

Early Assistance (EA) Meeting Number: **EA2642 (EDARP Link)**

Project Name: **Quarterhorse Lane Minor Subdivision**

Project Location: 18050 Quarterhorse Lane, Colorado Springs, CO

Project Parcel No.: 5115003006 ([Assessor's Link](#))

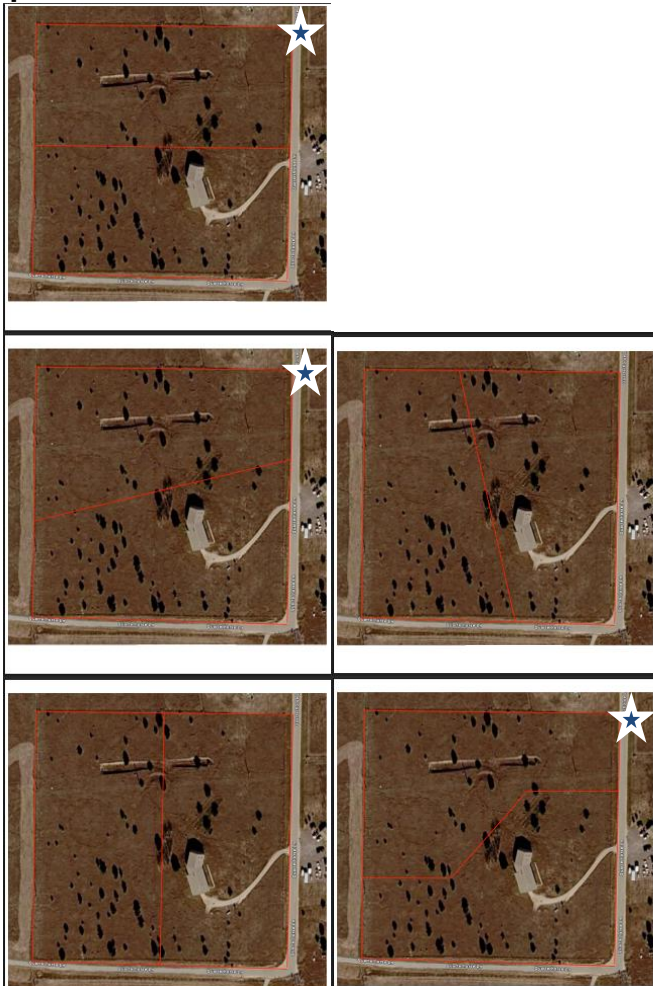
Project Description: Interested in splitting this 10-acre lot into two 5-acre lots.

EA Meeting Date: 4/8/2026 at 10:00 A.M.

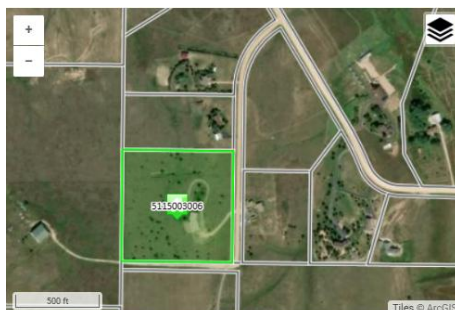
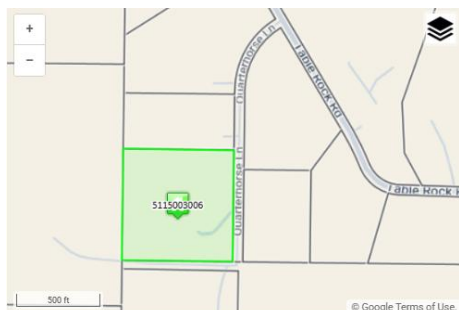
Planning and Community Development: Miranda Benson (mirandabenson2@elpasoco.com)

El Paso County Planning & Community Development Planning Checklist

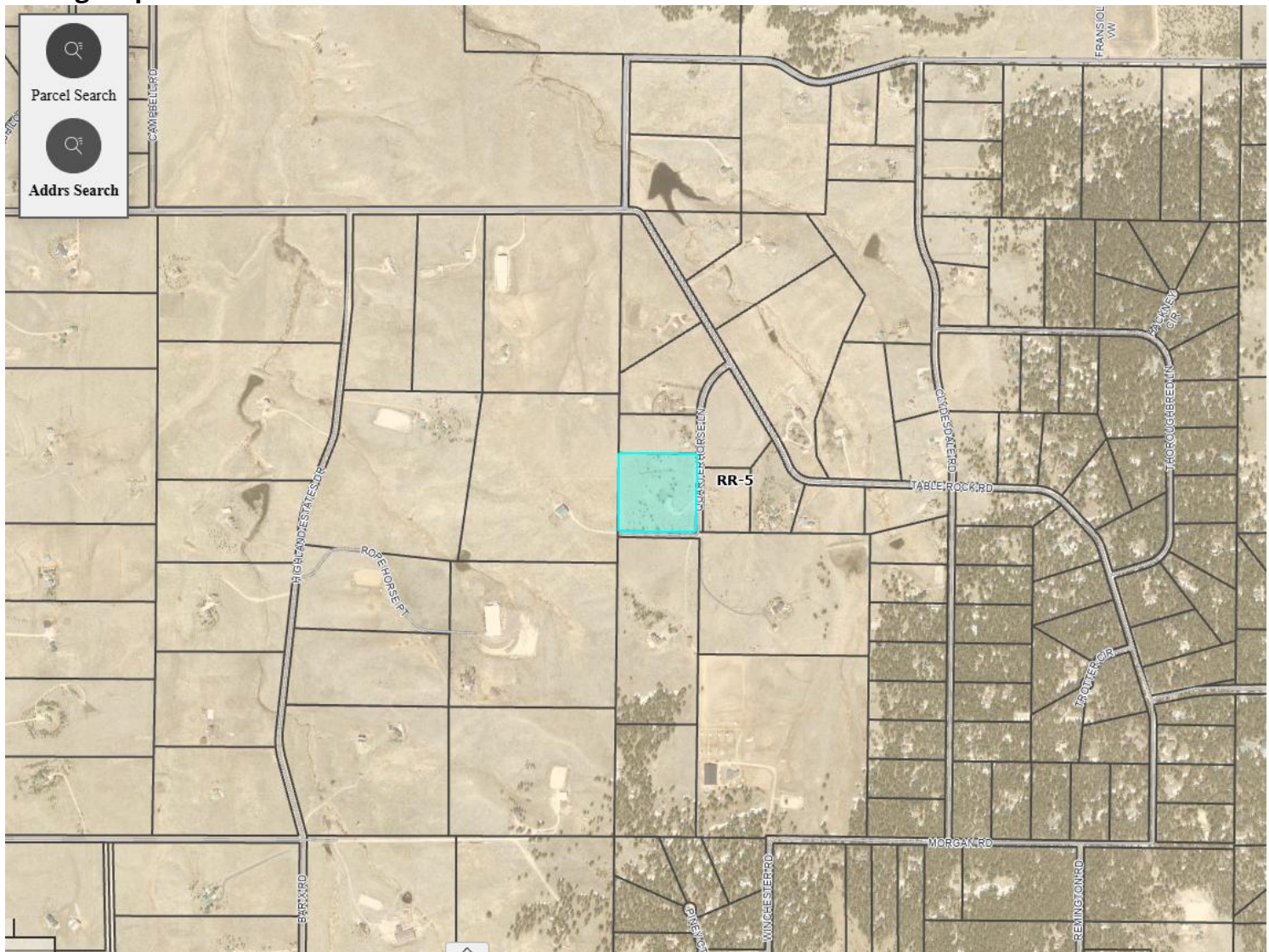
Request –



***NOTE:** The property south is not platted, the “road” to the south is a driveway on private property.



Zoning Map -



Existing Zoning (No Overlay)
RR-5

Residential Rural

****No proposed change to zoning district.**

The proposal for two 5-acre lots from this 10-acre lot is possible without rezoning.

