

FINAL PLAT (RECOMMEND APPROVAL)

Commissioner Trowbridge moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION
OF THE COUNTY OF EL PASO
STATE OF COLORADO
RESOLUTION NO. SF-19-021
The Glen at Widefield Subdivision Filing No. 10

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 The Glen at Widefield Subdivision Filing No. 10 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 4, 2021; 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 Subdivision Filing No. 10 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. 18-471), 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 \$18,240 and urban park (Area 2) fees in the amount of \$11,520 shall be paid at the time of final plat recordation.
11. Fees in lieu of school land dedication in the amount of \$8,280 shall be paid to El Paso County for the benefit of Widefield School District No. 3 at the time of final 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 \$41,406.98 and bridge fees in the amount of \$12,250.06 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 \$7,222 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 \$2,276 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 \$2,521 to be applied towards the construction of a traffic signal at the Peaceful Valley Road and Marksheffel Road intersection prior to final plat recordation.
17. All engineering reports and plans associated with the Final Plat shall be approved by the Planning and Community Development Department prior to the Board of County Commissioners hearing.

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 this Resolution and the recommendations contained herein be forwarded to the El Paso County Board of County Commissioners for its consideration.

Commissioner Moraes 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 Blea-Nunez	aye
Commissioner Greer	aye

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

DATED: February 4, 2021



Brian Risley, Chair

EXHIBIT A

PARCEL "A"

A tract of land located in a Portion of the Southwest One-quarter (SW1/4) of Section 22 and the Northwest One-quarter (NW1/4) of Section 27, 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 most Northeast corner of Lot 98, Glen at Widefield Subdivision 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. Said point being also a point on the Southerly Right-of-Way line of Peaceful Valley Road as platted in said Glen at Widefield Subdivision No. 8; Thence along said Southerly Right-of-Way line the following four (4) courses:

- 1.) along the arc of a non-tangential curve to the right, having a central angle of $12^{\circ}07'10''$, a radius of 175.00 feet, an arc length of 37.02 feet, whose chord bears $S33^{\circ}17'00''E$;
- 2.) Thence $S27^{\circ}13'25''E$, a distance of 468.13 feet;
- 3.) Thence along the arc of a curve to the left having a central angle of $47^{\circ}14'18''$, a radius of 225.00 feet, an arc length of 185.50 feet;
- 4.) Thence $S74^{\circ}27'43''E$, a distance of 162.02 feet to a point on the Westerly Right-of-Way line of Marksheffel Road; Thence along said Westerly Right-of-Way line, $S15^{\circ}11'44''W$, a distance of 560.50 feet; Thence continuing along said Westerly Right-of-Way line on the arc of a curve to the right having a central angle of $01^{\circ}53'00''$, a radius of 1965.40 feet, an arc length of 64.60 feet to a point on the Northerly line of the Glen at Widefield Subdivision Filing No. 7 as recorded under Reception No. 217713903 in the records of the Clerk and Recorder's Office of said County; Thence along the Northerly and Westerly boundary lines of said Glen at Widefield Filing No. 7, the following ten (10) courses:

- 1.) $N67^{\circ}54'25''W$, a distance of 293.95 feet;
- 2.) Thence along the arc of a non-tangential curve to the left having a central angle of $00^{\circ}15'40''$, a radius of 3025.00 feet, an arc length of 13.78 feet, whose chord bears $N21^{\circ}57'45''E$;
- 3.) Thence $N68^{\circ}10'05''W$, a distance of 175.00 feet;
- 4.) Thence $N20^{\circ}47'09''E$, a distance of 104.08 feet;
- 5.) Thence $N70^{\circ}15'38''W$, a distance of 16.28 feet;
- 6.) Thence $N22^{\circ}38'09''W$, a distance of 239.19 feet;
- 7.) Thence $N07^{\circ}13'27''W$, a distance of 46.12 feet;
- 8.) Thence $N12^{\circ}37'51''E$, a distance of 115.00 feet;
- 9.) Thence $N62^{\circ}46'35''E$, a distance of 250.28 feet;
- 10.) Thence $N27^{\circ}13'25''W$, a distance of 307.62 feet

To the angle point of said Glen at Widefield Subdivision Filing No. 8; Thence $N12^{\circ}37'51''E$ along the Easterly line of said Glen at Widefield Subdivision Filing No. 8, a distance of 153.08 feet to the Point of Beginning.

Said Parcel contains 8.856 acres (385,757 S.F.) more or less.

PARCEL "B"

A tract of land located in a Portion of the Southwest One-quarter (SW1/4) 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 Southeast corner of Lot 97, Glen at Widefield Subdivision 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 N01°44'08"E along the Easterly line of said Glen at Widefield Subdivision No. 8, a distance of 160.14 feet; Thence S88°15'51"E along the Southerly line of said Glen at Widefield Subdivision No. 8, a distance of 48.49 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 four (4) courses:

- 1.) S27°15'04"E, a distance of 188.77 feet;
- 2.) Thence S32°55'46"E, a distance of 190.67 feet;
- 3.) Thence S24°24'25"E, a distance of 220.92 feet;
- 4.) Thence S06°05'38"E, a distance of 115.36 feet;

Thence S43°21'16"W, a distance of 34.29 feet; Thence along the arc of a curve to the right having a central angle of 106°52'38", a radius of 20.00 feet, an arc length of 37.31 feet to a point on the Northerly Right-of-Way line of Peaceful Valley Road as described in said Glen at Widefield Subdivision No. 8; Thence along said Northerly Right-of-Way line the following three (3) courses:

- 1.) on the arc of a curve to the right having a central angle of 02°32'41", a radius of 175.00 feet, an arc length of 7.77 feet;
- 2.) Thence N27°13'25"W, a distance of 468.13 feet;
- 3.) Thence along the arc of a curve to the left having a central angle of 28°35'08", a radius of 225.00 feet, an arc length of 112.25 feet to the Point of Beginning.

Said Parcel contains 1.615 acres (70,349 S.F.) more or less.

Said Parcels combined contain 10.471 acres (456,106 S.F.) more or less.