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El Paso County, CO

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RESOLUTION NO. 22-402

BOARD OF COUNTY COMMISSIONERS

COUNTY OF EL PASO

STATE OF COLORADO

**RECONSIDERATION OF A PRELIMINARY PLAN TO APPROVE A TWO-YEAR TIME
EXTENSION TO RECORD THE FIRST FINAL PLAT FOR
EAGLE RISING PRELIMINARY PLAN**

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;

WHEREAS, the Board of County Commissioners of El Paso County, Colorado ("Board"), previously adopted Resolution No. 20-423, approving a two-year time extension to record the first final plat for the Preliminary Plan for Eagle Rising;

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 the following conditions shall be placed upon this approval:

1. 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, 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 threatened species.
2. No additional building permits for single-family residences shall be issued prior to approval and recordation of subsequent final plat(s) to create lots within the preliminary plan area.
3. Applicable park, school, drainage, bridge and road impact fees shall be paid to the El Paso County Planning and Community Development Department at the time of recording any final plat.
4. A driveway access permit will be required from the El Paso County Planning and Community Development Department for any access to a County-maintained roadway.

5. Authority is given to the PCD Director to administratively approve minor amendment(s) to the preliminary plan. The Director shall have the authority to determine whether any proposed future amendment to the plan constitutes a major or minor amendment to the plan. All major amendments to the plan shall be processed as such, including hearings before the Planning Commission and Board of County Commissioners.
6. The preliminary plan, including all supporting documents, shall be in accordance with the current standards of the Land Development Code and Engineering Criteria Manual. The applicant shall revise, pursuant to the current standards, and submit at a minimum the following documentation and reports for approval:
 - a. Natural Feature Report
 - b. Wetland Analysis
 - c. Clearance Letter from the US Fish and Wildlife Service
 - d. Soils and Geology Report
 - e. Preliminary Drainage Report
 - f. Grading and Erosion Control Plan
 - g. Traffic Impact Study
7. The applicant will be required to obtain a water sufficiency finding from the Board of County Commissioners with all future final plat(s) applications.

DONE THIS 15th day of November 2022, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By:

County Clerk & Recorder



By:

Chair

Stan L. VanderWeef

Resolution No. 22-402
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

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