Zoning District Analysis:

3.2.2. RR, Residential Rural District Purposes – RR-5, Residential Rural District. The RR-5 zoning district is a 5-acre district intended to accommodate low-density, rural, single-family residential development.

Land Development Code Definitions:

Subdivision, Minor — A division of land that creates 4 or fewer lots.

Subdivision — Any parcel of land in unincorporated El Paso County which is divided into 2 or more parcels, separate interests, or interests in common, including land to be used for condominium, apartments or any multiple dwelling units, unless the land when previously subdivided was accompanied by a filing which complied with the provisions of this Code with substantially the same density.

Zoning District Requirements (density, lot size, lot design standards, building setbacks)

Zoning District	Maximum Density (DU/ac)	Minimum Lot Size		Minimum Setbacks Principal(Accessory) ^{14,3}			Maximum Lot Coverage	Maximum Height
		Area ¹	Width (at front setback line)	Front	Rear	Side		
RR-5		5 acres ²	200 ft	25 ft ³	25 ft ³	25 ft ³	25%	30 ft

¹ Specific uses may be subject to larger minimum lot area requirements.

² In the event that the land to be partitioned, platted, sold or zoned abuts a section line County road, the minimum lot area for lots abutting the road shall be 4.75 acres and minimum lot width shall be 165 ft.

³ Agricultural stands shall be setback a minimum of 35 feet from all property lines.

¹⁴ If no separate setback is shown in parentheses for accessory structures, the principal structure setback applies to accessory structures.

[\(LDC Table 5-4, Density and Dimensional Standards Link\)](#)

Map of Platted Lot/ Tract:

Plat No. 2518, Willow Springs Estates, 1965

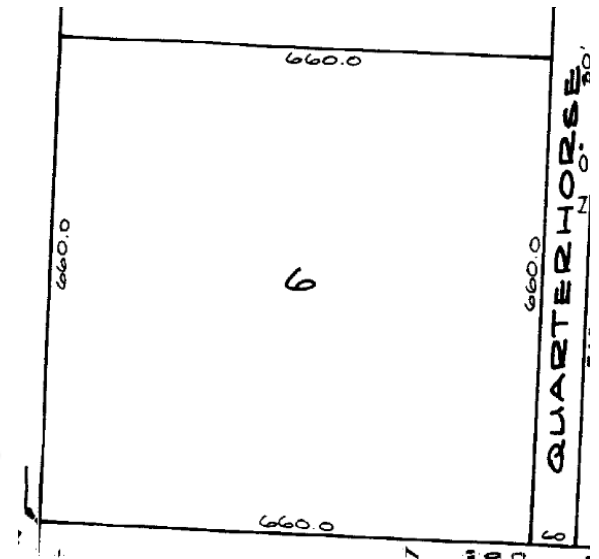


EDARP Records:
Preliminary Plan, [SP65013](#)
Final Plat, [SF65023](#)

Plat Notes:

NOTES ;

- Water and Sanitation to be responsibility of individual property owners.
- All lots are minimum of five (5) Acres, except when adjacent to existing county roads.
- A utility easement 20 feet in width is hereby platted, being 10 feet on either side of each side lot line, and 10 feet on either side of each back lot line. Except on outside boundaries, where it will be 20 feet in width.



Application Type(s) Hearing: Required / Optional / Not Required

Vacation and Replat (creating 1 lot)

Public Hearings Required (PC and BOCC)

Land Development Code [Applications & Checklists Link](#)

Chapter 7, Rules Governing Divisions of Land

Section 7.2.3, Actions Vacation or Altering a Recorded Plat ([LDC Link](#))

(C) Replat.

- (1) **Purpose.** The purpose of this Section is to provide for replatting a subdivision or lots in a subdivision, in which the original subdivision is substantially modified or additional lots are created.

➡ Generally, a replat involves 2 actions, the vacation of the portion of the subdivision plat where the change is proposed or a vacation of the entire subdivision plat where all or a majority of lot lines will be changed on the recorded plat, and approval of a new subdivision plat. These actions can be taken concurrently.

- (2) **Applicability.** A replat shall be required in order to substantially alter an existing recorded subdivision plat or where the standards for a lot line adjustment are exceeded.

- (3) **Determination of Plat Amendment or Minor/Major Subdivision.** The PCD Director shall determine whether the proposed replat is substantial or insubstantial based on, but not limited to, the following factors: design, size, number of lots, public concern, public facilities, water supply (with recommendation from CAO) services, access, and transportation network. If the PCD Director determines the subdivision replat is insubstantial, the replat may be processed as an alteration to a recorded plat.

If the replat is determined to be substantial, the replat may be considered a major or a minor subdivision depending on the number of lots affected by the proposed changes and the impact to public facilities. The PCD Director shall determine whether the platting action is a replat or whether it is a major or minor subdivision.

(4) Criteria for Approval. The BoCC, in approving a replat of a minor or major subdivision, shall find:

- The replat complies with this Code, and the original conditions of approval associated with the recorded plat;
- No nonconforming lots are created, and in the case of existing nonconforming lots, the nonconformity is not increased;
- The replat is in keeping with the purpose and intent of this Code;
- The replat conforms to the required findings for a minor or major subdivision, whichever is applicable;
- 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;
- The approval will not adversely affect the public health, safety, and welfare; and
- Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the replat has been resolved.

(5) **Completed Action.** A replat shall be considered completed and in effect when a final plat is filed for recording with the Clerk and Recorder.

Section 7.2.1, Subdivisions (VR- criteria for approval #4 above)

(1) Minor Subdivision.

- (a) **Purpose.** The purpose of establishing the minor subdivision is to provide a simplified review process which combines preliminary plan and final plat for subdivision of limited impact and complexity.
- (b) **Applicability.** A minor subdivision is a division of land that results in the creation of 4 or fewer lots that do not discernibly impact surrounding properties, environmental resources or public facilities.
- (c) **Applicable Minor Subdivision Criteria for Approval.** A minor subdivision shall be required to conform to all preliminary plan and final plat requirements including the criteria for approval, except to the extent that those requirements are modified by this Code or the Procedures Manual.
- (d) **Completed Action.** A minor subdivision shall be considered completed and in effect when an approved final plat is filed for recording with the Clerk and Recorder.
- (e) **Circumvention of Process.** If it is determined that the applicant is using the minor subdivision process to circumvent the subdivision process such as the submittal of adjoining multiple minor subdivisions or multiple replats of the same property, the applicant shall be required to comply with the preliminary plan and final plat process.

(2) Preliminary Plan.

- (a) **Description of Preliminary Plan.** The preliminary plan is generally the second step of the approval process for a large or complex division of land or the first step in the process for simpler divisions of land. The preliminary plan process will review the feasibility and design characteristics of the proposed division of land based on the standards in this Code. The preliminary plan process will also evaluate preliminary engineering design.

