

SKETCH PLAN (RECOMMEND APPROVAL)

MARKIEWICH moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. SKP233

ROLLING MEADOWS BULL HILL SKETCH PLAN

WHEREAS, Murray Fountain, LLC, Eagle Development Company, Heidi LLC, and Aeroplaza Fountain, LLC did file an application with the El Paso County Planning and Community Development Department for approval of the Rolling Meadows Bull Hill Sketch Plan 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 November 7, 2024; 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. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations.

6. For the above-stated and other reasons, the proposed Sketch Plan is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

WHEREAS, when approving a Sketch Plan, the Planning Commission and Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 7.2.1.D.1.c of the Land Development Code ("Code") (as amended):

1. The proposed Subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
2. The proposed Subdivision is in conformance with the requirements of the Code;
3. The proposed Subdivision is compatible with existing and proposed land uses within and adjacent to the Sketch Plan area;
4. The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies;
5. Services are or will be available to meet the needs of the Subdivision including, roads, police and fire protection, schools, recreation facilities, and utility service facilities;
6. The soil is suitable for the Subdivision;
7. The geologic hazards do not prohibit the Subdivision, or can be mitigated;
8. The Subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. § 34-1-302(1), et seq.];
9. The design of the Subdivision protects the natural resources or unique landforms;
10. The proposed methods for fire protection are adequate to serve the Subdivision; and
11. The Subdivision is appropriate and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends that the application of Brent Houser Enterprises, LLC for approval of the Rolling Meadows Bull Hill Sketch Plan for property in the unincorporated area of El Paso County as described in Exhibit A, be approved by the El Paso County Board of County Commissioners with the following conditions and notations:

#### CONDITIONS

1. 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.

2. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the Countywide Transportation Improvement Fee Resolution (Resolution 19-471), as amended, 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.

NOTATIONS

1. Road locations, intersections, and classifications on the sketch plan are based on the best information available at the time of reviewing the proposed sketch plan and associated traffic study. Final determinations of all road classifications, alignments, and intersections will be made at the time of preliminary plan when more detailed land use, traffic impacts, and preliminary road designs are available. Minor changes to road classifications, intersections, and road locations shall not require an amendment to the sketch plan or a new sketch plan.
2. The applicant/developer and/or property owner(s) shall be required to participate in a fair and equitable manner in onsite and offsite transportation improvements required by the development's traffic impacts as identified in each traffic impact study (TIS) which shall be submitted with each subsequent rezoning, preliminary plan and subdivision application. The developer's design, construction, and financial obligations and responsibilities shall be determined with preliminary plan and final plat approvals.

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.

Brittain - Jack seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Thomas Bailey	aye / no / non-voting / recused / absent
Sarah Brittain Jack	aye / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / absent
Jay Carlson	aye / no / non-voting / recused / absent
Becky Fuller	aye / no / non-voting / recused / absent
Jeffrey Markewich	aye / no / non-voting / recused / absent
Eric Moraes	aye / no / non-voting / recused / absent
Bryce Schuettpezl	aye / no / non-voting / recused / absent
Wayne Smith	aye / no / non-voting / recused / absent
Tim Trowbridge	aye / no / non-voting / recused / absent
Christopher Whitney	aye / no / non-voting / recused / absent

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

DONE THIS 7th day of November 2024 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By:   
Chair

