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RESOLUTION NO. 24-442

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

REQUEST TO APPROVE A TWO-YEAR TIME EXTENSION TO RECORD THE FIRST FINAL PLAT FOR
EAGLE RISING PRELIMINARY PLAN (SP205)

WHEREAS, the Board of County Commissioners of El Paso County, Colorado ("Board") previously adopted Resolution No. 13-407, approving the Preliminary Plan for Eagle Rising with an expiration date of August 24, 2015;

WHEREAS, the Board previously adopted Resolution No. 20-423, approving a reconsideration of the expired Eagle Rising Preliminary Plan and the first two-year extension to record the first Final Plat for the Preliminary Plan for Eagle Rising with an expiration date of December 8, 2022;

WHEREAS, the Board previously adopted Resolution No. 22-402, approving a second two-year extension to record the first Final Plat for the Preliminary Plan for Eagle Rising with an expiration date of November 15, 2024;

WHEREAS, the Board previously adopted Resolution No. 24-307, amending the Eagle Rising Preliminary Plan to include a finding of water sufficiency with regards to water quality, quantity, and dependability, and therefore authorizing administrative approval for all subsequent Final Plats within the Preliminary Plan area;

WHEREAS, the Applicant is now requesting a third two-year extension to record the first Final Plat for the Preliminary Plan for Eagle Rising with a proposed expiration date of November 14, 2026; and

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the extension of time of two years in which to have the first final plat filing recorded for Eagle Rising Preliminary Plan request as submitted, for the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated by reference.

BE IT FURTHER RESOLVED that all conditions of approval associated with the original approval of the Eagle Rising Preliminary Plan, Resolution No. 13-407, Resolution No. 20-423, Resolution No. 22-402, and Resolution No. 24-307 shall remain valid and in full effect.

BE IT FURTHER RESOLVED that the following additional condition shall be placed upon the Eagle Rising Preliminary Plan:

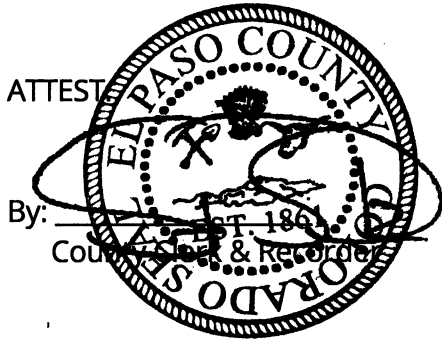
The first final plat pending review under file number SF2225 must depict on lot 10 the portion of the Kurie Road right-of-way shown on lots 14 and 15 of the preliminary plan, labeled as "Future Public Right-of-Way". Note 28 on the final plat shall read, "The Future

Public Right-of-Way shown on lot 10 must be dedicated to El Paso County on any final plat in which the fourth lot taking access to Kurie Road will be platted. Such dedication must be at no cost to El Paso County or such final plat applicant. No structures or other permanent improvements may be constructed within the Future Public Right-of-Way."

DONE THIS 14th day of November 2024 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST



By: _____
County Clerk & Recorder

By: Carin J. Suter
Chair

EXHIBIT A

NORTH PORTION - (10195 KURIE ROAD)

LEGAL DESCRIPTION:

THAT PORTION OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF PARK FOREST ESTATES FILING NO 2 (PLAT BOOK B-2 AT PAGE 52); THENCE S 00° 13'40"E ON THE WEST LINE OF THE EAST HALF OF SAID SECTION 29, A DISTANCE OF 1413.98 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 00° 13'40"W, 1413.98 FEET; THENCE N89° 14'16"E, ON THE SOUTHERLY BOUNDARY OF SAID PARK FOREST ESTATES, A DISTANCE OF 375.32 FEET TO THE SOUTHEAST CORNER OF LOT 14, BLOCK 18 OF SAID PARK FOREST ESTATES; THENCE N89° 13'46"E ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 60.00 FEET TO THE EAST LINE OF KURIE ROAD; THENCE N89° 33'17"E ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 237.50 FEET; THENCE N89° 20'43"E ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 149.96 FEET; THENCE S00° 39'26"E, DEPARTING SAID SOUTHERLY BOUNDARY OF PARK FOREST ESTATES, A DISTANCE OF 231.57 FEET; THENCE S43° 12'03"E, A DISTANCE OF 433.08 FEET; THENCE S43° 12'03"E, A DISTANCE OF 56.61 FEET; THENCE N88° 33'24"E, A DISTANCE OF 0.10 FEET TO THE NORTHWEST CORNER OF LOT 1 POCO SUBDIVISION ACCORDING TO THE TO THE OFFICIAL MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL PASO COUNTY, COLORADO, AS RECEPTION NO. 2406425; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1 THE FOLLOWING SIX (6) COURSES:

