

FINAL PLAT (RECOMMEND APPROVAL)

Ms. Brittain Jack moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. SF2324

HAY CREEK VALLEY

WHEREAS, View Homes Inc. did file an application with the El Paso County Planning and Community Development Department for approval of a Final Plat for the Hay Creek Valley Subdivision 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 April 18, 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. The proposed land use does not permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor;

6. 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.
7. For the above-stated and other reasons, the proposed amendment of the El Paso County Zoning Map 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 Final Plat, 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.3.f of the Land Development Code ("Code") (as amended):

1. The Subdivision is in conformance with the goals, objectives, and policies of the Master Plan;
2. The Subdivision is in substantial conformance with the approved Preliminary Plan;
3. The Subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;
4. Either a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of Subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of the Code, or, with respect to applications for Administrative Final Plat approval, such finding was previously made by the BoCC at the time of Preliminary Plan approval;
5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations [C.R.S. § 30-28-133(6)(b)] and the requirements of Chapter 8 of the Code;
6. All areas of the proposed Subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed Subdivision is compatible with such conditions [C.R.S. § 30 28 133(6)(c)];
7. Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of the Code and the Engineering Criteria Manual ("ECM");
8. Legal and physical access is provided to all parcels by public rights-of-way or recorded easement acceptable to the County in compliance with the Code and the ECM;
9. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed Subdivision;
10. The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code;

11. Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the Subdivision in accordance with applicable requirements of Chapter 8 of the Code;
12. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed Subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the Subdivision will be adequately mitigated;
13. The Subdivision meets other applicable sections of Chapter 6 and 8 of the Code; and
14. The extraction of any known commercial mining deposit shall not be impeded by this Subdivision [C.R.S. §§ 34-1-302(1), et seq.].

WHEREAS, a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of Subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of the Code.

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends that the petition of View Homes Inc. for approval of a Final Plat for the Hay Creek Valley Subdivision be approved by the Board of County Commissioners with the following conditions and notations:

CONDITIONS

1. All Deed of Trust holders shall ratify the plat. The applicant shall provide a current title commitment at the time of submittal of the Mylar for recording.
2. Colorado statute requires that at the time of the approval of platting, the subdivider provides the certification of the County Treasurer's Office that all ad valorem taxes applicable to such subdivided land, or years prior to that year in which approval is granted, have been paid. Therefore, this plat is approved by the Board of County Commissioners on the condition that the subdivider or developer must provide to the Planning and Community Development Department, at the time of recording the plat, a certification from the County Treasurer's Office that all prior years' taxes have been paid in full.
3. The subdivider or developer must pay, for each parcel of property, the fee for tax certification in effect at the time of recording the plat.
4. The Applicant shall submit the Mylar to Enumerations for addressing.
5. 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.

6. Driveway permits will be required for each access to an El Paso County owned and maintained roadway. Driveway permits are obtained from the appropriate El Paso County staff.
7. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, 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.
8. Drainage fees in the amount of \$194,051.58 shall be paid for the Beaver Creek drainage basin (FOMO4600) at the time of plat recordation.
9. All forested acres must be mitigated to reduce the risk of wildfire and that defensible space be created for each dwelling using the standards in the Colorado State Forest Service "Home Ignition Zone Guide". All wildfire mitigation shall be completed before or during dwelling construction.
10. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated 3/22/2024, as provided by the County Attorney's Office.

NOTATIONS

1. Final Plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired unless an extension is approved.
2. Site grading or construction, other than installation or initial temporary control measures, may not commence until a Preconstruction Conference is held with Planning and Community Development Inspections and a Construction Permit is issued by the Planning and Community Development Department.

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.

