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El Paso County, CO



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RESOLUTION NO. 19- 381

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

**SUBDIVISION EXEMPTION FOR COLORADO SPRINGS POLICE
DEPARTMENT TRAINING FACILITY SUBDIVISION EXEMPTION (EX-19-002)**

WHEREAS, Section 30-28-101(10)(d), C.R.S., as amended, authorizes the Board of County Commissioners pursuant to resolution to exempt from the requirements of the subdivision regulations any division of land if the Board of County Commissioners determines that such division is not within the purposes of the statutory provisions governing subdivisions; and

WHEREAS, the City of Colorado Springs, on behalf of the Colorado Springs Police Department, has applied for an exemption from the El Paso County Subdivision Regulations with reference to a parcel number 5700000158; and

WHEREAS, the Colorado Springs Police Department intends to utilize this 17.21 acre parcel solely for a training facility; and

WHEREAS, a public hearing was held by this Board on October 8, 2019; and

WHEREAS, the El Paso County Board of County Commissioners has found the proposed division does not fall within the purposes of the Colorado statutory provisions concerning subdivisions;

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 Department, comments of public officials and agencies, and comments from all interested parties, this Board finds as follows:

1. That the exemption is consistent with and conforms to the El Paso County Land Development Code and the Master Plan.
2. That the exemption is a division of land determined not to be within the purpose of C.R.S. §§30-28-101, et. seq.
3. That 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 Land Development Code and the Engineering Criteria Manual.
4. That the size, location, and availability of services to the proposed lots or parcels are reasonable, appropriate, and customary for the proposed use.

5. That no beneficial purpose would be served by requiring the platting of the subject property.

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the petition by the City of Colorado Springs, on behalf of the Colorado Springs Police Department, for a Subdivision Exemption of a 17.21 acre parcel of property in 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 apply to this approval:

CONDITIONS

1. The land survey plat, as approved by the Board of County Commissioners, shall be deposited in the El Paso County Clerk and Recorder's Office.
2. The property owner shall provide a copy of the deed transferring ownership of the exemption parcel to the City of Colorado Springs for recording prior to depositing the land survey (exemption) plat with the El Paso County Clerk and Recorder's Office.

DONE THIS 8th day of October, 2019, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By: _____

Vice Chair

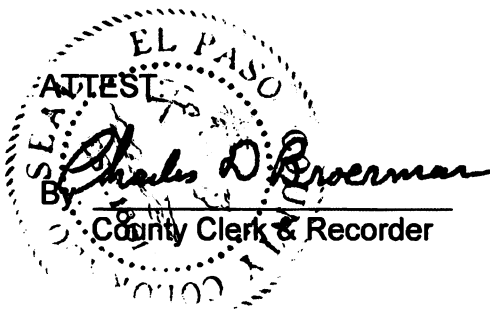


EXHIBIT A

LEGAL DESCRIPTION

THAT PORTION OF THE PARCEL DESCRIBED AT RECEPTION NUMBER 208075869, EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS

A PORTION OF THE WESTERLY LINE SAID PARCEL DESCRIBED AT RECEPTION NO. 208075869, MONUMENTED AT EACH AND WITH A #5 REBAR AND 1 ½" ALUMINUM CAP MARKED "JR ENG. PLS 10377". SAID LINE IS ASSUMED TO BEAR NORTH 22 DEGREES 59 MINUTES 14 SECONDS WEST, 2,813.09 FEET.

BEGINNING AT AN ANGLE ON THE WEST LINE OF SAID PARCEL;

- 1) THENCE NORTH 22 DEGREES 59 MINUTES 14 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID PARCEL 1,210.76 FEET;
- 2) THENCE NORTH 67 DEGREES 00 MINUTES 46 SECONDS EAST, 590.00 FEET;
- 3) THENCE SOUTH 22 DEGREES 59 MINUTES 14 SECONDS, 1,270.62 FEET;
- 4) THENCE SOUTH 67 DEGREES 00 MINUTES 46 SECONDS WEST, 590.00 FEET;
- 5) THENCE NORTH 22 DEGREES 59 MINUTES 14 SECONDS WEST, 59.86 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 749,667 SQUARE FEET (17.2100 ACRES), MORE OR LESS.