The purpose of the preliminary plan is to provide an in-depth analysis of the proposed division of land including a refinement of the design considering the geologic hazards, environmentally sensitive areas, source of required services, vehicular and pedestrian circulation, and relationship to surrounding land uses. The preliminary plan and reports shall meet the statutory requirements as contained in C.R.S. § 30-28-133, as amended. During this step public hearings will be held before the Planning Commission and the BoCC.
- (b) **Applicability.** The preliminary plan applies to all subdivisions except those that can be classified as minor subdivisions.
- (c) **Concurrent Review of Preliminary and Final Plat.** The preliminary plan may be submitted concurrently with the final plat if the proposed division of land and development of the lots does not require extensive engineering. The PCD Director shall determine whether a particular subdivision may combine processes. The preliminary plan may also be submitted in conjunction with a PUD rezoning application and serve as the development plan, as long as all applicable requirements for both applications are met.

(d) **Preliminary Plan Approval Required.** Preliminary plan approval or conditional approval is required in order to proceed to the final plat.

(e) **Criteria for Approval.** In approving a preliminary plan, the BoCC shall find that:

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is consistent with the purposes of this Code;
- The subdivision is in conformance with the subdivision design standards and any approved sketch plan;
- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code (this finding may not be deferred to final plat if the applicant intends to seek administrative final plat approval);
- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. § 30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;
- All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];
- Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;
- The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;
- Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;
- Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;
- The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and
- The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

(3) Final Plat.

- (a) **Description of Final Plat.** The final plat is the last step in the approval process for a division of land. The final plat process will review the final engineering plans, the SIA, financial assurance, CC&Rs (if applicable), the plat, and any other documents, reports, or studies as necessary; and may also review issues such as building height, landscaping, and building envelopes which have been deferred.

The purpose of this Section is to detail the approval review and approval criteria for a final plat, engineering plans, SIA, and other legal requirements for platting a division of land. During this step, there may be public hearings before the Planning Commission and BoCC.

- (b) **Applicability.** A final plat shall be required for all subdivisions.
- (c) **Concurrent Review of Preliminary Plan and Final Plat.** The final plat of the division of land may be processed concurrently with the preliminary plan of the proposed division of land; however, design modifications associated with the preliminary plan review may result in modifications to the final plat and delay the public hearing.
- (d) **Final Plat Requires Preliminary Plan Approval.** Where a preliminary plan is required, a final plat may only be submitted if a preliminary plan for the subject property has been approved and the final approved version of the preliminary plan, incorporating any changes or conditions of approval, has been provided to the PCD. Similarly, in the case of concurrent submittal of a preliminary plan and final plat, the final plat may only be filed for recording if the final approved version of the preliminary plan, incorporating any changes or conditions of approval, has been provided to the PCD.
- (e) **Final Plat for Portion of Preliminary Plat Area.** The final plat may be for a distinct portion of preliminary plan area to provide for phased development.
- (f) **Criteria for Approval.** In approving a final plat, the approving authority shall find that:
- The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;
 - The subdivision is in substantial conformance with the approved preliminary plan;
 - The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;
 - Either a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval;
 - A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6)(b)] and the requirements of Chapter 8 of 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.]

Processing Issues and Options:

Depict all existing and proposed easements on the plat. (See original plat note.)
 There were no conditions of approval with the original plat.
 No existing nonconformity on the lot. The new lot must meet all dimensional standards of LDC 5.4.
 Legal physical access – Quarterhorse Lane.
 Chapter 8 covers all Subdivision Design, Improvements, and Dedication standards.

Relevant History:

This process was completed for two other lots in your subdivision. Lot 5 was subdivided in 1979, *Klaumann Subdivision*, MS79008. Lot 4 was also subdivided in 1979, *Langknecht Subdivision*, MS79014.

Projects (4)

Parcel (starts with): 5115003006;

Project Name	File #	Applicant
51150-03-006	LOG971804	Single-Family Dwelling
Quarterhorse Lane Minor Subdivision	EA2642	This EA Meeting
WILLOW SPRINGS ESTATES	SF65023	Original Final Plat
WILLOW SPRINGS ESTATES	SP65013	Original Preliminary Plan

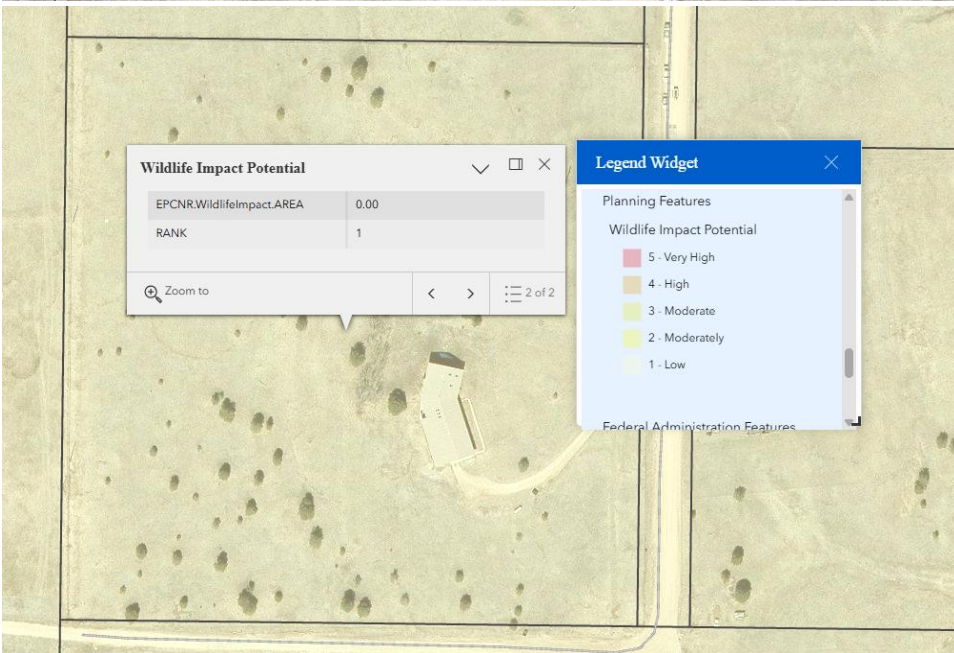
Property Conditions

- ☐ 30% or greater slope
- ☒ CGS review
- ☐ Floodplain
- ☐ Noise mitigation required
- ☐ Preble's mouse
- ☒ High-Hazard Vegetation

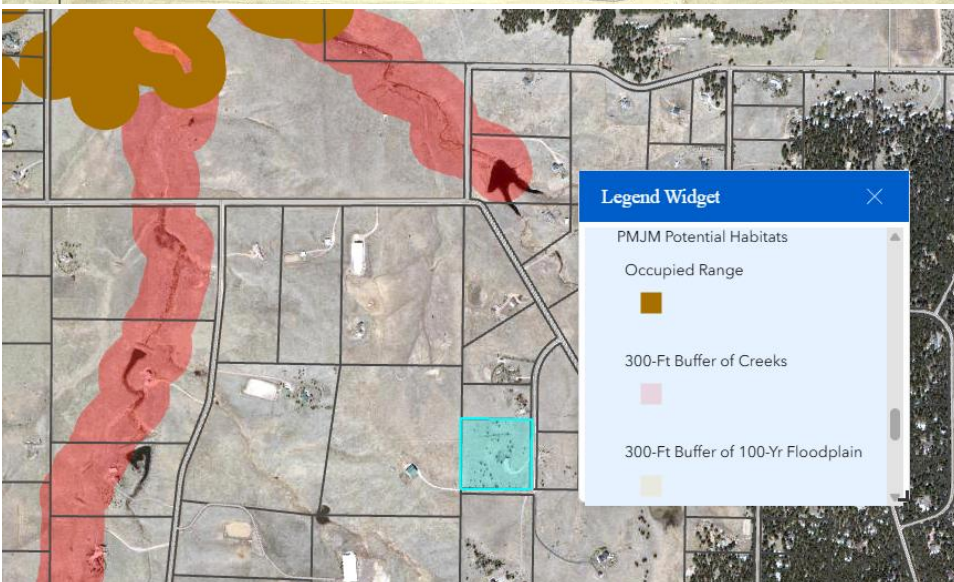
Comments: N/A
Required
N/A
N/A
N/A
(Green)



