

EL PASO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

TO: El Paso County Board of County Commissioners
Mark Waller, Chair

FROM: Kari Parsons, PM/Planner II
Jeff Rice, PE Engineer III
Craig Dossey, Executive Director

RE: Project File #: SF-19-003
Project Name: Lorson Ranch East Filing No. 3
Parcel No.: 55000-00-411

OWNER:	REPRESENTATIVE:
Lorson, LLC Nominee For Murray Fountain, LLC 212 N. Wasatch Avenue, Suite 301 Colorado Springs CO 80903	Core Engineering Group 15004 1 st Avenue South Burnsville, MN 55306

Commissioner District: 2

Planning Commission Hearing Date:	5/7/2019
Board of County Commissioners Hearing Date	5/28/2019

EXECUTIVE SUMMARY

A request by Lorson, LLC Nominee for Murray Fountain, LLC, for approval of a final plat for the Lorson Ranch East Filing No. 3 subdivision to create and authorize the development of 81 single-family lots; three (3) tracts to be utilized for open space, drainage, public utilities; and the creation of rights-of-way. The proposed 19.49 acre plat area is zoned PUD (Planned Unit Development) and is located north of Fontaine Boulevard, east of Old Glory Drive, and west of the anticipated extension of Lorson Boulevard and is within Section 13, Township 15 South, Range 65 West of the 6th P.M. The subject property area is within the boundaries of the Highway 94 Comprehensive Plan (2003).



The Lorson Ranch East Filing No. 3 final plat is consistent with the approved Lorson Ranch East PUD development plan and preliminary plan. The final plat application meets the submittal and review criteria for a final plat as well as the general development standards of Chapter 6, the final plat review criteria of Chapter 7, and the subdivision design requirements of Chapter 8 of the El Paso County Land Development Code (2019).

Water and wastewater services will be provided by Widefield Water and Sanitation District. A finding of water sufficiency was made at the time of the preliminary plan approval.

A. REQUEST/WAIVERS/AUTHORIZATION

Request: A request by Lorson, LLC Nominee for Murray Fountain, LLC, for approval of a final plat to create 81 single-family lots, three (3) tracts, and rights-of-way.

Waiver(s): No waivers are requested with this application.

Authorization to Sign: Final Plat, Subdivision Improvements Agreement, Detention Pond Maintenance Agreement and any other documents necessary to carry out the intent of the Board of County Commissioners.

B. PLANNING COMMISSION SUMMARY

Request Heard: As a Consent Item at the May 7, 2019 hearing.

Recommendation: Approval based on recommended conditions and notations.

Waiver Recommendation: N/A

Vote: 6 to 0

Vote Rationale: N/A

Summary of Hearing: The applicant was represented at the hearing.

Legal Notice: N/A

C. APPROVAL CRITERIA

In approving a final plat, the BoCC shall find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (2019):

- The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is in substantial conformance with the approved preliminary plan;
- 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;

- 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 this Code;
- 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 this Code;
- 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)];
- Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;
- Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;
- The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;
- 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;
- 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;
- The subdivision meets other applicable sections of Chapter 6 and 8; and
- The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §34-1-302(1), et seq.]

D. LOCATION

North: City of Colorado Springs

Vacant

South: PUD (Planned Unit Development)

Single-family residential/Vacant

East: PUD (Planned Unit Development)
West: PUD (Planned Unit Development)

Single-family residential/Vacant
Single-family residential

E. BACKGROUND

The proposed Lorson East Filing No. 3 development is within the Lorson Ranch at Jimmy Camp Creek Sketch Plan (SKP-03-002), approved by the Board of County Commissioners on March 25, 2004. The subject site is identified in the Lorson Ranch Overall Development and Phasing Plan (PUD-05-003), approved by the Board of County Commissioners on December 15, 2005. The Overall Development and Phasing Plan was subsequently amended in November 2006 (PUD-06-011). The Overall Development and Phasing Plan approval addressed general land uses, overall density, and appropriate transitions and buffers. It also designated major open space, drainage, and transportation corridors.