Mr. Schuettpelz 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 / <u>absent</u>
Sarah Brittain Jack	<u>aye</u> / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / <u>absent</u>
Jay Carlson	<u>aye</u> / no / non-voting / recused / absent
Becky Fuller	aye / <u>no</u> / non-voting / recused / absent

Jeffrey Markewich	aye / no / non-voting / recused / <u>absent</u>
Brandy Merriam	aye / <u>no</u> / non-voting / recused / absent
Eric Moraes	aye / no / non-voting / recused / <u>absent</u>
Kara Offner	aye / <u>no</u> / non-voting / recused / absent
Bryce Schuettpeiz	<u>aye</u> / no / non-voting / recused / absent
Wayne Smith	aye / no / non-voting / recused / <u>absent</u>
Tim Trowbridge	aye / <u>no</u> / non-voting / recused / absent
Christopher Whitney	aye / <u>no</u> / non-voting / recused / absent

motion to recommend approval failed  
The ~~Resolution was adopted~~ by a vote of 3 to 5 by the El Paso County Planning Commission, State of Colorado.

DONE THIS 18th day of April 2024 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION


By:   
\_\_\_\_\_  
~~Thomas Bailey, Chair~~  
Jay Carlson, Vice-Chair

EXHIBIT A

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6<sup>th</sup> PRINCIPAL MERIDIAN; COUNTY OF EL PASO, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 33, FROM WHICH THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 33 BEARS NORTH 89°38'17" EAST, A DISTANCE OF 2,684.46 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;  
THENCE NORTH 00°25'17" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 33, A DISTANCE OF 1,169.26 FEET;

THENCE THE FOLLOWING TWENTY-TWO (22) COURSES;

1. SOUTH 71°29'43" EAST, A DISTANCE OF 140.51 FEET;
2. NORTH 82°07'46" EAST, A DISTANCE OF 458.69 FEET;
3. NORTH 71°31'45" EAST, A DISTANCE OF 369.66 FEET;
4. NORTH 89°30'59" EAST, A DISTANCE OF 195.64 FEET;
5. NORTH 82°27'48" EAST, A DISTANCE OF 300.93 FEET;
6. SOUTH 81°25'26" EAST, A DISTANCE OF 208.57 FEET;
7. NORTH 66°51'51" EAST, A DISTANCE OF 197.45 FEET;
8. NORTH 70°47'03" EAST, A DISTANCE OF 178.13 FEET;
9. NORTH 66°11'16" EAST, A DISTANCE OF 170.15 FEET;
10. NORTH 71°47'12" EAST, A DISTANCE OF 403.02 FEET;
11. NORTH 84°26'00" EAST, A DISTANCE OF 169.75 FEET;
12. SOUTH 87°26'44" EAST, A DISTANCE OF 197.38 FEET;
13. NORTH 74°51'53" EAST, A DISTANCE OF 86.71 FEET;
14. NORTH 86°13'24" EAST, A DISTANCE OF 233.11 FEET;
15. NORTH 80°10'48" EAST, A DISTANCE OF 260.90 FEET;
16. NORTH 78°52'32" EAST, A DISTANCE OF 149.05 FEET;
17. NORTH 71°58'16" EAST, A DISTANCE OF 210.75 FEET;
18. NORTH 49°30'50" EAST, A DISTANCE OF 403.50 FEET;
19. NORTH 57°57'37" EAST, A DISTANCE OF 170.21 FEET;
20. NORTH 37°03'08" EAST, A DISTANCE OF 266.68 FEET;
21. NORTH 43°48'53" WEST, A DISTANCE OF 107.37 FEET;
22. NORTH 20°29'00" WEST, A DISTANCE OF 220.10 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 34;