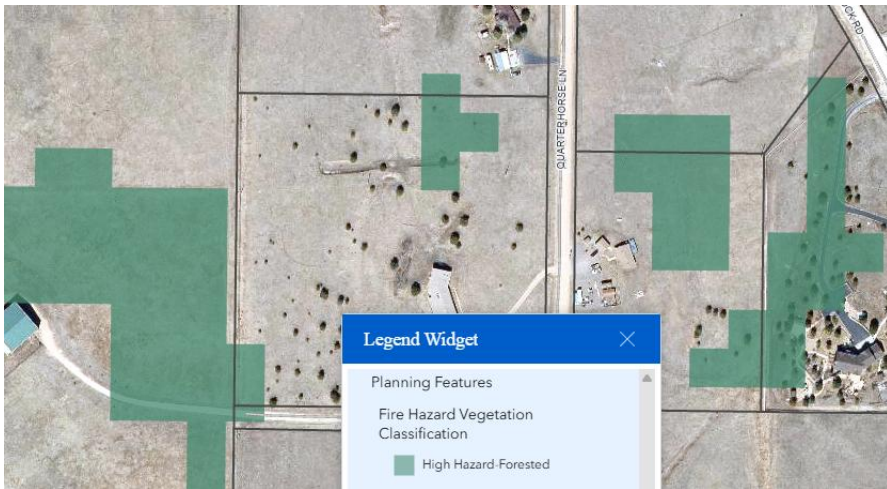
← Slope



← Wildlife Impact



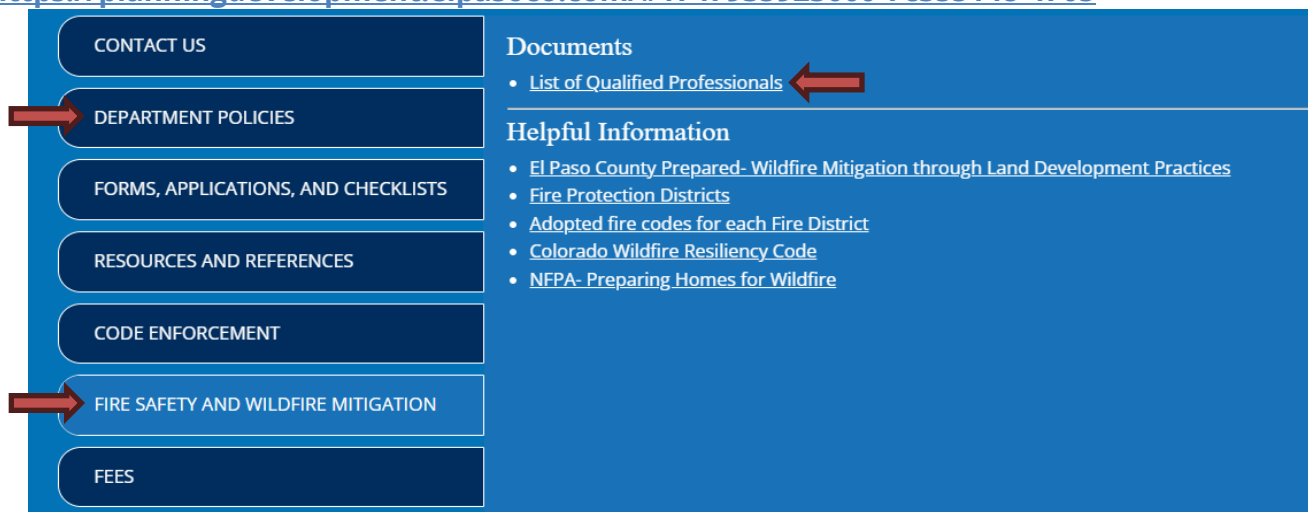
← Preble's Jumping Mouse Impact



← Fire Hazard Vegetation Map

Direct Link to PCD Fire Safety and Wildfire Mitigation Resources:

<https://planningdevelopment.elpasoco.com/#1747935923000-7c355148-4705>



Land Development Code, [Section 6.3.3](#):

(B) Reports and Commitments for Subdivisions.

- (1) **Fire Protection Report.** A Fire Protection Report is required for any subdivision application and shall include the Fire Authority's capabilities, including existing and proposed equipment, facilities, services, response time to provide fire protection for the proposed subdivision, an analysis of compliance with the Fire Protection and Wildfire Mitigation Section of this Code, and an analysis of compliance with the applicable fire code.
- (2) **Fire Protection Commitment.** A written commitment to provide structural fire protection may be required for any proposed subdivision and the PCD Director may be requested for other development applications.

(2) Wildland Fire and Hazard Mitigation Plan Required.

(a) General Plan Standards and Requirements.

When a subject lot, parcel, or tract falls within a wildland fire area, a wildland fire risk and hazard mitigation plan shall be prepared by a qualified professional and shall be tailored to the stage of development application and the stage of subdivision-related construction. A higher level of plan may be submitted at any stage of the process so long as it is implemented at the final stage of development. Plans shall utilize the Colorado State University (CSU) Guidelines and NFPA standards, as applicable. Additional fire precaution measures may be required because of fire hazard in the following areas:

- (i) Areas depicted as forested on the Vegetation Map;

(3) Wildland Fire Risk and Hazard Severity Analysis Required.

- (a) **Risk Assessment to be Performed.** A risk and hazard rating analysis shall be performed to determine the level of the wildland fire threat to life and values at risk prior to building permit authorization in high hazard areas unless completed as part of the wildland fire and hazard mitigation plan.
- (b) **Basis for Mitigation Measures.** The risk and hazard ratings shall be the basis for the implementation of mitigation measures relative to vegetation, other combustibles, and construction criteria.

Land Development Code, [Section 6.3.7](#):

6.3.7. Noxious Weeds

(A) General.

(1) **Purpose.** To ensure that proposed development is reviewed in consideration of the impacts to noxious weeds in order to:

- Implement the El Paso County Noxious Weed Management Plan;
- Implement the provisions of the Colorado Noxious Weeds Act;
- Reduce the spread of noxious weeds; and
- Reduce County cost for noxious weed management in newly accepted right-of-ways.

**** Review all of Land Development Code, [Chapter 8](#)**

8.3.3. Actions Required at Recording of Plat

- (A) **Plat Notes Required.** The approval authority may require specific plat notes to be included on a plat prior to recording including, but not limited to, notes to implement review agency recommendations, approval authority conditions, CAO conditions, and standard plat notes identified in the Procedures Manual to help ensure conformance of the plat with this Code and other County requirements.
- (B) **Plat Addressed Prior to Recording.** No plat shall be recorded until the Building Official has assigned numeric addresses in a legible manner on the face of the plat.
- (C) **Taxes Paid Prior to Recording of Plat.** No plat shall be recorded unless the ad valorem taxes applicable to the subject property, for all years prior to that year in which approval is granted, have been paid. [C.R.S. § 30-28-110(4) (a)].
- (D) **Fees and Dedications.** Any fees required by this Code shall be paid and any land dedications required by this Code shall be completed prior to or concurrently with filing of the plat for recording with the Clerk and Recorder.