Approximately 2,415 single-family lots have been platted throughout the Lorson Ranch development. As development has occurred within the Lorson Ranch community the anticipated open space and school locations have changed. A minor amendment to the Lorson Ranch at Jimmy Camp Creek Sketch Plan (SKP-15-001) was approved on April 21, 2016. The amendment included a revision to the location of the anticipated school site and open space as well as minor density changes within the planning area and downgrading the classification of certain roadways to be determined following review of traffic studies submitted with subsequent final plats.

The Lorson Ranch East PUD Development Plan and Preliminary Plan (PUDSP-16-003) was approved by the Board of County Commissioners on January 23, 2018, and the PUD development plan has been recorded. Findings of sufficiency with regard to water quality, quantity, and dependability were made with the preliminary plan approval.

The Lorson Ranch East Filing No. 1 final plat; which includes the development of 303 single-family lots, 31.95 acres of rights-of-way, a 25.23 acre school development tract, and 27.56 acres consisting of 19 drainage, utilities, public improvements, associated easements, landscape, and open space tracts; was approved by the Board of County Commissioners on July 24, 2018, and has been recorded.

The Lorson Ranch East Filing No. 2 final plat; which includes the development of 196 single-family lots, 8.22 acres of rights-of-way, and 18.12 acres consisting of five (5) drainage, utilities, public improvements, associated easements, landscape, and

open space tracts; adjusting the boundary of the platted school-site tract was approved by the Board of County Commissioners on December 11, 2018. The Lorson Ranch East Filing No. 2 final plat has not been recorded.

F. ANALYSIS

1. Land Development Code Compliance

The final plat application meets the final plat submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (2019).

2. Zoning Compliance

The Lorson Ranch East Filing No. 3 final plat is consistent with the approved PUD development plan and PUD development guidelines. The Lorson Ranch East PUD development plan provides permitted uses; use, density, and dimensional standards such as setbacks, maximum lot coverages, and maximum building heights; as well as landscaping requirements.

3. Policy Plan Analysis

A finding of consistency with the El Paso County Policy Plan (1998) was made with the previously approved Lorson Ranch East PUD development plan and preliminary plan amendment. The proposed final plat is consistent with the approved PUD development plan and preliminary plan.

4. Small Area Plan Analysis

The Lorson Ranch East Filing No. 3 final plat is located within the boundaries of the Highway 94 Comprehensive Plan (2003). Approval of the amended Lorson Ranch Sketch Plan and the Lorson Ranch East PUD development plan and preliminary plan included a finding of consistency with the Plan. The proposed final plat is consistent with the approved sketch plan amendment, PUD, and preliminary plan.

5. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential.

The Master Plan for Mineral Extraction (1996) identifies no aggregate resource of value in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

A geology, soils, and hazards report was submitted and reviewed with the approved PUD development plan and preliminary plan. The report did not identify any hazards that would preclude development.

2. Wildlife

Potential impacts to wildlife are generally low as depicted in the El Paso County Wildlife Descriptors Map (1996).

3. Floodplain

As indicated on the Federal Emergency Management Association (FEMA) Flood Insurance Rate Map (FIRM) panel numbers 08041C0976G and 08041C1000G, the property is located entirely outside of the current 100-year regulatory floodplain.

4. Drainage and Erosion

The Lorson Ranch East development is located within the Jimmy Camp Creek drainage basin, which does not have a County-approved Drainage Basin Planning Study (DBPS). The Jimmy Camp Creek Basin has been studied and a DBPS adopted by the City of Colorado Springs in 2015. That study was not complete for County purposes; however, its design concepts for this area are appropriate and acceptable and have been used by the design engineers for the purposes of designing the drainage plan for this development.

The Jimmy Camp Creek drainage basin is a fee basin with a surety component. The drainage and bridge fees and surety amount due upon plat recordation are as follows: drainage \$177,213, bridge \$8,286, and surety \$70,354. Staff anticipates that the developer will utilize available credits towards the drainage and bridge fees due at plat recordation. If drainage fees and surety exceed the amount of available credits, the remaining amount will be paid at the time of plat recordation.

A Final Drainage Report (FDR) was reviewed with the final plat application. Developed stormwater runoff will be routed through an existing full-spectrum detention/water quality pond to the west which will limit runoff to approximate historic peak flow levels at the discharge point to the Jimmy Camp Creek East Tributary. The FDR concludes that with the proposed improvements, "The

proposed development and drainage infrastructure will not cause adverse impacts to adjacent properties or properties located downstream.”