- S16° 04'20"E, 158.01 FEET;
- S02° 43'41"W, 265.73 FEET;
- N84° 46'48"W, 71.67 FEET;
- S00° 11'34"W, 147.46 FEET;
- N88° 32'26"E, 150.00 FEET;
- S01° 27'34"E, 275.63 FEET;

THENCE S89° 45'28"W DEPARTING SAID WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 766.08 FEET; THENCE N00° 14'32"W, 100.00 FEET; THENCE S89° 45'28"W, 152.00 FEET; THENCE S00° 14'32"E, 200.00 FEET; THENCE S89° 45'28"W, 152.00 FEET; THENCE N00° 14'32"W, 100.00 FEET; THENCE S89° 45'28"W, 201.18 FEET TO A POINT ON SAID WEST LINE OF THE EAST HALF OF SAID SECTION 29, SAID POINT BEING THE TRUE POINT OF BEGINNING.

DESCRIPTION PREPARED BY:
M & S CIVIL CONSULTANTS, INC.
102 EAST PIKES PEAK AVE. STE.306
COLORADO SPRINGS, COLORADO 80903

SOUTH PORTION – (10115 KURIE ROAD)

LEGAL DESCRIPTION:

THAT PORTION OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF PARK FOREST ESTATES FILING NO. 2 (PLAT BOOK B-2 AT PAGE 52), THENCE N89° 14'16"E, ON THE SOUTHERLY BOUNDARY OF SAID PARK FOREST ESTATES, A DISTANCE OF 375.32 FEET TO THE SOUTHEAST CORNER OF LOT 14, BLOCK 18 OF SAID PARK FOREST ESTATES; THENCE N89° 13'46"E ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 60.00 FEET TO THE EAST LINE OF KURIE ROAD; THENCE N89° 33'17"E ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 237.50 FEET; THENCE N89° 20'43"E ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 149.96 FEET; THENCE S00° 39'26"E, DEPARTING SAID SOUTHERLY BOUNDARY OF PARK FOREST ESTATES, A DISTANCE OF 231.57 FEET; THENCE S43° 12'03"E, A DISTANCE OF 433.08 FEET; THENCE S43° 12'03"E, A DISTANCE OF 56.61 FEET; THENCE N88° 33'24"E, A DISTANCE OF 0.10 FEET TO THE NORTHWEST CORNER OF LOT 1 POCO SUBDIVISION ACCORDING TO THE TO THE OFFICIAL MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL PASO COUNTY, COLORADO, AS RECEPTION NO. 2406425; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1 THE FOLLOWING SIX (6) COURSES:

S16° 04'20"E, 158.01 FEET;

S02° 43'41"W, 265.73 FEET;

N84° 46'48"W, 71.67 FEET;

S00° 11'34"W, 147.46 FEET;

N88° 32'26"E, 150.00 FEET;

S01° 27'34"E, A DISTANCE OF 275.63 FEET TO THE TRUE POINT OF BEGINNING; THENCE S01° 27'34"E, A DISTANCE OF 178.87 FEET; THENCE S34° 54'56"W, A DISTANCE OF 563.22 FEET; THENCE S00° 00'00"E, A DISTANCE OF 344.55 FEET; THENCE N90° 00'00"E, A DISTANCE OF 87.56 FEET; THENCE S00° 00'00"E, A DISTANCE OF 459.65 FEET; THENCE S89° 59'26"W, A DISTANCE OF 1035.05 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID SECTION 29; THENCE N00° 13'40"W, ALONG SAID WEST LINE, A DISTANCE OF 1439.98 FEET TO A POINT WHICH IS DRAWN S 89° 45'28" W FROM THE POINT OF BEGINNING; THENCE N 89° 45'28"E, A DISTANCE OF 201.18 FEET; THENCE S00° 14'32"E, 100.00 FEET; THENCE N89° 45'28"E, 152.00 FEET; THENCE N00° 14'32"W, 200.00 FEET; THENCE N89° 45'28"E, 152.00 FEET; THENCE S00° 14'32"E, 100.00 FEET; THENCE N89° 45'28"E, 766.08 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING.

DESCRIPTION PREPARED BY:

M & S CIVIL CONSULTANTS, INC.

102 EAST PIKES PEAK AVE. STE 306

COLORADO SPRINGS, COLORADO 80903