8.4.1. Planning Considerations

8.4.2. Environmental Considerations

8.4.3. Division of Land, Block, Lot, and Tract Layout Standards

(A) Division of Land Standards

- (1) **Minimum Frontage for Division of Land.** A division of land shall have a minimum of 60 feet frontage on a public road.

8.4.4. Transportation System Considerations and Standards

8.4.5. Drainage Considerations and Standards [\(Easements\)](#)

[Standard drainage easement width for rural lots: 10 feet on all sides.](#)

8.4.6. Utilities Considerations and Standards [\(Easements\)](#)

[Standard utility easement width for rural lots: 10 feet on all sides.](#)

8.4.7. Water Supply Standards

(B) **Water Resource Report.**

(1) General.

- (a) **Purpose.** The purpose of the water resources report is to provide the data necessary for the Planning Commission and the BoCC to determine whether the proposed water supply is sufficient in terms of quality, quantity and dependability for the proposed subdivision.
- (b) **Water Resources Report Required.** A water resources report as required by this Section shall be submitted with sketch plan, preliminary plan, final plat, and any subdivision applications which will create a new lot. A copy of the report will be kept on file in the El Paso County PCD.
- (c) **Prepared by Qualified Professional.** The water resources report shall be prepared by a qualified hydrogeologist, hydrologist, licensed civil engineer, qualified groundwater geologist, or other qualified professional with appropriate experience.
- (d) **Document Adequate Water Supply.** The Water Resources Report shall include adequate documentation that the proposed water supply is sufficient in terms of quantity, dependability, and quality for the proposed subdivision.

- (c) **Final Plat and Replat Report.** The water resource report submitted with the final plat shall include all of the data needed to determine whether the proposed water supply is sufficient in terms of quality, quantity and dependability for the type of subdivision proposed. The report shall be based on engineering calculations and site-specific data and shall include a detailed discussion of the water demand, supply, quality, dependability, and supply facilities for the proposed subdivision.

A water resources report is not required if the BoCC made a finding that the proposed water supply plan of the preliminary plan was sufficient in terms of quantity, quality and dependability. However, an amended water resources report is required if there is a substantial change in either the water supply or the estimated water demand.

8.4.8. Wastewater Disposal

(C) Onsite Wastewater Treatment Systems (OWTS).

- (1) **Burden of Proof on Subdivider to Show OWTS Effective.** The burden of proof for showing that an OWTS meets the spirit and intent of this Section shall be on the applicant. Reports, data, and other evidence shall illustrate that the subdivision, at a minimum, achieves the following:
- Non-contamination of surface or subsurface water resources;
 - Non-interference with water resources of adjoining lots. The standard for determining interference shall be the probability of well deepening or the necessity to remove land from agricultural use;
 - Non-interference with the enjoyment, use, or utility of adjoining land by virtue of pollution, odor, health hazard or water usage. Placement of leach fields within the cone of influence of a well shall constitute interference, unless otherwise approved by the EPCPH;
 - Lot sizes compatible with the limitations inherent in soils, geologic, and hydrologic characteristics of the site. Lot sizes in excess of 5 acres may be required in areas in which site characteristics dictate larger lots; and
 - Compliance with any physical setback requirements of the EPCPH regulations.
- (2) **2 OWTS Sites Required for All Lots or Parcels.** All lots shall be designed to ensure that each lot has a minimum of 2 sites appropriate for OWTS which do not fall in the restricted areas identified on the preliminary plan; soils and geology report delineated wetland or floodplain maps; or other reports required under this Code.
- (c) **Final Plat Report.** The following information shall be included in the wastewater report submitted with the final plat application:
- Unless previously provided with a preliminary plan application for the property, all items required to be included with the sketch plan report; and
 - Unless provided with the preliminary plan, a Letter of Commitment from the wastewater provider proposed for service, which includes information indicating that the land has been included into the boundaries of the provider's service area, or that contractual arrangements for service have been met.

8.4.9. Geology and Soils Standards and Reports

(A) Geology and Soils Report Required.

- (1) **Required with Sketch Plans and Preliminary Plans.** All sketch plans and preliminary plans submitted for review shall be accompanied by geology and soils report.
- (2) **Previously Submitted.** Where a geology and soils report has been completed and reviewed at an earlier stage of the subdivision review process, a new report may not be required if in the determination of the PCD Director the existing report provides the level of site-specific detail necessary to review the subdivision application, and the recommendations of the report and the Colorado Geological Survey (CGS) have been followed in the preparation of the preliminary plan.

8.5. - DEDICATION AND FEE STANDARDS AND REQUIREMENTS
8.6. - CONSTRUCTION AND ACCEPTANCE OF REQUIRED IMPROVEMENTS
8.7. - PUBLIC INFRASTRUCTURE FINANCING PROVISIONS

Taxing Entities

TAXING ENTITY	LEVY	CONTACT NAME/ORGANIZATION	CONTACT PHONE
EL PASO COUNTY	6.857	FINANCIAL SERVICES	(719)520-6400
EPC ROAD & BRIDGE (UNSHARED)	0.330	-	(719)520-6498
LEWIS-PALMER SCHOOL DISTRICT #38	36.000	BRETT RIDGWAY	(719)488-4705
PIKES PEAK LIBRARY DISTRICT	2.938	KIM HOGGATT	(719)531-6333
FALCON FIRE PROTECTION DISTRICT	14.886	TRENT HARWIG	(719)495-4050
EL PASO COUNTY CONSERVATION DISTRICT	0.000	KATHERINE MILLER	(719)600-4706

Road Impact Fees:

Addressed by DPW Engineer.

Proposed source of water

☐ Central System

District Name: N/A - Well

Proposed method of wastewater disposal

☐ Central System

District Name: N/A - Septic

Fire District - Design Concerns/Emergency Services Issues:

Falcon Fire Protection District

The FPD will be a review agency – all returned comments will be made available in EDARP.

Commissioner District: 1 (Commissioner Williams)

Alternatives Discussed: (not anticipated)

7.3. - WAIVERS

7.3.1. Purpose

The purpose of this Section is to provide for flexibility in the application of this Code when a subdivision design standard is inapplicable or inappropriate to a specific subdivision design.

7.3.2. Authorization to Grant Waivers

(A) **Planning Commission Recommendation.** The Planning Commission will hear the request for a waiver from the standards and make recommendations to the BoCC.

(B) **BoCC Authorized to Grant Waivers.** After receiving a recommendation from the Planning Commission, the BoCC may approve a waiver from any of the subdivision design standards and requirements of this Code.

7.3.3. Criteria for Approval of Waivers

A waiver from standards shall be approved only upon the finding, based upon the evidence presented in each specific case, that:

- The waiver does not have the effect of nullifying the intent and purpose of this Code;
- The waiver will not result in the need for additional subsequent waivers;
- The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property;
- The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable to other property;
- A particular non-economical hardship to the owner would result from a strict application of this Code;
- The waiver will not in any manner vary the zoning provisions of this Code; and
- The proposed waiver is not contrary to any provision of the Master Plan.

https://library.municode.com/co/el_paso_county/codes/land_development_code?nodeId=CH7RUGODILA_7.3WA

Parks and trails:

The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. As such no trail easement dedications will be necessary for this project. **Regional Park fees will be assessed upon review of the forthcoming platting actions.**

It is not necessary for EPC Parks staff to attend this early assistance meeting.