Pre-development site grading was approved under the Lorson Ranch East PUD/Preliminary Plan and the developer has been actively grading the site. Grading and Erosion Control Plans and a Stormwater Management Plan (SWMP) have been provided addressing measures to be taken to minimize erosion onsite and control sediment transfer onsite and downstream.

5. Transportation

Lorson Ranch East Filing No. 3 is located east of Marksheffel Road northeast of the current termination of Fontaine Boulevard. The development will take access from Lamprey Drive via Fontaine Boulevard and the Mumford Drive connection through Lorson Ranch East Filing No. 2. Construction of Fontaine Boulevard to the east of Old Glory Drive through Lorson Ranch East Filing No. 1 is underway and mostly complete. The existing and proposed roads are adequate to serve the Lorson Ranch East development.

Lorson Boulevard is proposed as a collector road providing a second point of access to Lorson Ranch East and will run from Marksheffel Road east, curving north and eventually connecting to Fontaine Boulevard east of the proposed Lorson Ranch East development. The portion of future Lorson Boulevard within the east side of Lorson Ranch East Filing No. 3, providing future connectivity to the parcel to the north, is being dedicated as a tract to the Lorson Ranch Metro District. The portion of the tract necessary for construction will be transferred to the County as right-of-way at no cost when and if it is needed to connect to future development to the north.

The development of Lorson Ranch East Filing No. 2 is anticipated to add approximately 3,000 linear feet of developer-dedicated local roads to the County road system. The County Road Impact Fee applies to this development. The applicant is requesting to enter the property into Public Improvement District No. 2.

Modification of Section 2.3.2 of the ECM, intersection spacing, was approved with the Lorson East PUD-Preliminary Plan, including reduction in intersection spacing from 175 feet to 165 feet for urban local residential roadways intersecting with collector roadways at Lamprey Drive and Yamhill Drive.

H. SERVICES

1. Water

The Widefield Water and Sanitation District provides water service and has committed to serve the property.

Sufficiency:

Quality: Sufficient

Quantity: Sufficient

Dependability: Sufficient

Attorney's summary: The State Engineer's office has made a finding of adequacy and has stated water can be provided without causing injury to decreed water rights. The County Attorney's Office recommended a finding of sufficiency with regard to water quantity and dependability at the time of the preliminary plan approval. El Paso County Public Health previously made a favorable recommendation regarding water quality. The Board of County Commissioners made a finding for water sufficiency, including quality, quantity, and dependability at the time of the preliminary plan approval.

2. Sanitation

The Widefield Water and Sanitation District provides wastewater service and has committed to serve the property. El Paso County Public Health has made a favorable recommendation regarding wastewater disposal.

3. Emergency Services

The property is within the Security Fire Protection District. The Security Fire Protection District has committed to serve the proposed subdivision.

4. Utilities

Mountain View Electric Association will provide electrical service and Black Hills Energy will provide natural gas service to the development. Public utility easements have been depicted on the final plat.

5. Metropolitan Districts and Other Special Districts

The property is within Lorson Ranch Metropolitan District Nos. 1 and 4. The applicant has stated that District No. 1 will be responsible for maintaining the drainage tracts, detention ponds, open space and landscaped areas along the platted public right-of-way throughout the development.

The property is anticipated to be within Public Improvement District No. 2. Traffic impact fees associated with the District shall be paid in accordance with Resolution 18-471.

6. Parks/Trails

Park fees in lieu of land dedication for regional parks (Area 4) in the amount of \$36,936.00 and urban park (Area 4) fees in the amount of \$23,328.00 shall be paid at the time of plat recordation.

