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El Paso County, CO

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RESOLUTION NO. 19-439

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. 4
FINAL PLAT (SF-19-025)

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. 4;

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. 4 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. 4 Final Plat (PCD File No. SF-05-005) 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: _____

A handwritten signature in black ink is written over a horizontal line.

Chair

EXHIBIT A

PROPERTY DESCRIPTION: "DAVIS RANCH SUBDIVISION FILING NO. 4"

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 Southwest corner of Lot 9, DAVIS RANCH SUBDIVISION FILING NO. 2 (Reception No. 206712216, El Paso County, Colorado records) (all bearings in this description are relative to a portion of the South line of the Southeast One-Quarter (SE1/4) of said Section 3, which bears N89°44'46"W "assumed"); thence N89°44'46"W along said SE1/4's Southerly line, 1658.36 feet to the Southwest corner of said SE1/4; thence N00°09'11"W along the West line of the Southwest One-Quarter (SW1/4) of said SE1/4, 1319.25 feet to the Northwest corner of said SW1/4 SE1/4; thence N89°43'14"W along the South line of the North One-Half of the Southwest One-Quarter of said Section 3, 30.00 feet; thence N00°09'11"W, 15.94 feet; thence on a curve to the left, said curve having a central angle of 36°45'08", a radius of 270.00 feet, an arc length of 173.19 feet; thence N36°54'18"W, 29.26 feet; thence on a curve to the right, said curve having a central angle of 37°12'34", a radius of 330.00 feet, an arc length of 214.31 feet; thence N00°18'16"E, 565.60 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 (Reception No. _____, said El Paso County records) (the following six (6) courses are along the lines of said FILING NO. 3 and said FILING NO. 2); 1) S89°41'44"E along said Amo Road's Southerly right-of-way line, 60.00 feet; 2) S00°18'16"W, 260.00 feet; 3) S89°41'44"E, 194.29 feet; 4) S74°31'41"E, 1039.80 feet; 5) S20°18'04"E, 1182.40 feet; 6) S14°02'38"E, 665.19 feet to the Point of Beginning; Containing 62.397 acres, more or less.