EXHIBIT A

**PARCEL A:**

A TRACT OF LAND BEING A PORTION OF SECTIONS 1, 2, 11 AND 12, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1 SAID POINT BEING THE POINT OF BEGINNING;  
THENCE S00°04'50"E AND ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 1 A DISTANCE OF 2643.48 FEET TO THE EAST ONE-QUARTER CORNER OF SECTION 1;  
THENCE S00°04'54"E AND ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 1 A DISTANCE OF 2609.71 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NO. 098124132;  
THENCE WESTERLY AND ALONG THE NORTH RIGHT-OF-WAY LINE OF BRADLEY ROAD THE FOLLOWING THREE (3) COURSES;  
(1) THENCE S89°50'56"W A DISTANCE OF 1123.99 FEET TO A POINT OF CURVE;  
(2) THENCE ALONG THE ARC OF CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 13°39'40", A RADIUS OF 5105.00 FEET, AND A LENGTH OF 1217.20 TO A POINT OF TANGENT;  
(3) THENCE S76°10'56"W A DISTANCE OF 5797.68 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 11;  
THENCE N00°09'56"W AND ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 11 A DISTANCE OF 1392.61 FEET TO THE NORTH QUARTER CORNER OF SECTION 11;  
THENCE N00°23'35"W AND ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 2 A DISTANCE OF 1319.07 FEET TO THE NORTHEAST CORNER OF THE SOUTH ONE-HALF OF SECTION 2, SAID POINT BEING ON THE SOUTH LINE OF THAT PARCEL DESCRIBED IN A SPECIAL WARRANTY DEED UNDER RECEPTION NO. 214004738;  
THENCE N89°38'06"E ALONG THE SOUTH LINE THEREOF 2668.39 FEET;  
THENCE N89°37'47"E ALONG SAID SOUTH LINE 880.43 FEET TO THE WEST LINE OF ROLLING HILLS RANCH DISTRICT 9 AS RECORDED UNDER RECEPTION NO. 207001688;  
THENCE S46°04'43"E ALONG THE SOUTHWESTERLY LINE OF ROLLING HILLS RANCH DISTRICTS 9 AND 10 AND THE SOUTHEASTERLY EXTENSION OF SAID LINE 1498.91 FEET;  
THENCE 178.50 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 40°54'37", AND A CHORD OF 174.74 FEET WHICH BEARS N52°29'48"E TO A POINT OF TANGENT;  
THENCE N32°02'30"E ALONG SAID TANGENT 885.42 FEET TO A POINT OF CURVE;  
THENCE 132.95 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 30°28'10" TO A POINT OF TANGENT;  
THENCE N01°34'19"E ALONG SAID TANGENT 1187.48 FEET TO A POINT OF CURVE;  
THENCE 311.09 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1067.32 FEET, A CENTRAL ANGLE OF 16°42'00" TO A POINT OF TANGENT;  
THENCE N18°16'19"E ALONG SAID TANGENT 629.02 FEET TO A POINT OF CURVE;  
THENCE 477.82 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 953.04 FEET, A CENTRAL ANGLE OF 28°43'34" TO A POINT OF TANGENT;  
THENCE N46°59'53"E ALONG SAID TANGENT 1196.80 FEET TO A POINT OF CURVE;  
THENCE 364.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 46°22'26" TO A POINT OF TANGENT;

THENCE N00°37'26"E ALONG SAID TANGENT 469.63 FEET TO THE NORTH LINE OF AFORESAID SECTION 1;  
THENCE N89°19'27"E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 1 A DISTANCE OF  
1128.76 FEET TO THE POINT OF BEGINNING,

EXCLUDING THEREFROM ANY PORTION OF THAT PARCEL CONVEYED IN WARRANTY DEED RECORDED  
JANUARY 21, 2014 AT RECEPTION NO. 214004738 AND  
EXCLUDING THE NORTHERLY 30 FEET AND THE EASTERLY 30 FEET OF SECTION 1 FOR PUBLIC RIGHT-OF-WAY  
FOR DRENNAN ROAD AND MERIDIAN ROAD.

PARCEL A CONTAINS A CALCULATED NET AREA OF 21,741,190 S.F. (499.109 ACRES MORE OR LESS).

**PARCEL B:**

A TRACT OF LAND BEING A PORTION OF SECTIONS 12, AND 13, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF  
THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 12, BEING  
MONUMENTED AT THE NORTH END BY A 3.50 INCH ALUMINIUM CAP IN RANGE BOX STAMPED "LS 17496"  
AND MONUMENTED AT THE SOUTH END BY A 3.50 INCH ALUMINIUM CAP STAMPED "LS 12103". WITH THE  
LINE CONSIDERED TO BEAR SOUTH 00 DEGREES 16 MINUTES 58 SECONDS EAST. (THE SOUTH MONUMENT  
WAS NOT FOUND, SEE NOTE 1)

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12;