7. Schools

The final plat is located within the boundaries of Widefield School District No. 3. The developer is not required to pay fees in lieu of land dedication for a school site pursuant to a School Site Dedication and Waiver of Fees in Lieu of Land Dedication agreement between Lorson, LLC, Widefield School District No. 3 and El Paso County as originally approved by the Board of County Commissioners on April 12, 2012, and as amended by approval of the Board of County Commissioners on August 23, 2016. The amendment removed the land bank (land set aside in lieu of fees to be paid) located in the southeast corner of the overall Lorson Development and required an alternate 25 acre school site tract be identified which occurred with recordation of the Pioneer Landing Filing No. 2 at Lorson Ranch final plat. The Lorson Ranch Filing No 2 final plat adjusted the boundary of the school tract to accommodate the construction of a roundabout at the intersection of Fontaine Boulevard and Lamprey Road. Construction of the school is nearly complete.

I. APPLICABLE RESOLUTIONS

See attached Resolution.

J. STATUS OF MAJOR ISSUES

There are no outstanding issues with this request.

K. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (2019) staff recommends 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. The 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 Parks and 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 El Paso County Planning and Community Development Department.
7. The Subdivision Improvements Agreement, including the Financial Assurance Estimate, as approved by the ECM Administrator, shall be filed at the time of recording the Final Plat.
8. Collateral sufficient to ensure that the public improvements as listed in the approved Financial Assurance Estimate shall be provided when the final plat is recorded.
9. 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. 18-471), 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.

10. Park fees in lieu of land dedication for regional parks (Area 4) in the amount of \$36,936.00 and urban park (Area 4) fees in the amount of \$23,328.00 shall be paid at the time of plat recordation.
11. Drainage, bridge, and surety fees for the Jimmy Camp Creek basin, in the amounts of \$177,213, \$8,286, and \$70,354, respectively, shall be paid at the time of final plat recording. If credits have been established prior to recordation of the final plat, the credits may be used towards the drainage fees due upon final plat recordation.
12. The Lorson Boulevard bridge over the Jimmy Camp Creek main channel shall receive preliminary County acceptance prior to the issuance of any building permits in Lorson Ranch East Filing No. 3.
13. The developer and/or Lorson Ranch Metropolitan District shall be responsible for maintenance of the storm drain system and sediment basin within Lamprey Drive, including removal of any sediment that enters the downstream storm drain system east of Yamhill Drive until construction of Lamprey Drive and the storm drain system is completed and accepted for County maintenance.

NOTATION

1. No school fees are due upon plat recordation pursuant to a Site Dedication and Waiver of Fees in Lieu of Land Dedication agreement between Lorson, LLC, Widefield School District No. 3, and El Paso County, as originally approved by the Board of County Commissioners on April 12, 2012 and as amended by approval of the Board of County Commissioners on August 23, 2016.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified twenty-one (21) adjoining property owners on April 18, 2019, for the Board of County Commissioners hearing. Responses received to date are included and others may be provided at the hearing.

M. ATTACHMENTS

Vicinity Map
Letter of Intent
Plat Drawing
Adjacent Property Owner Response(s) Received to Date
Planning Commission Resolution
Board of County Commissioners' Resolution

