is 2,464 acre-feet, which is roughly 47% of the existing available physical supply. With a proposed annual demand of 36.05 acre-feet and based on the current commitments of the District and the available water supply, it appears the proposed water supply will be sufficient for the Glen at Widefield Filing No. 11.

8. Section 8.4.7(B)(10)(g), of the El Paso County Land Development 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.

9. Therefore, based upon the finding of sufficiency and no injury by the State Engineer, the District's commitment, the District's explanation that PFCs will not affect the quantity of the District's water supply, and based on the requirements below, the County Attorney's Office recommends a finding that the proposed water supply is **sufficient** in terms of quantity and dependability. The El Paso County Health Department may wish to confirm that the District is in compliance with the water quality regulations.

**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.

cc: Ryan Howser, Planner I

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CHRISTOPHER M. STRIDER  
TERRY A. SAMPLE



RECEIVED

AUG 01 2016

El Paso County  
Attorney's Office

37 Widefield Boulevard, Colorado Springs, Colorado 80911

July 29, 2016

Cole Emmons  
County Attorney's Office  
27 East Vermijo Avenue  
Colorado Springs, Colorado 80903

**Re: Perfluorinated Compounds**

Dear Mr. Emmons:

Due to all of the negative media pertaining to PFC's in the water, I wanted to write to you to explain what has occurred and to reiterate in writing that the new health advisory level for PFC's in no way impacts or reduces Widefield Water and Sanitation District's water supply quantity or our ability to serve water to our current or future customers.

On May 19, 2016, the Environmental Protection Agency (EPA) announced it lowered the health advisory levels (HAL's) for both PFOS and PFOA to 70 parts per trillion. In addition, the Colorado Department of Public Health and Environment (CDPHE) decided to include PFHpA into the 70 parts per trillion combined level. By adding three of the PFC's together and lowering the level, the wells in the Widefield aquifer do not meet the new Health Advisory Level. Prior to May 19, 2016, Widefield Water and Sanitation District's well water was below the former Health Advisory Level for PFC's. PFC's are unregulated and unenforceable.

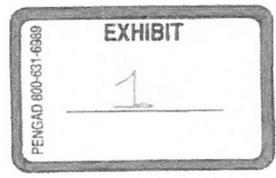
As an unregulated contaminant the EPA nor CDPHE requires public water suppliers to do anything about exceeding the health advisory level for PFC's other than notifying customers that the water may at times exceed the new HAL. WWSD can legally operate all of our wells without providing any form of treatment. Although we are not required by regulations to treat for or remove PFC's from the water, WWSD plans on designing and building a treatment plant(s) to remove PFC's in order to restore and maintain consumer confidence. We are also currently working with the Air Force, who has authorized funds to help us mitigate the PFC concerns, as it is suspected that the Air Force's use of firefighting foams may have contributed to, or caused the PFC contamination.

Widefield Water and Sanitation District water quantity or ability to deliver water is not at all impacted by the PFC issue in any way. In addition, we plan on having it mitigated before next year's high summer demand period.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Wilson".

Steve Wilson, District Manager





Prevent • Promote • Protect

Environmental Health Division  
1675 W. Garden of the Gods Road  
Suite 2044  
Colorado Springs, CO 80907  
(719) 578-3199 *phone*  
(719) 578-3188 *fax*  
[www.elpasocountyhealth.org](http://www.elpasocountyhealth.org)

**Glen at Widefield, Filing No. 11, SF-20-4**

Please accept the following updated comments from El Paso County Public Health (EPCPH) regarding the 45-acre, 103 residential lot development project with 4 Tracts referenced above:

- **Water service will be provided by Widefield Water and Sanitation District (WWSD) PWSID# CO0121900. There is a finding for sufficiency in terms of water quality for water provided by Widefield Water and Sanitation District. A Letter of Commitment dated 05August2021 from WWSD to serve both water and wastewater services was submitted, reviewed, and approved.**
- **Wastewater service will be provided by Widefield Water and Sanitation District (WWSD). The WWSD has sufficient treatment capacity for the proposed 45-acre, 103 residential lot developments hydraulic load.**
- **El Paso County Public Health encourages planned walkability of residential communities. Please consider appropriate connections to commercial areas through the use of sidewalks, and bike trails. Walkability features help reduce obesity and associated heart diseases.**
- **The water quality detention basins must have mosquito control responsibilities included as a part of the maintenance plan to help control mosquito breeding habitat and minimize the potential for West Nile Virus.**
- **Earthmoving activities greater than 25 acres require a Construction Activity Permit from the Colorado Department of Public Health and Environment, Air Pollution Control Division. Go to:**  
<https://www.colorado.gov/pacific/cdphe/general-air-permits>