Thank you!
Ashlyn Mathy
Parks Planner

Annexations/Intergovernmental/ Jurisdictional Access issues:

N/A

Core Principle 1: Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County.

Goal 1.1 - Ensure compatibility with established character and infrastructure capacity.

Goal 1.2 - Coordinate context-sensitive annexation and growth strategies with municipalities.

Goal 1.3 - Encourage a range of development types to support a variety of land uses.

Goal 1.4 - Continue to encourage policies that ensure "development pays for itself".

Inside this Chapter

Key Areas (page 17)

Areas of Change (page 20)

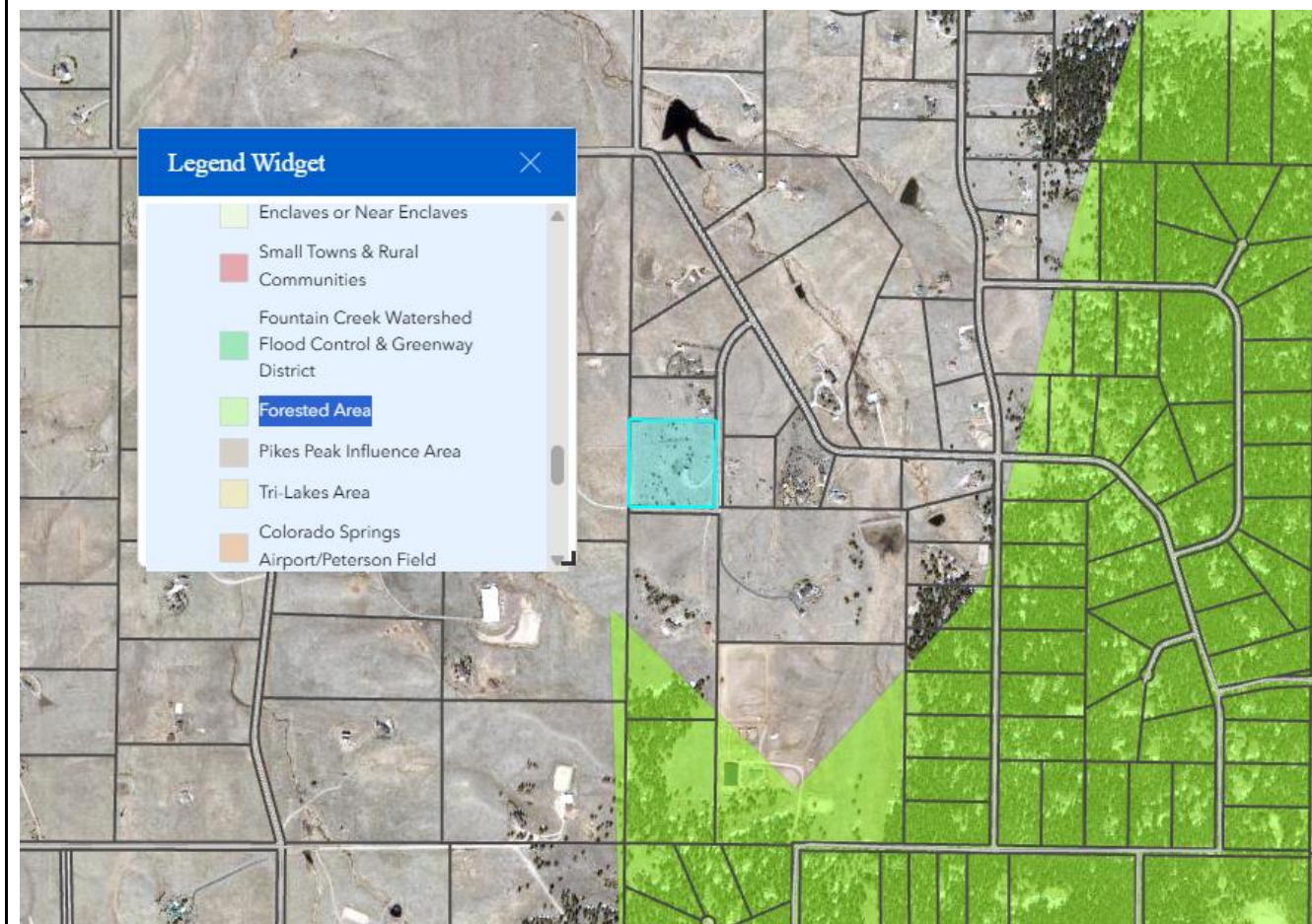
Placetypes (page 22)

Key Areas: N/A – Just outside the Forested Key Area

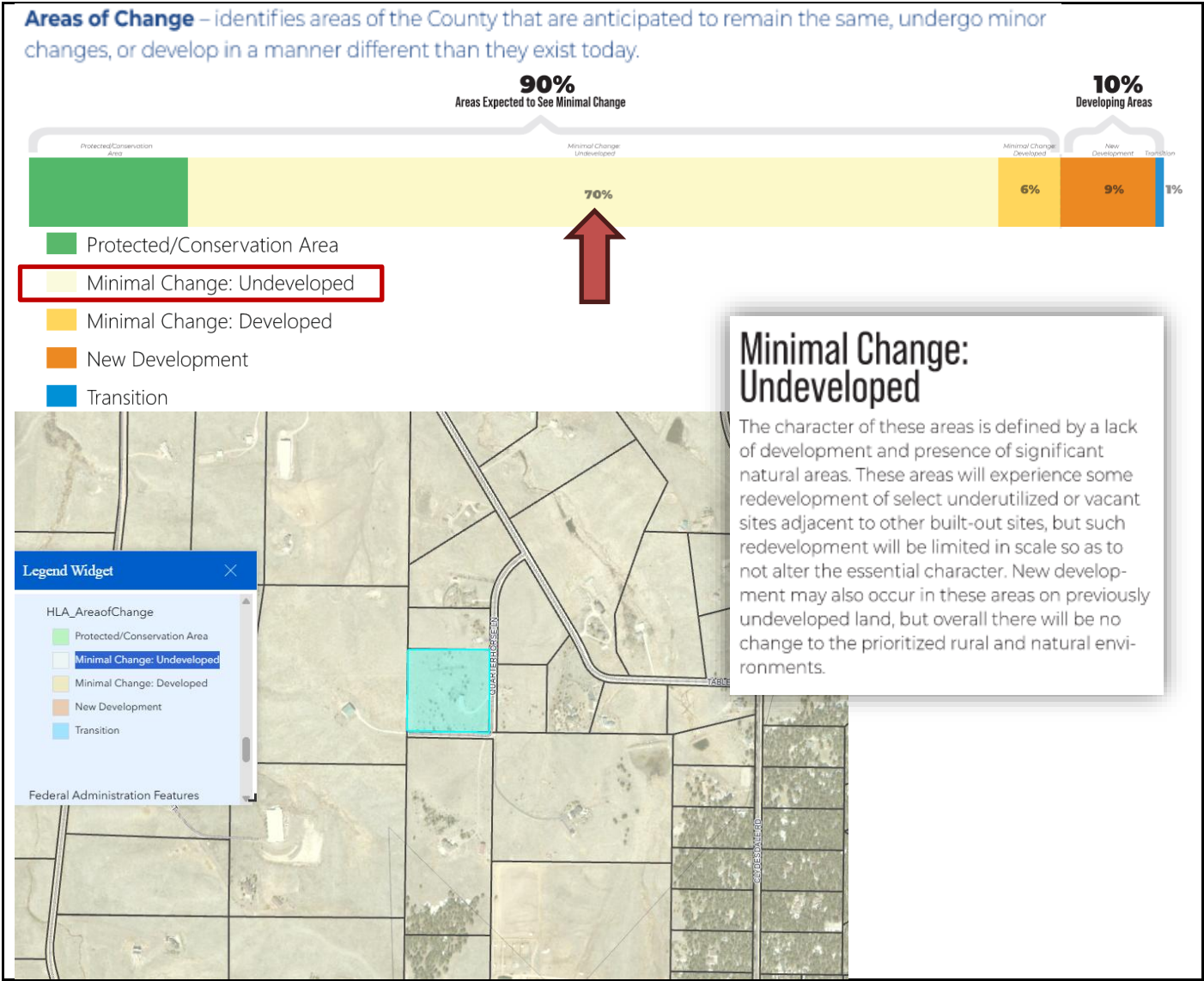
Key Areas – identifies those areas of the County that are defined by unique localized characteristics having influence on land use and development.