El Paso County Parcel Information

File Name: SF-19-003

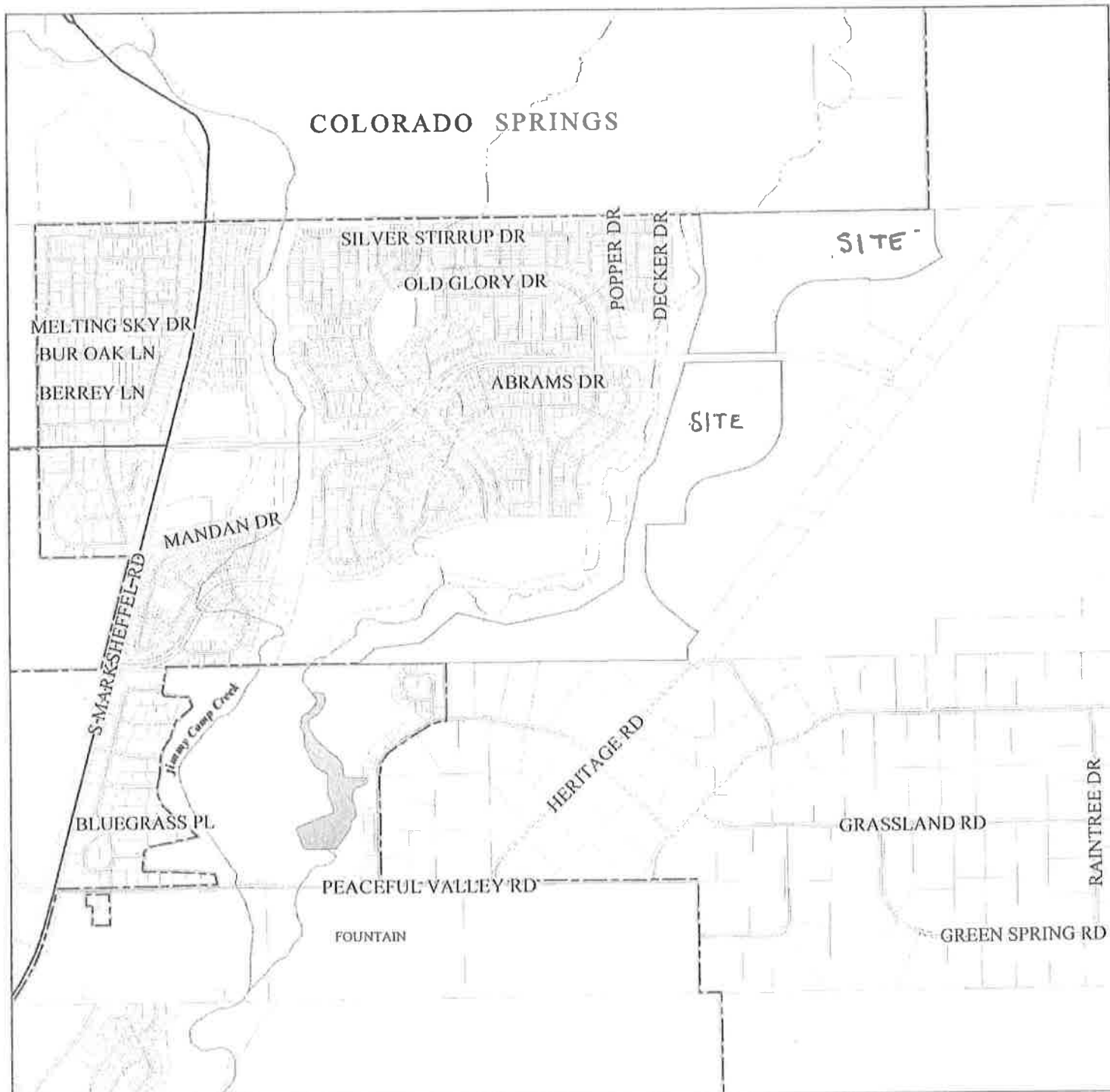
Zone Map No. —

PARCEL	NAME
5500000411	LORSON LLC NOMINEE FOR
5500000411	LORSON LLC NOMINEE FOR

Date: APRIL 15, 2019

ADDRESS	CITY	STATE
212 N WAHSATCH AVE STE 301	COLORADO SPRINGS	CO
212 N WAHSATCH AVE STE 301	COLORADO SPRINGS	CO

ZIP	ZIPPLUS
80903	3476
80903	3476



Please report any parcel discrepancies to:

El Paso County Assessor
1612 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
(719) 520-6600



