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El Paso County, CO



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MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

APPROVAL OF A FINAL PLAT FOR VILLAGES AT STERLING RANCH (SF-24-39)

WHEREAS, Classic SRJ Land LLC, did file an application with the El Paso County Planning and Community Development Department for the approval of a Final Plat for the Villages at Sterling Ranch 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, pursuant to § 30-28-133.5 (1.5), C.R.S., a Board of County Commissioners may delegate to one or more County administrative officials the authority to approve or deny Final Plats, amendments to Final Plats, and correction plats provided certain criteria have been met; and

WHEREAS, § 2.2.4 of the El Paso County Land Development Code ("Code"), amended by the Board of County Commissioners of El Paso County, Colorado ("Board") on August 27, 2019 pursuant to Resolution No. 19-329, delegates to the Planning and Community Development Department Director ("Director") the authority to approve Final Plats, Vacations, Replats, and Final Plat Amendments pursuant to the provisions of the Code; and

WHEREAS, on June 11, 2025, the Director reviewed the studies, reports, plans, designs, documents and other supporting materials submitted with respect to the above application; and

WHEREAS, based on the evidence, exhibits, consideration of the master plan for the unincorporated area of the County, 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, and comments by the general public, the Director finds as follows:

1. The application was properly submitted for consideration by the Planning and Community Development Department Executive Director.

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2. Proper publication and public notice were provided as required by law for the administrative review of the application by the Planning and Community Development Department Director.
3. The administrative review of the application by the Planning and Community Development Department Director was extensive and complete; all pertinent facts, matters and issues were submitted and reviewed, and all interested persons were provided a fourteen (14) day time period to submit comments.
4. All exhibits were received into evidence.
5. The subdivision is in 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. At a public hearing on the Preliminary Plan held on March 13, 2025, the Board found that 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 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 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 Code and Engineering Criteria Manual ("ECM").
12. Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to El Paso County in compliance with the Code and the ECM.
13. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.
14. Final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code.
15. Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8 of the Code.
16. 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 that the impacts of the subdivision will be adequately mitigated.
17. The subdivision meets other applicable sections of Chapters 6 and 8 of the Code.
18. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et. seq.].
19. The proposed subdivision of land conforms to the El Paso County Zoning Resolutions.

The El Paso County Planning and Community Development Department Director, therefore, APPROVES the Final Plat application for Villages Sterling Ranch Final Plat.

The following conditions and notations shall be placed upon this approval:

CONDITIONS

1. All Deed of Trust holders shall ratify the Final 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 on the condition that the subdivider or developer must provide to the Planning and Community Development Department, at the time of recording the plat, a certification from the County Treasurer's Office that all prior years' taxes have been paid in full.
3. The subdivider or developer must pay, for each parcel of property, the fee for tax certification in effect at the time of recording the Final Plat.
4. The applicants shall submit the Mylar to Enumerations for addressing.
5. The 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 Parks and 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 ECM Administrator, shall be filed at the time of Final Plat recordation.
8. Collateral sufficient to ensure completion of the public improvements as listed in the approved Financial Assurance Estimate shall be provided at the time of Final Plat recordation.
9. The subdivider(s) agrees on behalf of him/herself and any successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 24-

377), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at Final Plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would disclose the fee obligation before sale of the property.

10. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated 1/17/2025, as provided by the County Attorney's Office.

11. A License Agreement shall be filed at the time of Final Plat recordation if needed for any landscaping, street lights, mail kiosks, underdrain system, or other private or district facilities to be located in the County right-of-way.

NOTATIONS

1. Approval of the Final Plat will expire after twenty-four (24) months unless the Final Plat has been recorded or a request for extension has been granted.
2. The following fees are due upon the plat recordation:
 - i. Regional Park fees (Area 2) Urban park fees (Urban Area 3 [Neighborhood 27,013.00 & Community \$41,768.00]) in lieu of land dedication in the amount of \$69,462.00 shall be paid at the time of Final Plat recordation. A parkland agreement shall be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the Final Plat.
 - ii. The master developer holds Academy School District No. 20 school land dedication credits that are to be utilized in the amount of \$69,462.00 for this Final Plat at the time of Final Plat recordation.
 - iii. Drainage and bridge fees for the Sand Creek basin, in the amounts of \$554,386.48 and \$226,752.40, respectively, apply to this subdivision. If credits have been established prior to the recordation of the Final Plat, the credits may be applied towards the fees due.

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DONE THIS 11th day of June, 2025, at Colorado Springs, Colorado.

Meggan Herington, Executive Director

El Paso County Planning and Community Development Department

A handwritten signature in black ink, appearing to read "Meggan Herington", with a stylized flourish at the end.

EXHIBIT A

Legal Description

A parcel of land located in the west half of section 34, township 12 south, range 65 west of the sixth principal meridian, County of El Paso, State Of Colorado; said parcel more particularly described as follows with bearings referenced the easterly right-of-way line of Sterling Ranch Road as dedicated in Homestead North At Sterling Ranch Filing No. 1 recorded on May 19, 2023 under reception no. 223715150, being monumented at each end by no.5 rebar with 1-1/2" aluminum surveyors cap stamped "jr eng ls 38252" found flush with grade; determined from gps observations to bear south 13°28'38" west, a distance of 1168.84 feet.

Beginning at the northeasterly corner of said Sterling Ranch Road also being the northeast end of the above-described bearing reference;

Thence on the easterly right-of-way line of said Sterling Ranch Road the following two courses:

1. Thence north 58°28'29" east a distance of 49.50 feet;
2. Thence south 76°31'31" east, on said right-of-way and its southeasterly extension, a distance of 1,434.77 feet;

Thence south 13°28'29" west a distance of 310.01 feet;

Thence south 76°31'31" east a distance of 66.21 feet;

Thence south 13°28'29" west a distance of 690.84 feet;

Thence north 76°31'31" west a distance of 1,535.98 feet to said easterly right-of-way line;

Thence north 13°28'29" east, on said easterly right-of-way line, a distance of 965.84 feet to the point of beginning.

The above description produces a calculated area of 1,516,147 square feet (34.80595 acres).