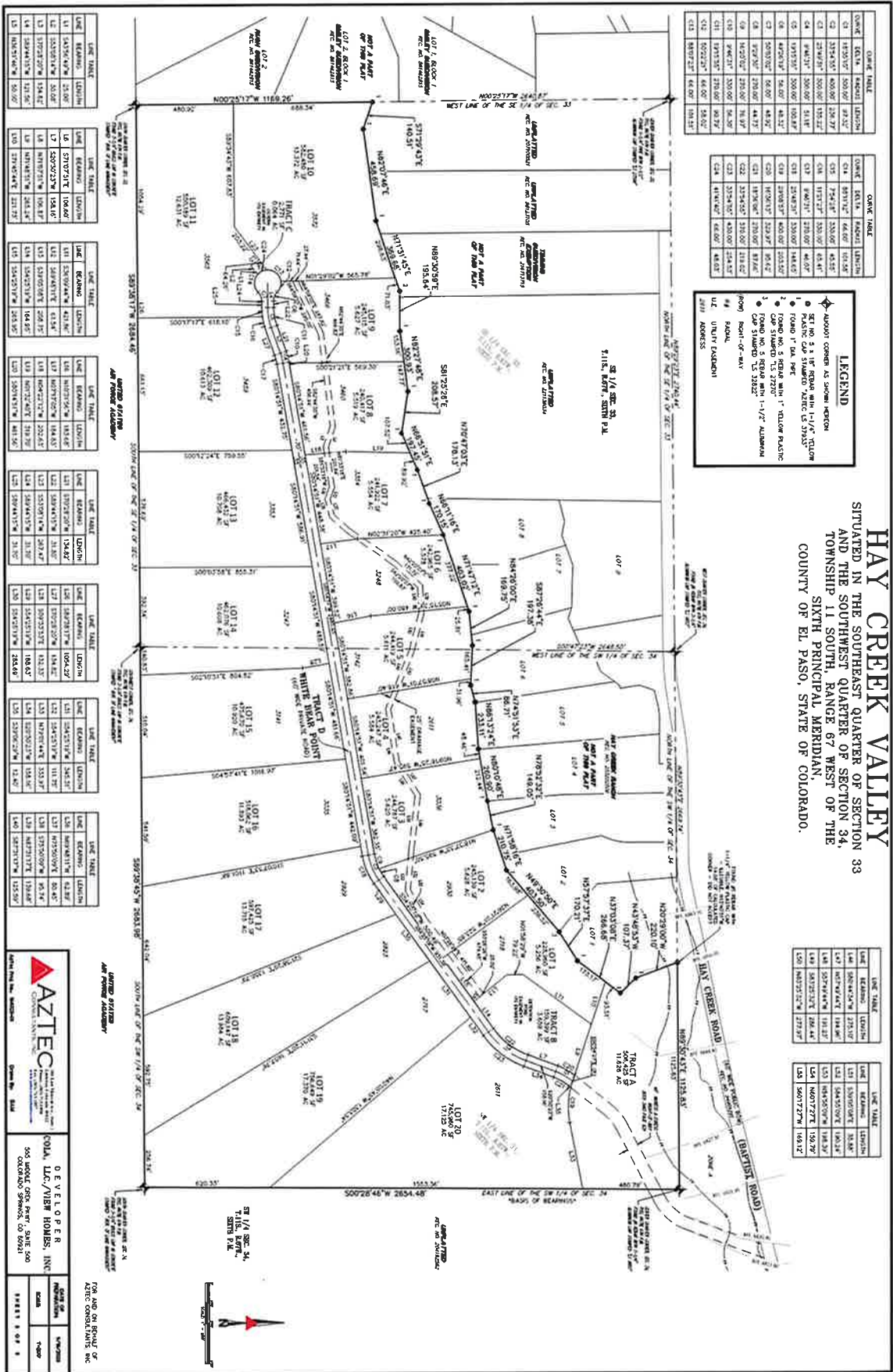
THENCE NORTH 89°30'43" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1,125.83 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 34;  
THENCE SOUTH 00°28'46" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 34, A DISTANCE OF 2,654.48 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER;  
THENCE SOUTH 89°38'45" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2,683.98 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 33;  
THENCE SOUTH 89°38'17" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 33, A DISTANCE OF 2,684.46 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 214.622 ACRES, (9,348,924 SQUARE FEET), MORE OR LESS.









