

APPROVAL OF LOCATION (APPROVED)

Commissioner Lucia-Treese moved that the following Resolution be adopted:

**BEFORE THE PLANNING COMMISSION**

**OF THE COUNTY OF EL PASO**

**STATE OF COLORADO**

**RESOLUTION NO. U-19-002**

**Monument Academy**

WHEREAS, 83 Walker, LLC, and Monument Academy, did file an application with the Planning and Community Development of El Paso County for the approval of location to allow for for the siting of a combined middle/high school within the RR-5 (Residential Rural) zone district; and

WHEREAS, a public hearing was held by this Commission on May 7, 2019; 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 Commission finds as follows:

1. That proper posting, publication and public notice was provided as required by law for the hearing of the Planning Commission.
2. That the hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters and issues were submitted and that all interested parties were heard at that meeting.
3. That the authorization or financing of said public way, ground, space, building, structure, or utility does not fall within the province of the Board of County Commissioners.
4. That the application conforms to the El Paso County Land Development Code.
5. That the application conforms to the adopted El Paso County Master Plan.
6. That approval of the proposed application will not result in harmful environmental, service, or fiscal impacts upon the county or its residents.

7. That for the above-stated and other reasons, the proposal is in the best interests of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED that the approval of location of Monument Academy within the RR-5 (Residential Rural) zone district for the following described unincorporated area of El Paso County be approved:

See Appendix A

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

**CONDITIONS**

1. No substantial expansion, enlargement, or modification of the site plan, shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.
2. The applicant shall seek approval from the Planning and Community Development Department of a site development plan prior to authorization of a building permit by the Pikes Peak Regional Building Department.
3. The proposed use shall comply with all requirements of the El Paso County Land Development Code and all County, State, and federal regulations except for those portions varied by this action.

**NOTATIONS**

1. Approval of location requests are not forwarded to the El Paso County Board of County Commissioners for consideration. Pursuant to C.R.S. § 30-28-110, the final El Paso County action occurs at the Planning Commission.
2. This action does not authorize the creation of a parcel of land less than 35 acres in size, nor does it obligate El Paso County to accept right-of-way (future Pinehurst Circle and Shannon Road extensions).

Commissioner Bailey seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows:

Commissioner Egbert	aye
Commissioner Lucia-Treese	aye
Commissioner Curry	nay
Commissioner Bailey	aye
Commissioner Friedman	nay

The Resolution was adopted by a vote of 3 to 2 by the Planning Commission of the County of El Paso, State of Colorado.

DATED: May 7, 2019



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Jim Egbert, Chair

APPENDIX A

**LEGAL DESCRIPTION**  
**PARCEL NO. 6100000245**

The East Half of the Northwest Quarter of Section 15, Township 11 South, Range 66 West of the 6<sup>th</sup> P.M., Except the Southerly 200 feet thereof and Except that portion conveyed to American Telephone and Telegraph Company by deed recorded April 4, 1965 in Book 2086 at Page 528, and Except any portion of subject property conveyed by deed recorded April 22, 2004 at Reception No. 204065178,

County of El Paso,  
State of Colorado