**Mike McCarthy**  
**El Paso County Public Health**  
[mikemccarthy@elpasoco.com](mailto:mikemccarthy@elpasoco.com)  
**719-575-8602**  
**12November 2021**

**Development  
Application  
Permit  
Review**



**COMMUNITY SERVICES DEPARTMENT**  
 Park Operations - Community Outreach - Environmental Services  
 Veterans Services - Recreation / Cultural Services

**February 18, 2020**

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

<b>Name:</b>	Glen at Widefield Filing No. 11	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF204	<b>Total Acreage:</b>	45.00
		<b>Total # of Dwelling Units:</b>	103
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	5.72
Glen Investment Group VIII, LLC	Glen Investment Group VIII, LLC	<b>Regional Park Area:</b>	2
Ryan Watson	Ryan Watson	<b>Urban Park Area:</b>	2
3 Widefield Blvd	3 Widefield Blvd	<b>Existing Zoning Code:</b>	RS-6000
Colorado Springs, CO 80911	Colorado Springs, CO 80911	<b>Proposed Zoning Code:</b>	RS-6000

**REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS**

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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**LAND REQUIREMENTS**

**Regional Park Area: 2**

0.0194 Acres x 103 Dwelling Units = 1.998

**Total Regional Park Acres: 1.998**

Urban Density ( $\geq 1$  Dwelling Unit Per 2.5 Acres): **YES**

**Urban Park Area: 2**

Neighborhood: 0.00375 Acres x 103 Dwelling Units = 0.39

Community: 0.00625 Acres x 103 Dwelling Units = 0.64

**Total Urban Park Acres: 1.03**

**FEE REQUIREMENTS**

**Regional Park Area: 2**

\$467 / Dwelling Unit x 103 Dwelling Units = \$48,101

**Total Regional Park Fees: \$48,101**

**Urban Park Area: 2**

Neighborhood: \$116 / Dwelling Unit x 103 Dwelling Units = \$11,948

Community: \$179 / Dwelling Unit x 103 Dwelling Units = \$18,437

**Total Urban Park Fees: \$30,385**

**ADDITIONAL RECOMMENDATIONS**

**Staff Recommendation:** Recommend to the Planning Commission and Board of County Commissioners that approval of Glen at Widefield Filing No. 11 Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$48,101, and urban park fees in the amount of \$30,385. Provision of urban park amenities under a park lands agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the final plat.

**Park Advisory Board Recommendation: Endorsed 2/12/2020**

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

Planning Commission Meeting  
Thursday, February 17, 2022  
El Paso County Planning and Community Development Department  
2880 International Circle – Second Floor Hearing Room  
Colorado Springs, Colorado

**REGULAR HEARING**  
**9:00 a.m.**

**PRESENT AND VOTING: BRIAN RISLEY, TOM BAILEY, BECKY FULLER, SARA BRITTAIN JACK, JAY CARLSON, AND BRANDY MERRIAM**

**PRESENT VIA ELECTRONIC MEANS AND VOTING: JOAN LUCIA-TREESE, ERIC MORAES, AND TIM TROWBRIDGE**

**PRESENT AND NOT VOTING: BRYCE SCHUETTPELZ AND CHRISTOPHER WHITNEY**

**ABSENT: NONE**

**STAFF PRESENT: CRAIG DOSSEY, NINA RUIZ, ELIZABETH NIJKAMP, DANIEL TORRES, CHARLENE DURHAM (VIA REMOTE ACCESS), RYAN HOWSER, ELENA KREBS, AND EL PASO COUNTY ATTORNEY LORI SEAGO**

**OTHERS SPEAKING AT THE HEARING: RYAN WATSON, JEFF HODSEN, DON CHAGNON, JOHN ROMERO, AND PJ ANDERSON**

**Report Items**

**1. A. Report Items -- Planning and Community Development Department – Ms. Ruiz -- The following information was discussed:**

- a) The next scheduled Planning Commission meeting is for **Thursday, March 3, 2022 at 9:00 a.m.**
- b) **Ms. Ruiz** gave an update of the Planning Commission agenda items and action taken by the Board of County Commissioners since the last Planning Commission meeting.