THENCE SOUTH 00 DEGREES 16 MINUTES 58 SECONDS EAST (AM S00°16'31"E) AND ALONG THE EAST LINE  
OF THE NORTHEAST ONE-QUARTER OF SECTION 12 A DISTANCE OF 179.72 FEET (179.82' AM) TO THE POINT  
OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 16 MINUTES 58 SECONDS EAST (AM S00°16'45"E) AND ALONG  
THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 12 A DISTANCE OF 2455.51 FEET (2455.53'  
AM) TO THE EAST ONE-QUARTER CORNER OF SECTION 12;

THENCE SOUTH 00 DEGREES 18 MINUTES 37 SECONDS EAST (AM S00°18'32"E) AND ALONG THE EAST LINE  
OF THE SOUTHEAST ONE-QUARTER OF SECTION 12 A DISTANCE OF 2635.48 FEET (2635.48' AM) TO THE  
SOUTHEAST CORNER OF SECTION 12;

THENCE SOUTH 00 DEGREES 19 MINUTES 49 SECONDS EAST (AM S00°20'17"E) AND ALONG THE EAST LINE  
OF THE NORTHEAST ONE-QUARTER OF SECTION 13 A DISTANCE OF 2687.08 FEET (2687.06' AM) TO THE  
EAST ONE-QUARTER CORNER OF SECTION 13 AND THE NORTHEAST CORNER OF "THE RIDGE AT LORSON  
RANCH FILING NO. 3" AS RECORDED UNDER RECEPTION NO. 223715152 IN THE RECORDS OF EL PASO  
COUNTY, COLORADO;

THENCE SOUTH 89 DEGREES 26 MINUTES 00 SECONDS WEST (AM S89°25'44"W) ALONG THE NORTH LINE  
AND ITS WESTERLY EXTENSION 2662.93 FEET (2663.29' AM) TO THE CENTER ONE-QUARTER CORNER OF  
SECTION 13;

THENCE NORTH 00 DEGREES 21 MINUTES 41 SECONDS WEST (AM N00°20'11"W) AND ALONG THE WEST  
LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 13 A DISTANCE OF 2636.75 FEET (2636.75' AM) TO THE  
NORTH ONE-QUARTER CORNER OF SECTION 13;

THENCE SOUTH 89 DEGREES 25 MINUTES 09 SECONDS WEST (AM S89°29'02"W) AND ALONG THE SOUTH  
LINE OF THE EAST ONE-HALF OF SECTION 12 A DISTANCE OF 1323.33 FEET (1323.33' AM) TO THE  
SOUTHWEST CORNER OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 12;

THENCE NORTH 00 DEGREES 07 MINUTES 57 SECONDS WEST (AM N00°08'59"W) AND ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 12 A DISTANCE OF 2644.55 FEET (2643.25' AM) TO THE NORTHWEST CORNER OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 12;

THENCE S89°17'26"W A DISTANCE OF 256.96 FEET;

THENCE N17°44'19"W A DISTANCE OF 965.15 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 36°53'56", A RADIUS OF 743.44 FEET, AND A LENGTH OF 490.03 FEET TO A POINT OF TANGENT;

THENCE N20°01'39"E ALONG SAID TANGENT 522.11 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BRADLEY ROAD AS RECORDED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NO. 98124132;

THENCE EASTERLY AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF BRADLEY ROAD THE FOLLOWING THREE COURSES;

1. NORTH N76°10'55"E ALONG SAID RIGHT-OF-WAY LINE 2110.25 FEET TO A POINT OF CURVE;

2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 13 DEGREES 39 MINUTES 41 SECONDS (AM 13°39'39"), A RADIUS OF 4895.00 FEET, AND A LENGTH OF 1167.15 FEET (1167.09' AM) TO THE POINT OF TANGENT;

3. NORTH 89 DEGREES 50 MINUTES 39 SECONDS EAST (AM N89°50'34"E) A DSITANCE OF 1124.39 FEET (1124.54' AM) TO THE POINT OF BEGINNING.

THE PROPERTY CONTAINS 27,782,841 S.F. (637.806 ACRES) MORE OR LESS AS SURVEYED.