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LETTER OF INTENT

- ❑ **SUBDIVISION NAME:** Lorson Ranch East Filing No. 3 Final Plat is situated to the east of Marksheffel Road, north of Fontaine Boulevard, and east of the East Tributary of Jimmy Camp Creek, located generally east of Fountain, Colorado and south of the Colorado Springs Airport and is approximately 19.497 acres. This final plat incorporates a portion of the Lorson Ranch East Preliminary Plan area and will include 81 lots, one tractor for future ROW on Lorson Boulevard, and two tracts for landscape/utility/buffer/open space purposes. The landscape/utility/buffer/open space tract will be owned/maintained by the Lorson Ranch Metro District. El Paso County Project Number SF 19-003 has been assigned to this project.
- ❑ **OWNER/APPLICANT AND CONSULTANT, INCLUDING ADDRESSES AND TELEPHONE NUMBERS:** *Owner* = Lorson LLC & Eagle Development Corp; 212 North Wahsatch Ave., Suite 301; Colorado Springs, CO 80903 (attn: Jeff Mark, 719-635-3200)
Engineering Consultant = Core Engineering Group, 15004 1st Avenue S., Burnsville, MN 55306 (attn: Richard Schindler, 719-659-7800).
- ❑ **REQUEST AND JUSTIFICATION:** Lorson Ranch East Filing No. 3 Final Plat is based on the previously submitted and approved Lorson Ranch East PUD/ Preliminary Plan PUDSP-16-003. The entire Lorson Ranch East development site is 274.59 acres located within the eastern portion of Lorson Ranch, east of the Jimmy Camp Creek East Tributary. Lorson Ranch East will be a continuation of the Lorson Ranch development and will open the eastern portions of Lorson Ranch to development as new roadways will be designed and constructed bridging East & West. There are no existing building structures or facilities currently owned or maintained by the Lorson Ranch Metropolitan District. There are existing drainage and channel improvement features that were installed in portions of the Jimmy Camp Creek East Tributary that the Lorson Ranch Metropolitan District currently owns and maintains. The existing SDS (Southern Delivery System) easement and waterline crosses the property from north to south which shall remain in place. The proposed LR East Filing 3 Plat includes 81 single family detached lots on approximately 19.497 acres for a density of 4.15 DU/ Acre. The school site and adjacent streets (Fontaine Blvd & Lamprey Dr) have been previously platted. This density is in line with existing approvals on file including the Sketch Plan, PUD/ Preliminary Plan and the Overall Development & Phasing Plan. The site layout for Lorson Ranch East includes two lot types: 50' x 110' (5,500 SF); and 60' x 110' (6,600' SF). Corner lots were designed with additional lot width to accommodate the increased corner lot setback requirements. Both Fontaine Blvd. and Lorson Blvd. bridges are constructed across the Jimmy Camp Creek East Tributary offering two access points for this development.
 1. ***Policy 6.1.3 Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.***
– Lorson Ranch East Filing 3 is in compliance with the approved sketch plan amendment and the recently approved Lorson Ranch East PUD/ Preliminary Plan approved on January 23, 2018 (PUDSP-16-003). The Lorson Ranch East Filing 3 is east of the Lorson Ranch East Filing No. 2 and located northeast of the Lorson Ranch East Filing 1 development across the street along Fontaine Blvd. The proposed Filing 3 is compatible and similar in nature to these previously approved developments. There are no adjacent developments to the north as this land is vacant.
 2. ***Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.*** The LR East Filing 3 is within the overall Lorson Ranch development and is a continuation of the community eastward. The proposed density and lot sizes are similar and compatible to existing residential development within Lorson Ranch. The proposed facilities and public services are capable of supporting the proposed housing units as these services were planned with this type of density. In addition, the continuation of the utilities eastward could also serve the communities to the south shall a need arise to extend public facilities southward.

3. **Policy 6.1.8 Encourage incorporating buffers or transitions between areas of varying use or density where possible.** – Buffers are provided per the PUD/Preliminary Plan as well as additional areas of open space and transitions to the north. To the west is Lorson Ranch East Filing No. 2 which is a similar development. There is a buffer tract on the east side along Lorson Boulevard which will be landscaped along with areas within the ROW as shown on the landscape plan in this plat submittal. Since Lorson Boulevard is not going to be constructed at this time, the landscaping will be deferred to a later date as described in the Landscape section of this letter of intent.

4. **Policy 6.1.15 Recognize the need for new development and redevelopment to respond to changes in demographic, market and technological conditions.** – Lorson Ranch East is in response to the market demand for single family residential lots