**B. Public Input on Items Not Listed on the Agenda – NONE**

**CONSENT ITEMS**

**2. A. Approval of the Minutes – January 20, 2022**

The minutes were unanimously approved as presented (9-0).

**REGULAR ITEMS**

**3. SF-20-004**

**HOWSER**

**FINAL PLAT  
THE GLEN AT WIDFIELD FILING NO. 11**

A request by Glen Investment Group No VIII, LLC, for approval of a final plat to create 103 single-family residential lots and four (4) tracts. The three (3) parcels, totaling 44.996-acres, are zoned RS-6000 (Residential Suburban) and are subject to the CAD-O (Commercial Airport Overlay) District and are located northwest of the intersection of South Marksheffel Road and Peaceful Valley Drive and are within Section 22, Township 15 South, Range 65 West of the 6th P.M. (Parcel Nos. 55220-00-001, 55220-00-007, and 55220-00-010) (Commissioner District No. 4)

**Mr. Howser** gave a brief overview of the project and asked **Ms. Seago** to go over the review criteria for a final plat. **Mr. Howser** then introduced the applicant's representative **Ryan Watson** on behalf of Glen Investment Group, to give his presentation.

**Ms. Brittain Jack** – Is the gas easement public?

**Mr. Watson** – It's Colorado Interstate Gas and managed by Kinder Morgan. It has been a difficult task to get this on here, but we are hopeful.

**Mr. Howser** gave a brief presentation to the Planning Commission, then introduced **Daniel Torres**, to present his engineering review on behalf of **PCD**.

**IN FAVOR: NONE**

**IN OPPOSITION:**

**DON CHAGNON** – (Mr. Chagnon's presentation is part of the full record) I am a retired Colorado Springs police officer; my concerns are with the traffic impact study. The traffic study was done during late September 2019 and early 2021, during Covid, the numbers are skewed for those neighborhoods. They mentioned one traffic accident from 2017 before the neighborhood even was built. There are 50 plus traffic accidents in that same stretch of road, some with injuries. There have been 21 accidents since June of last year on that road. There is only one exit and that is a recipe for disaster. I ask for consideration from removing of the right in/right out at Peaceful Valley and turn that back into a full intersection.

**REBUTTAL:**

**Mr. Watson** – This was full motion, and our original proposal was to leave it full motion, but it didn't meet the County criteria. So, we sat down with the County to figure out a long term solution to meet the criteria. The long term solution was to make these right in/right outs unfortunately. We understand it does constrict things, but giving the lights coming in at Mesa Ridge, Spring Glenn, and Peaceful Valley, it will give easier and safer access going north bound. When we did our Glen 11 traffic impact study, we had a meeting with the county and determined for now that we will leave it as full motion access.

**Mr. Hodsen** – We did a memo to study the scenario that is being proposed now. The interim right in right out on the west side of Peaceful Valley and Marksheffel and interim full movement at Poa Annua and Marksheffel, until such time that the signal warrants are met at Peaceful Valley and Marksheffel, it could be a little while until those warrants are met. Once the traffic signal warrants are met then that would become a full movement intersection, right in/ right out, the island would be removed, and then the Poa intersection would become a right in/right out. The reason it is important to keep as right in/ right out on the west side is because the heaviest side street movement is the traffic coming from Peaceful Valley on the east side, that is a difficult left turn due to volume. By restricting the west side they have the ability to use a left turn acceleration lane, to make that left turn easier. We did to counts and Poa Annua in February last year, although it was done during Covid, we are used to adjusting volumes based on data. Based on analysis of what we call the short term baseline, due to other developments in the area we included Glen 12 in the numbers and other developments to the north. So, we bumped up that traffic we had counted and increased it to what we call a baseline level to account for Covid and to account for future developments in growth. As far as the crashes, those crashes will assist in getting to those signal warrants. One of the signal warrants is crash experience.

**Ms. Merriam** – From my understanding of what you are saying from both the development and the county there is a short future where this will be a full intersection with a light, is that correct? **Mr. Hodsen** – At Poa Annua? **Ms. Merriam** – No, at Peaceful Valley? **Mr. Hodsen** – Peaceful Valley in the short term will be full movement for the east side. Traffic turning to and from the Fountain side, will have full moment. They can make left and right turns in or out. They can't go straight across, because that is the only restriction. The west side, the Glen side, is restricted to right ins/right outs. Right in from the north and right out to the south. In the future the right in/ right out will go away, the island will be removed, and the traffic signal will be installed there.