OWNER	AREA	ACRES	UNITS
C1	14350.00	50.00	41.52
C2	13744.00	40.00	32.97
C3	12948.00	30.00	24.73
C4	12152.00	20.00	16.48
C5	11356.00	10.00	8.24
C6	10560.00	5.00	4.12
C7	9764.00	2.50	2.06
C8	8968.00	1.25	1.03
C9	8172.00	0.625	0.51
C10	7376.00	0.3125	0.26
C11	6580.00	0.15625	0.13
C12	5784.00	0.078125	0.06

OWNER	AREA	ACRES	UNITS
C13	4988.00	0.390625	0.32
C14	4192.00	0.1953125	0.16
C15	3396.00	0.09765625	0.08
C16	2600.00	0.048828125	0.04
C17	1804.00	0.0244140625	0.02
C18	1008.00	0.01220703125	0.01
C19	212.00	0.0016328125	0.00
C20	32.00	0.0002500000	0.00

**LEGEND**

- ▲ ADJOINING CORNER AS SHOWN SECTION
- SET NO. 5, 1/4" SCALE WITH 1/4" RADIUS
- PAVEMENT CAP SHOWN WHERE IS 3/4" DIA. PER
- ROAD 1" DIA. PER
- ROAD NO. 5 ROAD WITH 1" YELLOW PAVEMENT
- ROAD NO. 10 ROAD WITH 1" YELLOW PAVEMENT
- ROAD NO. 15 ROAD WITH 1" YELLOW PAVEMENT
- ROAD NO. 20 ROAD WITH 1" YELLOW PAVEMENT
- ROAD NO. 25 ROAD WITH 1" YELLOW PAVEMENT
- ROAD NO. 30 ROAD WITH 1" YELLOW PAVEMENT
- ROAD NO. 35 ROAD WITH 1" YELLOW PAVEMENT
- ROAD NO. 40 ROAD WITH 1" YELLOW PAVEMENT
- ROAD NO. 45 ROAD WITH 1" YELLOW PAVEMENT
- ROAD NO. 50 ROAD WITH 1" YELLOW PAVEMENT
- ROAD NO. 55 ROAD WITH 1" YELLOW PAVEMENT
- ROAD NO. 60 ROAD WITH 1" YELLOW PAVEMENT
- ROAD NO. 65 ROAD WITH 1" YELLOW PAVEMENT
- ROAD NO. 70 ROAD WITH 1" YELLOW PAVEMENT
- ROAD NO. 75 ROAD WITH 1" YELLOW PAVEMENT
- ROAD NO. 80 ROAD WITH 1" YELLOW PAVEMENT
- ROAD NO. 85 ROAD WITH 1" YELLOW PAVEMENT
- ROAD NO. 90 ROAD WITH 1" YELLOW PAVEMENT
- ROAD NO. 95 ROAD WITH 1" YELLOW PAVEMENT
- ROAD NO. 100 ROAD WITH 1" YELLOW PAVEMENT

**HAY CREEK VALLEY**  
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33  
AND THE SOUTHWEST QUARTER OF SECTION 34,  
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE  
SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO.

LOT	REMARKS	UNITS
LOT 1	REMARKS	UNITS
LOT 2	REMARKS	UNITS
LOT 3	REMARKS	UNITS
LOT 4	REMARKS	UNITS
LOT 5	REMARKS	UNITS
LOT 6	REMARKS	UNITS
LOT 7	REMARKS	UNITS
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LOT 11	REMARKS	UNITS
LOT 12	REMARKS	UNITS
LOT 13	REMARKS	UNITS
LOT 14	REMARKS	UNITS
LOT 15	REMARKS	UNITS
LOT 16	REMARKS	UNITS
LOT 17	REMARKS	UNITS
LOT 18	REMARKS	UNITS
LOT 19	REMARKS	UNITS
LOT 20	REMARKS	UNITS



**O E V L O P E R**  
COLA, LLC/VIEW HOLDINGS, INC.  
500 WOOD CREEK PARK, SUITE 500  
OCCIDENT SPRINGS, CO 65051

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.  
DATE OF PREPARATION  
SCALE  
SHEET 9 OF 9