Key Areas

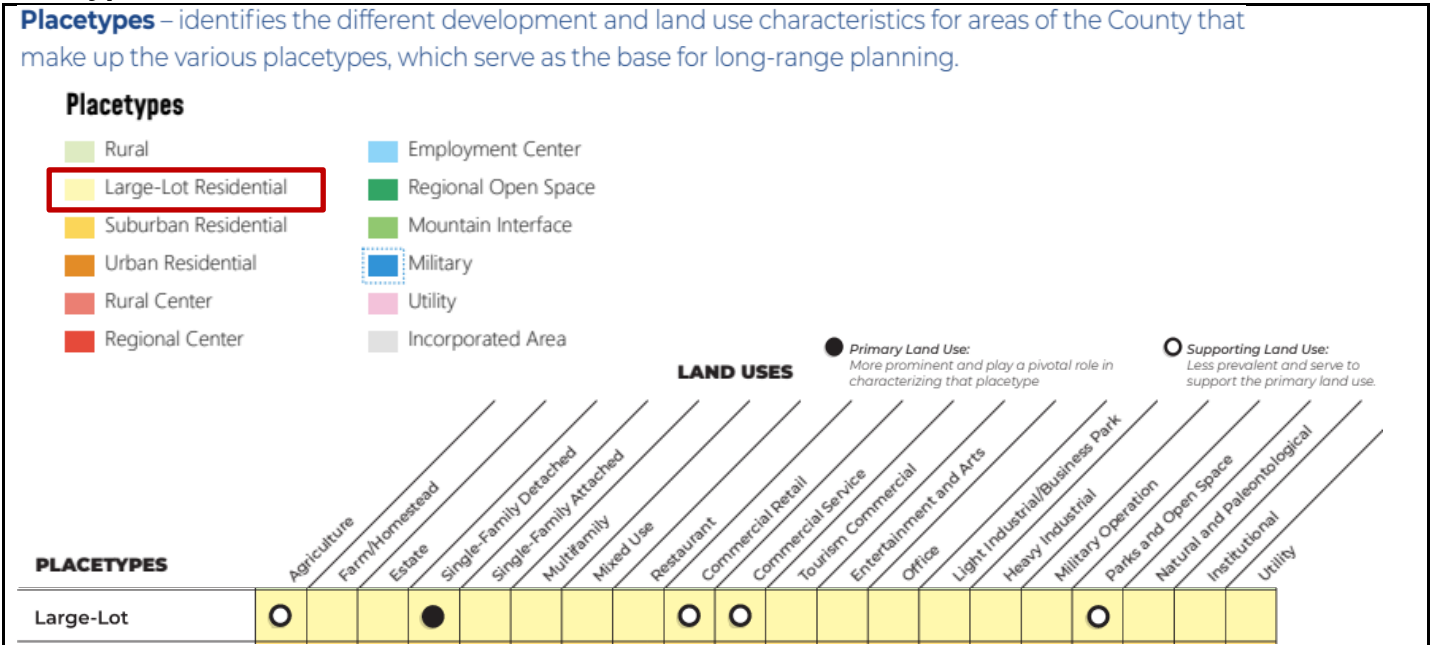
 Military Installations and 2-Mile Notification Zone	 Small Towns & Rural Communities	 Tri-Lakes Area
 Potential Areas for Annexation	 Fountain Creek Watershed Flood Control & Greenway District	 Colorado Springs Airport/Peterson Air Force Base
 Enclaves or Near Enclaves	 Forested Area	 Uncommon Natural Resources
	 Pikes Peak Influence Area	

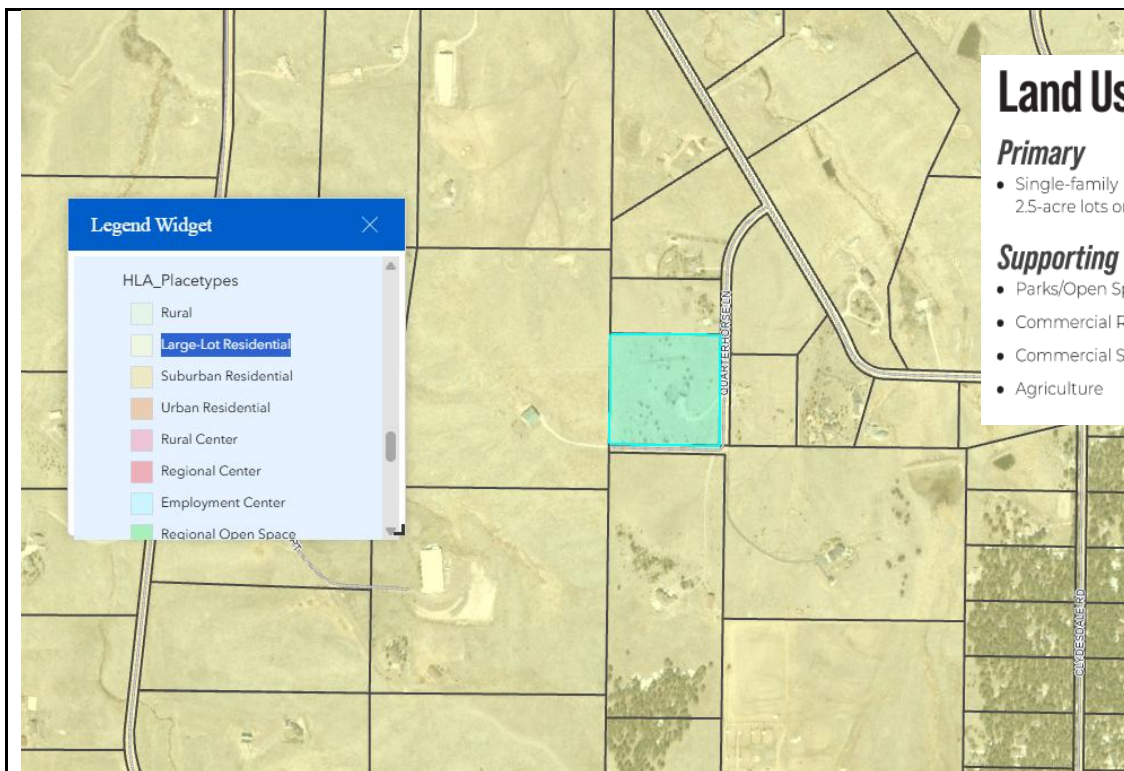


Area of Change:



Placetype:





PLACETYPE: LARGE-LOT RESIDENTIAL

The Large-Lot Residential placetype supports the rural character of the County while providing for unique and desirable neighborhoods.