**Ms. Merriam** – So, what I said was correct then, and you're waiting for enough crashes and volume to put that in?

**Mr. Hodsen** - Combination of traffic volume from east approaching from the Fountain side, that will probably be the one to meet the terms of volume to meet the warrants. What it comes down to is that we need more traffic from the east side.

**Ms. Merriam** – But there is no development, right. **Mr. Hodsen** - There is development land there, but I don't know the timeline of when that will be developed. **Ms. Merriam** – So does the volume need to come from Peaceful Valley? **Mr. Hodsen** – The volume will need to come from the Fountain side.

**Ms. Merriam** - How much more is it to put the light in? It would reduce the traffic volume now and people would be safer. At the same time, you are counting on an area that doesn't currently have development according to you that will increase the volume on the east side. We have the volume on the west side where we see two potential development that will increase the volume. We really don't know how much more volume we need. What if we are a year away from hitting those warrants? What are the County rules?

**Mr. Hodsen** – An important thing to look at is looking at the crash history before that right in and right out island was installed and after. **Ms. Merriam** – When was that installed? **Mr. Hodsen** – October of 2021. **Ms. Merriam** – So, we don't even have a full year of traffic.

**Mr. Watson** – We are escrowing funds for that signal as we go. Ultimately the remainder of that cost would fall to other developments and El Paso County, but the decision to put that light in would ultimately be on El Paso County.

**Ms. Nijkamp** – We are waiting for warrants to be met, we do analyze that traffic data. We look at warrants and crash data is only a small component of that, and typically an intersection is not going to meet warrants based off crash data. It will meet warrants on traffic. We have the Glen on the west and a lot of undeveloped land on the east in the City of Fountain. When they are all combined the warrants will be met. There is a chance that the warrants are met with just the Glen development, and the signal will go in. So, to answer your question, of why not just install the light; it is not good engineering practice to install lights prior to warrants being met.

**Ms. Merriam** – How far off you today versus the warrant structure putting it in?

**Ms. Nijkamp** – So I would like to have Jeff Hodsen to come back because he is the traffic engineer.

**Ms. Fuller**- We want to hear the numbers.

**Mr. Risley**- To Ms. Fuller's point, I think its straightforward answer. It is an "x" amount right.

**Mr. Watson** – We are three quarters away from the warrant at full buildout.

**Mr. Dossey** – Installing a signal that does not meet warrants, creates liability for the County because if an accident does occur and if someone were to be killed, the county can be held liable for that because we installed the signal before it was due.

**Ms. Merriam**- Would the liability be the same if you were supposed to put the light in and didn't?

**Mr. Dossey** – Potentially. It is going to depend on what happens on the east side, and right now there isn't a lot of activity due to utility issues in the area. It could still be a way out, but as we see development to continue occur in Lorson Ranch and Glen, that volume on Marksheffel is becoming a situation. So, that signal on Mesa Ridge and Marksheffel is likely to occur very soon. That stop condition provides the turning movements coming out of the Glen, it also provides another second movement getting north bound onto Marksheffel out of this subdivision. Just because it is inconvenient doesn't mean that it isn't needed.

**Ms. Nijkamp** – What Craig said is correct, and then you asked if we don't install a signal would we also have liability if there were an accident. So, I would like to remind everyone what **Mr. Torres** said in presentation, that the signal at Marksheffel and Mesa Ridge is imminent. We anticipate that to be in late this year, June - July. I would also like to state that we don't always say, because the criteria say so. In this case if were to leave Peaceful Valley open for full movement and it has such low services, then we would be more liable because we did not stop that from happening, we could be liable. In this case we are looking at safety. This was a joint decision to put that right in right out porkchop island in this area to block that, without it those two turns would collide. Please don't think we are doing this just because the criteria say so. We are doing it for safety.

**Mr. Bailey** - Can you tell me what the back log is of how many intersections in the County that are warranted signals and have not got those signals yet?

**M. Dossey** – I would like to ask how this is germane to the review criteria for this item? Out of fairness to the applicant.

**Mr. Bailey** – This decision has nothing to do with the applicant. In my opinion, the applicant has worked with the County to come up with a solution. Members with the public may not agree with that, but for us to penalize an applicant because the County has decided not to put in a signal yet or leave the porkchop in the area; that is how it is relevant to me. It's also relevant because it is the County's responsibility to put in those signals. The applicant has met its responsibilities. What tells us that this particular intersection tells us that is THE priority?

