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RESOLUTION NO. 24-482

BOARD OF COUNTY COMMISSIONERS

COUNTY OF EL PASO

STATE OF COLORADO

**APPROVAL OF A SKETCH PLAN
ROLLING MEADOWS BULL HILL SKETCH PLAN (SKP233)**

WHEREAS, Murray Fountain, LLC, Eagle Development Company, Heidi LLC, and Aeroplaaza Fountain, LLC did file an application with the El Paso County Planning and Community Development Department, for the approval of a 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 the El Paso County Planning Commission on November 7, 2024, upon which date the Planning Commission did by formal resolution recommend approval of the subject Sketch Plan; and

WHEREAS, a public hearing was held by this Board on December 12, 2024; and

WHEREAS, based on the evidence, testimony, exhibits, study of the Master Plan for the unincorporated area of the County, recommendations of the El Paso County Planning Commission, comments of the El Paso County Planning and Community Development Department, comments of public officials and agencies, and comments from all interested persons, this Board finds as follows:

1. The application was property submitted for consideration by the Board of County Commissioners.
2. Proper posting, publication, and public notice was provided as required by law for the hearings before the Planning Commission and Board of County Commissioners.
3. The hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested persons were heard at that hearing.
4. 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.
5. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.

6. The proposed subdivision is in conformance with the requirements of the Land Development Code.
7. The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the Sketch Plan area.
8. The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies.
9. 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.
10. The soil is suitable for the subdivision.
11. Geologic hazards do not prohibit the subdivision, or can be mitigated.
12. The subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. §§34-1-302(1), et seq.].
13. The design of the subdivision protects the natural resources or unique landforms.
14. The proposed methods for fire protection are adequate to serve the subdivision.
15. 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.
16. 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.

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the Rolling Meadows Bull Hill Sketch Plan as submitted by Murray Fountain, LLC, Eagle Development Company, Heidi LLC, and Aeroplaza Fountain, LLC for property in the unincorporated area of El Paso County as described in Exhibit A.

BE IT FURTHER RESOLVED the following conditions and notations shall be placed upon this approval:

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.

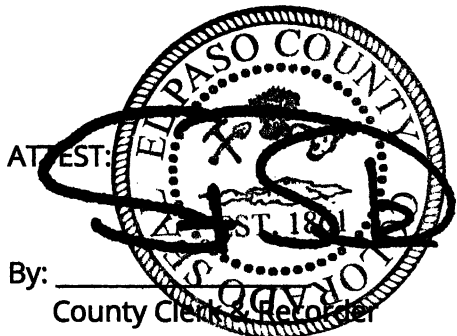
- 2. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the Countywide Transportation Improvement Fee Resolution (Resolution 19-471), as 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 the record and recommendations of the El Paso County Planning Commission be adopted, except as otherwise modified herein.

DONE THIS 12th day of December 2024 at Colorado Springs, Colorado.



BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By: Carmen J. Lujan
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.