- ❑ **EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC:** Existing facilities consist of existing sanitary sewer and watermain in Lamprey Drive and Mumford Drive. Proposed facilities consist of local residential roads, watermain, sanitary sewer, storm sewer, electric, gas, telecommunications. The detention/WQ pond (Pond C5) to serve this site was constructed in Lorson Ranch East Filing No. 1. The East Tributary of Jimmy Camp Creek is located on the west side of this plat and is required to be stabilized from Fontaine Boulevard north to the northern plat limits. The East Tributary has been constructed and stabilized per the approved CLOMR and construction drawings prepared by Kiowa Engineering for this section of creek. The only remaining item is to prepare a LOMR of the creek which will modify the FEMA 100-year floodplain boundaries to match the as-constructed conditions. All proposed facilities will be in accordance with El Paso County design standards which includes previously approved modifications. Existing utility easements encroaching into proposed ROW dedication will be required to vacate those encroached portions of the easement prior to recordation of the plat.
- ❑ **WAIVER REQUESTS (IF APPLICABLE) AND JUSTIFICATION:** there are no waivers requested
- ❑ **THE PURPOSE AND NEED FOR THE CHANGE IN ZONE CLASSIFICATION:** The Final Plat conforms to the PUD zone approved for this site.
- ❑ **TOTAL NUMBER OF ACRES IN THE REQUESTED AREA:** Lorson Ranch East Filing No. 3 final plat comprises of 19.497 acres. The final plat has 5.58 acres of ROW and ROW reservation, 1.022 acres of open space, and 12.894 acres of residential lots.
- ❑ **TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE:** 81 Single Family Residential Dwelling Units on 19.497 acres (4.15 Du/ Acre).
- ❑ **NUMBER OF INDUSTRIAL OR COMMERCIAL SITES PROPOSED:** None.
- ❑ **APPROXIMATE FLOOR AREA RATIO OF INDUSTRIAL AND/OR COMMERCIAL USES:** None.
- ❑ **NUMBER OF MOBILE HOME UNITS AND DENSITIES:** None.
- ❑ **TYPICAL LOT SIZES (Length and width):** Single Family Residential average lot size 5500 sq. ft. (50' x 110' min.), and 60' x 110' (6,600' SF).
- ❑ **APPROXIMATE ACRES AND PERCENT OF LAND TO BE SET ASIDE AS OPEN SPACE, DETENTION, and PARK:** This Final Plat has a total area of 19.497 acres. The final plat has 5.580 acres of ROW/ROW reservation and 1.022 acres of open space. Open Space = 1.022 acres (4.93% of 19.497 acres). This includes two tracts for buffers as open space.
- ❑ **TYPE OF PROPOSED RECREATIONAL FACILITIES:** Public sidewalks will be constructed along all interior roads. All open space tracts will be maintained by the Lorson Ranch Metropolitan District 4.

- ❑ **IF PHASED CONSTRUCTION IS PROPOSED, HOW WILL IT BE PHASED?** This plat will be for the entire Lorson Ranch East Filing No. 3
- ❑ **HOW WATER AND SEWER WILL BE PROVIDED?** Provided through the Widefield Water & Sanitation District. A passive underdrain system is proposed and will be owned/maintained by the Lorson Ranch Metro District.
- ❑ **PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES:** The proposed use is Residential Single Family.
- ❑ **AREAS OF REQUIRED LANDSCAPING:**
 - ❑ The proposed Lorson Ranch East Final Plat Filing 3 includes a landscape plan for streetscape plantings adjacent to approximately 311 linear feet of frontage along the west side of Lorson Blvd North of Lamprey Drive. The Lorson connection is being platted into Tract B Lorson Ranch Filing No. 3. The applicant intends to defer installation of the landscape improvements until such time as the associated segment of Lorson Boulevard is constructed. Construction of the roadway segment is dependent on final design and approval of future Lorson Ranch roadway plans. The required landscape improvements have been collateralized in the financial assurance. All required landscaping will be installed prior to request and/or approval of preliminary acceptance of the future Lorson Boulevard segment associated with Lorson Ranch East Filing No. 3. All required landscape and streetscape planting associated with the approved landscape plan for the Lorson East PUD (PCD File No. PUDSP-16-3) has been installed with the plats for Lorson East Filing Nos. 1 & 2. There are no landscape modifications being requested at this time. All landscaping will be installed in accordance the original landscape plan as submitted with the final plat.
 - ❑ The proposed landscaping along Lorson Blvd. includes 1 tree per 20 linear feet of frontage for a total of 29 trees as part of this second filing. There are no proposed streetscape plantings along Lamprey Drive or within the proposed open spaces. The planting design incorporates a mix of evergreen and deciduous trees in addition to a 6' wood screen fence proposed along the back of the individual lots. Additional areas of open space include the existing SDS easement and the open space provided along the east tributary of Jimmy Camp Creek. Landscaping will be constructed by the developer and maintained by the Lorson Ranch Metropolitan District 4.
- ❑ **PROPOSED ACCESS LOCATIONS:** Proposed access will be from Mumford Drive and Lamprey Drive.
- ❑ **TRAFFIC IMPACT FEE:** This final plat for Lorson Ranch will be included in the El Paso County PID No. 2 and will pay the associated fee.
- ❑ **MAILBOX LOCATION:** Lorson Ranch East Filing No. 3 will utilize several centralized location (cluster) for mailboxes which is shown on the construction drawings. The mailbox clusters will be located within the street ROW.
- ❑ **SCHOOL SITE DEDICATION:** Dedication of a school site was completed as part of the Pioneer Landing at Lorson Ranch Filing No. 2 Final Plat which will satisfied the school dedication requirement for final plats within Lorson Ranch and in accordance with the recorded Lorson Ranch School Land Bank Agreement. In recent months, Widefield School District 3 has completed an updated school site plan and modified the school site boundary slightly to fit the new site plan. Lorson Ranch East Filing No. 1 plat adjusted the previously platted school site to accommodate school site plan changes and ROW requirements for the roundabout at Fontaine/Lamprey. The modified school site is a 25.11-acre site (Tract J) located East of the East Tributary of Jimmy Camp Creek. The modified school site size is over the 25-acre minimum size.