**Mr. Dossey** – I would agree with that. We do look at intersections with every development. We look at the potential impact that the development would have on an intersection. That is something we consider on the Road Impact Fee Advisory Committee when improvements have to be made, which portion is attributed to the development, what is the cost of those. I would correct you in saying, those are being looked at by the County as new developments come in. This one is being looked at because this development came in and has been through the entire development of the Glen.

**Ms. Nijkamp** – The only thing that I can add is if the development triggers those warrants then that developer installs, and we have a mechanism to reimburse them in our road impact fee. To answer your other question, I don't know the backlog because that is a department of public works question. We are looking at things as project by project basis, whereas they are looking at things as a region.

**Mr. Carlson-** We can't require traffic signals as Planning Commission, can we?

**Mr. Dossey-** No. Your personal opinion about the traffic on Marksheffel, is irrelevant. Your approval is based on whether or not you think the applicant has met the requirement for a final plat.

**Ms. Fuller** – Where would **Mr. Chagnon** get the assistance about his traffic concerns?

**Mr. Dossey** – The larger transportation network is the responsibility of Public Works. He has had discussions with the County Engineer. It is important for the Planning Commission to understand that roadways like Marksheffel are not looked at in a vacuum. There are three different jurisdictions that have ownership of Marksheffel. These decisions are being made on what's going to happen across jurisdictional boundaries. The decision is made based not only what is happening now, but in the future as well. This is a regional throughfare.

**DISCUSSION: NONE**

**Mr. Risley-** Before we take a vote, I would like to simply say that the overall discussion about traffic is important. I appreciate the comments from Ms. Nijkamp about how the County takes a wholistic approach.

**PC ACTION: BRITAIN JACKMOVED/LUCIA-TREESE SECONDED FOR APPROVAL OF REGULAR ITEM NUMBER 3, SF-20-004 FOR AN APPROVAL A FINAL PLAT FOR THE GLEN AT WIDFIELD FILING NO. 11, UTILIZING RESOLUTION PAGE NO. 19, CITING 22-009, WITH 17 CONDITONS AND TWO (2) NOTATIONS, WITH A FIND OF SUFFICIENCY FOR WATER, QUALITY, QUANTITY, AND DEPENDABILITY AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED (9-0).**

**Note for the record** – a break was taken at 10:24 and reconvened at 10:31. Quorum is still in place.

**4. P-21-007**

**HOWSER**

**MAP AMENDMENT  
FALCON FIELD RESIDENTIAL**

A request by Falcon Field, LLC, for approval of a map amendment (rezoning) of 18.55 acres from CR (Commercial Regional) to RM-12 (Residential, Multi-Dwelling) and of 19.265 acres from CR (Commercial Regional) to RS-5000 (Residential Suburban). The two parcels, totaling 57.667-acres, are located on the south side of Highway 24, at the easternmost terminus of Woodmen Road, and are within Section 7, Township 13 South, Range 64 West of the 6th P.M. (Parcel Nos. 43070-00-001 and 43072-00-015) (Commissioner District No. 2)

**Mr. Howser** gave a brief overview of the project and asked **Ms. Seago** to go over the review criteria for a map amendment (rezoning). **Mr. Howser** then introduced the applicant's representative **John Romero**, to give his presentation.

**Mr. Carlson** – Several times you talk about future applications will have transition areas and buffers, etc. and in the staff report and your report it outlines that the application might not be considered compatible with the lower density properties adjacent to them. That is my concern, I do think this is a transitional kind of thing. What kind of other buffers are we talking about? I hate seeing a five acre parcel with one dwelling on it and twelve dwelling units right up to it.

**Mr. Romero** – The key things here are drainage and open space. The drainage for this site drains to the southeast, so there are needs for a drainage facility on the south side. There is anticipation regardless of the final uses or density that there will be 50 foot buffers here which would incorporate open space, landscaping, and drainage.

**Mr. Anderson** - I apologize for being back a year later after coming through for a commercial rezone. What we found is that everyone out there wants to have a Lowe's or a Home Depot, and what we found out was that they are all on hold because of the Amazon store. We had identified this as a bog user site, but it isn't in the cards now. Having said that, as part of our marketing study, we did virtual fencing. The study showed that the Walmart has customers that come more than five miles away. That Walmart is in the top ten in the state. Nobody has apartments yet in Falcon, and somebody has to be the first. I think there is a huge market for smaller lots. Whether it's apartments or townhomes, that's where the market is. We think since we have the commercial there, putting higher residential makes sense. There is a lot of drainage on this property. There will be at least two large detention ponds.