Character

The Large-Lot Residential placetype consists almost entirely of residential development and acts as the transition between placetypes. Development in this placetype typically consists of single-family homes occupying lots of 2.5 acres or more, and are generally large and dispersed throughout the area so as to preserve a rural aesthetic. The Large-Lot Residential placetype generally supports accessory dwelling units as well. Even with the physical separation of homes, this placetype still fosters a sense of community and is more connected and less remote than Rural areas. Large-Lot Residential neighborhoods typically rely on well and septic, but some developments may be served by central water and wastewater utilities. If central water and wastewater can be provided, then lots sized less than 2.5 acres could be allowed if; 1.) the overall density is at least 2.5 acres/lot, 2.) the design for development incorporates conservation of open space, and 3.) it is compatible with the character of existing developed areas.

Conservation design (or clustered development) should routinely be considered for new development within the Large-Lot Residential placetype to provide for a similar level of development density as existing large-lot areas while maximizing the preservation of contiguous areas of open space and the protection of environmental features. While the Large-Lot Residential placetype is defined by a clear set of characteristics, the different large-lot areas that exist throughout the County can exhibit their own unique characters based on geography and landscape.

Placetype Characteristics

- A** Major roadways such as state highways and major County roads are paved. Most local roads are also paved and follow section lines in a grid like pattern. Some local roads are curvilinear following terrain and avoiding hazards. Existing gravel roads that are proposed to serve new development may need to be improved to meet current standards, including paving.
- B** Clustered development has a sidewalk network. Multimodal facilities should be provided in order to ensure connectivity within the clustered development and to adjacent pedestrian paths.
- C** Walking paths, trails, and other designated routes provide additional access and recreation, extensions of or connectivity to these may be required when development occurs.
- D** All right of way is preserved in association with new development. Major roads support longer trips to help connect higher-density and commercial areas, accommodate truck travel, and prioritize access control.
- E** Single-family detached homes oriented to the street.
- F** Sidewalks connect to adjacent suburban and rural sidewalks/pathways and trails.
- G** Institutional uses are appropriate in Large-Lot Residential.
- H** Roads are paved when they connect to existing paved roads, entering suburban and urban placetype areas and may be required to be paved to meet air quality standards.
- I** Attached and detached garages and accessory buildings that reflect the architectural style and scale of the surrounding residential.

Additional Design Considerations

- ADA accessibility is required and may be provided within multiuse shoulders along a given roadway, as depicted within the typical design cross section for the function of the road.
- Stormwater infrastructure is often provided with swales to adhere to best management practices and is strategically integrated into the design of each neighborhood.
- Large developments incorporate best management practices to mitigate stormwater runoff.
- Street plantings and furniture match the suburban context where transitions occur.

Function of Supporting Uses

The focus of Large-Lot Residential is intertwining residential uses with the County's treasured natural environment without disruption or degradation. As such, commercial uses are minimal in this placetype with a small-scale standalone business located on a major roadway. Accessory Dwelling Units (ADUs) are compatible in this placetype and should function in the context of the existing neighborhood.



FOLLOW UP, POST EA MEETING:

Planning – N/A

Engineering – N/A

Project created in EDARP: Vacation and Replat (VR-)

- Application/Petition Form
- Closures Sheet (Survey)
- Final Plat Drawings
- Legal Description (MS WORD Version required)
- Letter of Intent
- Title Commitment (Current within 1 year of submittal)
- Colorado Geological Survey Receipt
- Mineral Rights Certification
- PCM Applicability Form
- Wildland Fire Risk and Hazard Severity Analysis
- Electric Provider Commitment Letter
- Natural Gas Commitment Letter
- Drainage Report – Final
- Fire Protection Report
- Impact Identification Statement (*no slope, no topographical impact*)
- Noxious Weed Management Plan (LDC 6.3.7)
- Soils & Geology Report
- Wastewater Treatment Report
- Wildfire Hazard and Mitigation Plan
- Water Resources Report

- Water Supply Information Summary
- Declaration of Covenants (MS Word version required)
- HOA articles of incorporation
- HOA Bylaws (MS Word version required)
- Secretary of State Certification

It is important to note that additional documents may be requested during the formal review process as additional information is provided or additional verification is deemed necessary.

Project Details

[Back to List](#)

Project Name	Willow Springs Estates Filing No. 2
File Number	Set File Number
Template	Vacation and Replat Compare to Template
File Prefix	VR - Vacation and Replat
Year	2026
Description	Subdividing one 10-acre lot into two 5-acre lots in the RR-5 zoning district.
Applicant	Home Run Restorations Inc Shawn Shaffer (hrrestorations@gmail.com) (719) 649-7241
Owner	Same as Applicant
Parcels 	5115003006 (Search Projects)

Helpful Links:

Engineering Docs: <https://publicworks.elpasoco.com/departments-public-works/county-engineer/>

Stormwater Docs: <https://publicworks.elpasoco.com/stormwater/>

Planning Docs: <https://planningdevelopment.elpasoco.com/planning-development-forms/#1510677560407-ff8cfff5-69b2716b-00f9cbba-0c21>

Planning Website: <https://planningdevelopment.elpasoco.com/>

El Paso County Master Plan: <https://planningdevelopment.elpasoco.com/#1510603950097-f5d985dc-35b2>

Parks, Mineral and Water Master Plans: <https://planningdevelopment.elpasoco.com/resources-and-references/#1516982531779-52cc0e87-01af>

Land Development Code: https://library.municode.com/co/el_paso_county/codes/land_development_code

EDARP: <https://epcdevplanreview.com/>

Public GIS: <https://elpasoco.maps.arcgis.com/apps/View/index.html?appid=5be6431018594c67b035ad0aad3e7e8a>

Wrap Up:

- If subdivision is proposed, recording fees, park and school fees and road impact fees apply.
- Fees are subject to change. The fees at the time of application apply.
- Pursuant to the adopted El Paso County Road Impact Fee Program (Resolution No. 12-382), a transportation impact fee, calculated on a per trip basis, may be due at the time of building permit issuance. Starting January 1, 2020, the transportation impact fee will be due for all new construction (Resolution No. 19-471), as amended.
- The fee for any additional waiver/deviation requests (more than two) - \$550.00 each. Please note that requests for waivers and/or deviations may result in additional processing/review delay.
- All items requested must accompany the submittal for it to be complete, prior to payment request or the submittal will not be complete and ready for review agencies.
- A temporary use permit shall be applied for and approved for any staging area associated with development, such as a sales office, construction trailer, or contractor's equipment yard, prior to scheduling of the pre-construction meeting with El Paso County Planning and Community Development. If a Planned Unit Development is proposed, the temporary staging area should be shown on the development guidelines and phasing plan.
- All prospective timelines for review are subject to departmental staffing and workload.
- Applications scheduled for public hearings may be heard as a regular item at the request of staff or the hearing body.
- Any comments or commitments made by any member of the County Staff during this early assistance meeting are only preliminary in nature and should not be relied upon by the applicant. *All prospective applicants should be informed that formal comments cannot be made by staff until after the application is submitted.*
- Early Assistance is valid for 12 months from submitting the EA application. If a project submittal is not received within 12 months, a new EA meeting may be required. An audio/video copy of this meeting is available in EDARP within the EA project folder.