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El Paso County, CO



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RESOLUTION NO. 21-143

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

APPROVE EARLY GRADING PERMIT REQUEST BY WINSOME LLC.
(EGP-21-002)

WHEREAS, Winsome LLC. did file an application with the Planning and Community Development Department of El Paso County to authorize the County Engineer to issue a construction permit for pre-development site grading associated with the proposed 340.31-acre Winsome Filing No. 2 development in advance of approval of the final plan, for the herein described property in the unincorporated area of El Paso County; and

WHEREAS, a public hearing was held by this Board on April 13, 2021; and WHEREAS, based on the evidence, testimony, exhibits, study of the master plan for the unincorporated area of the county, comments of the El Paso County Planning and Community Development, comments of public officials and agencies, and comments from all interested parties, this Board finds as follows:

1. That proper posting, publication and public notice were provided as required by law for the hearing before the Board of County Commissioners of El Paso County.
2. That the hearing before the Board of County Commissioners was extensive and complete, that all pertinent facts, matters and issues were submitted and that all interested parties were heard at the hearing.
3. That adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of the Land Development Code and the Engineering Criteria Manual are provided by the design.
4. That 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 .

NOW, THEREFORE, BE IT RESOLVED THAT THE Board of County Commissioners of the El Paso County, Colorado, hereby approves the request by Winsome LLC., for approval of early grading associated with the Winsome Filing No. 2 Final Plan to authorize the County Engineer to issue a construction permit for pre-development

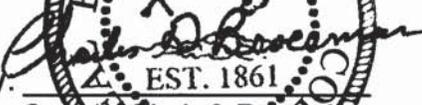
site grading associated with the 340.31-acre proposed subdivision, the area more particularly described in the attached Exhibit A, reference.

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

CONDITIONS OF APPROVAL

1. The developer shall obtain approval of the necessary pre-development site grading construction documents prior to scheduling a preconstruction meeting with the Planning and Community Development Department Inspections staff.
2. Grading and erosion control collateral shall be posted prior to issuance of the construction permit.
3. Grading activities shall not occur until the applicant has secured all applicable federal, state, and county permits.

DONE THIS 13th day of April, 2021, at Colorado Springs, Colorado.

ATTEST
By: 
County Clerk & Recorder



BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By: 
Chair

LEGAL DESCRIPTION: WINSOME FILING NO. 2

A TRACT OF LAND BEING A PORTION OF SECTION 24, RANGE 11 SOUTH, RANGE 65 WEST AND A PORTION OF THE WEST HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED ON THE SOUTHERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "LS 28658" AND AT THE NORTHERLY END BY A 3-1/2" ALUMINUM CAP STAMPED "LS 12103" BEING ASSUMED TO BEAR N00°14'25"E A DISTANCE OF 2636.99 FEET AS SHOWN IN LAND SURVEY PLAT RECORDED UNDER RECEPTION 218900072 RECORDS OF EL PASO COUNTY.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 24, THENCE S00°14'17"W, A DISTANCE OF 1,684.27 FEET TO A POINT ON THE BOUNDARY OF WINSOME FILING NO. 1; THENCE ON THE BOUNDARY OF WINSOME FILING NO. 1, THE FOLLOWING TWO (2) COURSES:

1. S00°14'17"E, A DISTANCE OF 922.65 FEET;
2. N89°30'15"E, A DISTANCE OF 4,535.40 FEET TO THE SOUTHEAST CORNER OF SAID FILING NO. 1, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON THE BOUNDARY OF SAID WINSOME FILING NO. 1, THE FOLLOWING TEN (10) COURSES:
 1. N00°29'45"W, A DISTANCE OF 484.81 FEET;
 2. N10°20'00"W, A DISTANCE OF 247.91 FEET;
 3. N21°16'12"W, A DISTANCE OF 333.95 FEET;
 4. N32°53'11"W, A DISTANCE OF 363.08 FEET TO A POINT ON CURVE;
 5. ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N38°40'46"W, HAVING A DELTA OF 3°27'19", A RADIUS OF 4,030.00 FEET, A DISTANCE OF 243.03 FEET TO A POINT OF TANGENT;
 6. S54°46'33"W, A DISTANCE OF 146.74 FEET;
 7. N35°13'27"W, A DISTANCE OF 60.00 FEET;
 8. N54°46'33"E, A DISTANCE OF 146.74 FEET TO POINT OF CURVE;
 9. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 3°31'19", A RADIUS OF 3,970 FEET, A DISTANCE OF 244.03 FEET TO A POINT ON CURVE;
 10. N34°15'42"W, A DISTANCE OF 1,176.07 FEET;

11. S41°49'33"W, A DISTANCE OF 100.05 FEET TO A POINT OF CURVE;
12. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 7°37'13", A RADIUS OF 1,530 FEET, A DISTANCE OF 203.49 FEET TO A POINT ON CURVE;
13. N40°33'13"W, A DISTANCE OF 117.62 FEET;
14. S54°25'41"W, A DISTANCE OF 240.00 FEET;
15. S30°48'16"E, A DISTANCE OF 58.07 FEET TO A POINT ON CURVE;
16. ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N30°48'16"W, HAVING A DELTA OF 50°01'50", A RADIUS OF 1,470.00 FEET, A DISTANCE OF 1,283.60 FEET TO A POINT ON THE BOUNDARY LINE OF SAID WINSOME FILING NO. 1,

THENCE CONTINUING ON AN ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 3°42'29", A RADIUS OF 1,470.00 FEET, A DISTANCE OF 95.13 FEET TO A POINT ON CURVE; THENCE N20°46'13"E, A DISTANCE OF 758.90 FEET; THENCE S89°29'30"E, A DISTANCE OF 757.49 FEET; THENCE S82°21'05"E, A DISTANCE OF 229.91 FEET; THENCE N15°45'23"E, A DISTANCE OF 1,195.74 FEET; THENCE N89°29'13"E, A DISTANCE OF 722.44 FEET; THENCE N89°02'00"E, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS S89°02'00"W, HAVING A DELTA OF 5°13'06", A RADIUS OF 1,710.00 FEET; A DISTANCE OF 115.74 FEET TO A POINT ON CURVE; THENCE S89°42'54"E, A DISTANCE OF 609.60 FEET; THENCE N00°17'06"E, A DISTANCE OF 239.06 FEET; THENCE S89°15'17"E A DISTANCE OF 613.35 FEET TO A POINT ON THE WEST LINE OF SECTION 19 TOWNSHIP 11 SOUTH, RANGE 64 WEST; THENCE S89°15'18"E A DISTANCE OF 1,158.32 FEET TO THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 19 ; THENCE S00°17'06"W ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 19, A DISTANCE OF 3,838.66 FEET TO A POINT 30.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE S89°55'06"W, ON A LINE 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, ON SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE BOUNDARY LINE PARCEL NUMBER RW-36 AS SHOWN IN THE WARRANTY DEED AS RECORDED UNDER RECEPTION NUMBER 213096397; THENCE ON THE BOUNDARY OF SAID PARCEL THE FOLLOWING (3) THREE COURSES:

1. N00°17'06"E, BEING 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 19, A DISTANCE OF 5.25 FEET;
2. N89°47'54"W A DISTANCE OF 368.05 FEET;
3. S89°14'50"W A DISTANCE OF 603.68 FEET TO A POINT BEING 30.00 FEET NORTH OF THE SOUTH LINE OF SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE S89°55'06"W ON A LINE 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, ON SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 173.03 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 24; THENCE S89°30'15"W ON A LINE 30.00 NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID

SECTION 24, A DISTANCE OF 703.04 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 11,071,118 SQUARE FEET OR
254.158 ACRES.