**Mr. Howser** gave an abbreviated presentation to the Planning Commission. He then introduced **Daniel Torres** to report the Engineering review, on behalf of **PCD**.

**Mr. Trowbridge** - Can staff address the legalization of the lots? Is that not a condition at this stage? How do we make sure the developer does that before the next step?

**Mr. Dossey** – In order to pull a building permit, they would need to get authorization from El Paso County Planning and Community Development. We would not be able to authorize that unless it is a legally zoned property.

**Ms. Fuller**- How does something become illegally subdivided?

**Mr. Dossey**- It gets transferred by deed. We do not have a role in that process. It happens all the time, it's because land gets traded, purchased etc. outside of the zoning process.

**IN FAVOR:**

**Note for the record** – There was an attempt to call the citizen that requested to speak in favor, but that individual did not answer.

**IN OPPOSITION: NONE**

**REBUTTAL: NONE**

**DISCUSSION:**

**Mr. Trowbridge** – I am more concerned with the RM-12 than I am with the RS-5000. I am going to be paying close attention to the transitions of those five acres lots into this area. I will support this at this time, but I will be watching those transitions.

**Ms. Lucia-Treese** - I concur with **Mr. Trowbridge's** comments, I will be looking at that as well.

**PC ACTION: BAILEY MOVED/LUCIA-TREESE SECONDED FOR APPROVAL OF REGULAR ITEM NUMBER 4, P-21-007 FOR APPROVAL A MAP AMENDMENT (REZONING) FOR FALCON FIELD RESIDENTIAL, UTILIZING RESOLUTION PAGE NO. 27, CITING 22-008, WITH THREE (3) CONDITIONS AND TWO (2) NOTATIONS, AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED (9-0).**

NOTE: For information regarding the Agenda item the Planning Commission is considering, call the Planning and Community Development Department for information (719-520-6300). Visit our Web site at [www.elpasoco.com](http://www.elpasoco.com) to view the agenda and other information about El Paso County. Results of the action taken by the Planning Commission will be published following the meeting. (The name to the right of the title indicates the Project Manager/ Planner processing the request.) If the meeting goes beyond noon, the Planning Commission may take a lunch break.

The name to the right of the title indicates the Planner processing the request.

FINAL PLAT (RECOMMEND APPROVAL)

Commissioner Brittain Jack moved that the following Resolution be adopted:

**BEFORE THE PLANNING COMMISSION  
OF THE COUNTY OF EL PASO  
STATE OF COLORADO  
RESOLUTION NO. SF-20-004  
THE GLEN AT WIDEFIELD FILING NO. 11**

**WHEREAS**, Glen Investment Group No. VIII, LLC, did file an application with the El Paso County Planning and Community Development Department for the approval of a final plat for the Glen at Widefield Filing No. 11 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 February 17, 2022; 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 subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.
6. The subdivision is in substantial conformance with any applicable approved preliminary plan.

7. The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of El Paso County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.
8. 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)(1)] and the requirements of Chapter 8 of the Land Development Code.
9. A public sewage disposal system has been established or, 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 Land Development Code.
10. 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)].
11. Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of the Land Development Code and Engineering Criteria Manual.
12. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.
13. Final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development 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 Land Development 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 Subdivision Improvements Agreement so the impacts of the subdivision will be adequately mitigated.
16. The subdivision meets other applicable sections of Chapters 6 and 8 of the Land Development Code.
17. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et. seq.]
18. The proposed subdivision of land conforms to the El Paso County Zoning Resolutions.

19. For the above-stated and other reasons, the proposed subdivision is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission recommends approval of the application for the final plat of the Glen at Widefield Filing No. 11 Subdivision 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 El Paso County Planning and Community Development Department.
7. The Subdivision Improvements Agreement, including the Financial Assurance Estimate, as approved by the El Paso County Planning and Community Development Department, shall be filed at the time of recording the final plat.
8. Collateral sufficient to ensure that the public improvements as listed in the approved Financial Assurance Estimate shall be provided when the final plat is recorded.

