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El Paso County, CO

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RESOLUTION NO. 19-440

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

RECONSIDERATION OF A FINAL PLAT TO APPROVE A TWO-YEAR TIME
EXTENSION TO RECORD THE FINAL PLAT FOR DAVIS RANCH FILING NO. 5
FINAL PLAT (SF-19-026)

WHEREAS, the Board of County Commissioners of El Paso County, Colorado
("Board"), previously adopted Resolution No. 17-356, approving the Final Plat for Davis
Ranch Filing No. 5;

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 final plat recorded for Davis Ranch Filing No. 5 Final Plat 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 final plat shall be subject to current exaction requirements, impact fees, traffic fees, park fees, school fees, drainage and bridge fees, or other fees which have been implemented or amended since the time of original submittal and/or approval.
2. The applicant shall provide evidence that the basis for the findings of sufficiency with respect to water quality, quantity, and dependability have not changed, prior to recording the final plat. In the event that circumstances have changed related to the required findings of sufficiency, a new sufficiency finding shall be required.
3. The applicant shall submit an updated final drainage report, construction drawings, financial assurance estimate, and other supporting documents for review for compliance with current transportation criteria, stormwater requirements, and construction cost estimates. Prior to plat recordation all project documents shall be approved by the County Engineer, Planning and Community Development Director, and/or Board of County Commissioners as required.
4. All conditions of approval associated with approval of the Davis Ranch Filing No. 5 Final Plat (PCD File No. SF-05-006) shall remain in effect except as modified herein or as otherwise required in order to comply with current subdivision development criteria.

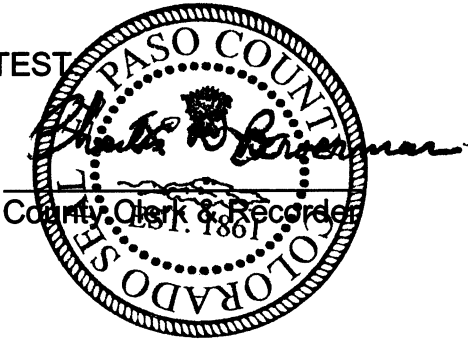
5. Minor amendments to the final plat may be approved administratively by the Planning and Community Development Director if the proposed amendments are consistent with the intent of the Board of County Commissioners approval.

DONE THIS 10th day of December 2019, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST

By: _____



County Clerk & Recorder

By: _____

Chair

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, is written above a solid horizontal line.

EXHIBIT A

PROPERTY DESCRIPTION: "DAVIS RANCH SUBDIVISION FILING NO. 5"

BLOCK 1 - A tract of land being a portion of Section 3, Township 14 South, Range 64 West of the 6th P.M., situate in El Paso County, Colorado, described as follows:

Beginning at the Northwest corner of Lot 6, DAVIS RANCH SUBDIVISION FILING NO. 3 (Reception No. _____, El Paso County, Colorado records) (all bearings in this description are relative to a portion of the North line of the Southwest One-Quarter (SW1/4) of said Section 3, which bears S89°41'44"E "assumed"); thence S00°18'16"W along the Westerly line of said Lot 6, 293.76 feet to a point on the Northerly right-of-way line of Amo Road (60' r.o.w.) as platted in said FILING NO. 3 (the following nine (9) courses are along said Amo Road's Northerly right-of-way line); 1) N89°41'44"W, 114.45 feet; 2) on a curve to the left, said curve having a central angle of 39°07'21", a radius of 630.00 feet, an arc length of 430.17 feet; 3) S51°10'55"W, 695.51 feet; 4) on a curve to the right, said curve having a central angle of 39°05'51", a radius of 470.00 feet, an arc length of 320.72 feet; 5) N89°43'14"W, 85.48 feet; 6) on a curve to the left, said curve having a central angle of 40°18'52", a radius of 430.00 feet, an arc length of 302.56 feet; 7) S49°57'54"W, 140.30 feet; 8) on a curve to the right, said curve having a central angle of 40°18'52", a radius of 370.00 feet, an arc length of 260.34 feet; 9) N89°43'14"W, 239.69 feet to a point on the West line of said SW1/4; thence N00°10'00"W along said SW1/4's West line, 1260.46 feet to the Northwest corner of said SW1/4; thence S89°41'44"E along said SW1/4's North line, 2307.88 feet to the Point of Beginning;

... TOGETHER WITH ...

BLOCK 2 - A tract of land being a portion of Section 3, Township 14 South, Range 64 West of the 6th P.M., situate in El Paso County, Colorado, described as follows:

Beginning at the Northwest corner of Donald Road (60' r.o.w.) as platted in DAVIS RANCH SUBDIVISION FILING NO. 4 (Reception No. _____, El Paso County, Colorado records) (all bearings in this description are relative to a portion of the South line of the North One-Half of the Southwest One-Quarter (N1/2 SW1/4) of said Section 3, which bears N89°43'14"W "assumed") (the following five (5) courses are along the Westerly right-of-way line of said Donald Road); 1) S00°18'16"W, 565.60 feet; 2) on a curve to the left, said curve having a central angle of 37°12'34", a radius of 330.00 feet, an arc length of 214.31 feet; 3) S36°54'18"E, 29.26 feet; 4) on a curve to the right, said curve having a central angle of 36°45'08", a radius of 270.00 feet, an arc length of 173.19 feet; 5) S00°09'11"E, 15.93 feet to a point on said N1/2 SW1/4's South line; thence N89°43'14"W along said South line, 2368.02 feet to a point on the Southerly right-of-way line of Amo Road (60' r.o.w.) as platted in DAVIS RANCH SUBDIVISION FILING NO. 3 (the following eight (8) courses are along said Amo Road's Southerly right-of-way line); 1) Easterly on a non-tangent curve to the left, said curve having a central angle of 40°18'52", a radius of 430.00 feet, an arc length of 302.56 feet (the chord to said curve bears N70°07'20"E, a distance of 296.35 feet); 2) N49°57'54"E, 140.30 feet; 3) on a curve to the right, said curve having a central angle of 40°18'52", a radius of 370.00 feet, an arc length of 260.34 feet; 4) S89°43'14"E, 85.48 feet; 5) on a

curve to the left, said curve having a central angle of $39^{\circ}05'51''$, a radius of 530.00 feet, an arc length of 361.66 feet; 6) $N51^{\circ}10'55''E$, 695.51 feet; 7) on a curve to the right, said curve having a central angle of $39^{\circ}07'21''$, a radius of 570.00 feet, an arc length of 389.21 feet; 8) $S89^{\circ}41'44''E$, 284.71 feet to the Point of Beginning; Containing 70.616 acres (BLOCK 1 = 43.407 acres; BLOCK 2 = 27.209 acres), more or less.