9. 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.
10. Park fees in lieu of land dedication for regional parks (Area 2) in the amount of \$48,101.00 and urban park (Area 2) fees in the amount of \$30,385.00 shall be paid at the time of plat recordation.
11. Fees in lieu of school land dedication in the amount of \$21,321.00 shall be paid to El Paso County for the benefit of Widefield School District No. 3 at the time of plat recording.
12. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.
13. Drainage fees in the amount of \$164,780.38 and bridge fees in the amount of \$48,755.62 for the West Fork Jimmy Camp Creek drainage basin (FOFO2000) shall be paid to El Paso County at the time of plat recordation.
14. The applicant shall complete an escrow agreement with the Colorado Department of Transportation (CDOT) in the amount of \$18,596 to be applied towards the construction of a traffic signal at the Mesa Ridge Parkway and Powers Boulevard intersection prior to final plat recordation.
15. The applicant shall complete an escrow agreement with the El Paso County in the amount of \$5,859 to be applied towards the construction of a traffic signal at the Mesa Ridge Parkway and Spring Glen Drive intersection prior to final plat recordation.
16. The applicant shall complete an escrow agreement with the El Paso County in the amount of \$6,489 to be applied towards the construction of a traffic signal at the Peaceful Valley Road and South Marksheffel Road intersection prior to final plat recordation.
17. The applicant shall provide sufficient collateral for the installation of the right-in-right-out intersection improvements at Poa Annua Street and Marksheffel Road as shown on the approved construction drawings. The right-in-right-out intersection improvements shall not be installed by the developer until a notice to proceed with construction of said improvements is provided by El Paso County. This intersection will be allowed as an

interim full movement intersection until either a connection becomes available through the property to the north to Lorson Boulevard, a traffic signal is installed at the intersection of Peaceful Valley Road and South Marksheffel Road, or safety or operational problems arise which necessitate proceeding with the right-in-right-out intersection improvements at Poa Annua Street and South Marksheffel Road.

**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.

Commissioner Lucia-Treese seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows:

Commissioner Risley	aye
Commissioner Bailey	aye
Commissioner Trowbridge	aye
Commissioner Moraes	aye
Commissioner Fuller	aye
Commissioner Carlson	aye
Commissioner Lucia-Treese	aye
Commissioner	aye
Commissioner Brittain Jack	aye

The Resolution was adopted by a vote of 9 to 0 by the El Paso County Planning Commission, State of Colorado.

DATED: February 17, 2022

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Brian Risley, Chair

## EXHIBIT A

### LAND DESCRIPTION, THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 11:

A tract of land located in a Portion of the South One-half (S1/2) of Section 22, Township 15 South (T15S), Range 65 West (R65W) of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the Northeast corner of Lot 89, Glen at Widefield Subdivision Filing No. 8 as recorded under Reception No. 218714205 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado; Thence N00°04'54"E, a distance of 405.64 feet; Thence N68°48'00"E, a distance of 146.71 feet; Thence N67°16'30"E, a distance of 133.27 feet; Thence N24°56'29"E, a distance of 48.70 feet; Thence N18°59'59"E, a distance of 87.12 feet; Thence N41°26'03"E, a distance of 38.75 feet; Thence N81°14'24"E, a distance of 43.05 feet; Thence N00°18'38"W, a distance of 170.00 feet; Thence N89°41'22"E, a distance of 28.36 feet; Thence N01°18'38"W, a distance of 483.09 feet to a point on the North line of the South One-half (S1/2) of said Section 22; Thence N89°51'21"E along the North line of the South One-half (S1/2) of said Section 22, a distance of 944.14 feet to a point on the Westerly Right-of-Way line of Marksheffel Road; Thence S15°11'44"W along the Westerly Right-of-Way line of Marksheffel Road, a distance of 2686.82 feet to a point on the Northerly Right-of-Way line of Peaceful Valley Road as described in said Glen at Widefield Subdivision Filing No. 8; Thence N74°27'43"W along said Northerly Right-of-Way line, a distance of 161.72 feet; Thence continuing along said Northerly Right-of-Way line on the arc of a curve to the right, having a central angle of 44°41'37", a radius of 175.00 feet, an arc length of 136.51 feet; Thence along the arc of a non-tangential curve to the left having a central angle of 106°52'38", a radius of 20.00 feet, an arc length of 37.31 feet, whose chord bears S83°12'25"E; Thence N43°21'16"E, a distance of 34.29 feet to a point on the Westerly line of a 110.00 foot Gas Line Easement as described under Reception No. 202092771 in the records of the Clerk and Recorder's Office of said County; Thence along the Westerly line of said 110.00 foot Gas Line Easement, the following five (5) courses:

- 1.) N06°05'38"W, a distance of 115.36 feet;
- 2.) Thence N24°24'25"W, a distance of 220.92 feet;
- 3.) Thence N32°55'46"W, a distance of 190.67 feet;
- 4.) Thence N27°15'04"W, a distance of 389.87 feet;
- 5.) Thence N09°45'52"W, a distance of 300.61 feet to the Point of Beginning.

#### EXEPTING THERE FROM:

That portion of Tract "C" as described in the Well Tract JWH-1A Water Easement Agreement recorded under Reception No. 97048696 and in Quit Claim Deed recorded April 1, 2020 under Reception No. 220059551.

Said Parcel contains 44.975 acres (1,959,119 S.F.) more or less.

**RESOLUTION NO. 22-**

**BOARD OF COUNTY COMMISSIONERS  
COUNTY OF EL PASO, STATE OF COLORADO**

**APPROVE FINAL PLAT FOR THE GLEN AT WIDEFIELD FILING NO. 11  
(SF-20-004)**

**WHEREAS**, Glen Investment Group No. VIII, LLC, did file an application with the El Paso County Planning and Community Development Department for the approval of a final plat for the Glen at Widefield No. 11 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 the El Paso County Planning Commission on February 17, 2022, upon which date the Planning Commission did by formal resolution recommend approval of the final plat application; and

**WHEREAS**, a public hearing was held by the El Paso County Board of County Commissioners on March 1, 2022; 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, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board 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 hearings before the Planning Commission and the Board of County Commissioners.
3. The hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, all pertinent facts, matters and issues were submitted and reviewed, and all interested persons were heard at those hearings.
4. All exhibits were received into evidence.

5. The subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.
6. The subdivision is in substantial conformance with the approved preliminary plan.
7. The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of El Paso County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.
8. 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)(1)] and the requirements of Chapter 8 of the Land Development Code.
9. A public sewage disposal system has been established or, 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 Land Development Code.
10. 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)].
11. Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of the Land Development Code and Engineering Criteria Manual.
12. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.
13. Final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development 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 Land Development 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 Subdivision Improvements Agreement so the impacts of the subdivision will be adequately mitigated.

16. The subdivision meets other applicable sections of Chapters 6 and 8 of the Land Development Code.
17. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et. seq.].
18. The proposed subdivision of land conforms to the El Paso County Zoning Resolutions.
19. For the above-stated and other reasons, the proposed subdivision is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

**NOW, THEREFORE, BE IT RESOLVED** the Board of County Commissioners of El Paso County, Colorado, hereby approves the final plat application for the Glen at Widefield Filing No. 11 Subdivision;

**BE IT FURTHER RESOLVED** that the following conditions and notations shall be placed upon this approval:

**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 El Paso County Planning and Community Development Department.
7. The Subdivision Improvements Agreement, including the Financial Assurance Estimate, as approved by the El Paso County Planning and Community Development Department, shall be filed at the time of recording the final plat.
8. Collateral sufficient to ensure that the public improvements as listed in the approved Financial Assurance Estimate shall be provided when the final plat is recorded.
9. 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.
10. Park fees in lieu of land dedication for regional parks (Area 2) in the amount of \$48,101.00 and urban park (Area 2) fees in the amount of \$30,385.00 shall be paid at the time of plat recordation.
11. Fees in lieu of school land dedication in the amount of \$21,321.00 shall be paid to El Paso County for the benefit of Widefield School District No. 3 at the time of plat recording.
12. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.

13. Drainage fees in the amount of \$164,780.38 and bridge fees in the amount of \$48,755.62 for the West Fork Jimmy Camp Creek drainage basin (FOFO2000) shall be paid to El Paso County at the time of plat recordation.
14. The applicant shall complete an escrow agreement with the Colorado Department of Transportation (CDOT) in the amount of \$18,596 to be applied towards the construction of a traffic signal at the Mesa Ridge Parkway and Powers Boulevard intersection prior to final plat recordation.
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## **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 the Planning and Community Development Department Inspections staff and a Construction Permit is issued by the Department.

**AND BE IT FURTHER RESOLVED** that the record and recommendations of the El Paso County Planning Commission be adopted.

DONE THIS 1<sup>st</sup> day of March, 2022 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS  
OF EL PASO COUNTY, COLORADO

ATTEST:

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

By: \_\_\_\_\_  
County Clerk & Recorder

EXHIBIT A

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