VICINITY MAP
NOT TO SCALE

I, VERONIC P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON NOVEMBER 28, 2017 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1/10,000; AND THAT THIS PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

COLORADO PLS NO. 258886 FOR AND
ON BEHALF OF M&S CIVIL CONSULTANTS, INC.
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, COLORADO 80905

[illegible]

LORSON RANCH METHUEN, ITAN DISTRICT

THE DEDICATION OF TRACTS A, B AND C FOR THE PURPOSE
TRACT TABLE IS HEREBY ACCEPTED FOR OWNERSHIP AND
LOLSON RANCH METROPOLITAN DISTRICT
APPROVAL IS GRANTED FOR THIS PLAT OF LOLSON RANCH

STATE OF CONNECTICUT }
COUNTY OF HARTFORD } ss.

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____
A.D. BY JEFF MARK, DIRECTOR, LORESEN, LLC

NOTARY PUBLIC _____

THIS PLAN FOR "LODRON RANCH EAST FILING NO. 3" WAS APPROVED FOR FILING BY THE PUBLIC WORKS COMMISSION, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2018, A.D., SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE RELOCATION OF LANDS TO THE PUBLIC WORKS COMMISSION FOR EASEMENT ARE ACCEPTED. BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF PUBLIC COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

APPROVAL IS GRANTED FOR THIS PLAT OF "LORSON RANCH EAST FILING NO. 3" ON
THIS _____ DAY OF _____, 2010, A.D.

EL PASO COUNTY ASSESSOR

RECORDING
STATE OF CONNECTICUT }
COUNTY OF HARTFORD }

AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 2018, A.D.
AND IS FULLY RELEASED FROM RECEIPT NUMBER _____
OF THE RECEIPT OF THE ABOVE-SIGNED TELEPHONE

DEPUTY

Downloaded from <http://ajphaphysocpharm.sagepub.com/>

APPROVAL IS GRANTED FOR THIS PLAT OF "LORSON RANCH EAST FILING NO. 3" ON
THIS _____ DAY OF _____, 2010, A.D.

EL PASO COUNTY ASSESSOR

RECORDING
STATE OF CONNECTICUT }
COUNTY OF HARTFORD }

AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 2018, A.D.
AND IS FULLY RELEASED FROM RECEIPT NUMBER _____
OF THE RECEIPT OF THE ABOVE-SIGNED TELEPHONE

DEPUTY

BRIDGE FEE _____ \$ 200.00

SCHOOL FEE _____

FEES NOT DUE UNTIL THE SCHOOL LEAVE AGREEMENT
IS RECORDED AT THE CLERK OF SUPERIOR COURT.

PROJECT NUMBER: 97-12-001 CIVIL CONSULTANTS, INC. SHEET: 1 OF 1

05/06/2019

Kari Parsons, Planner II

Re: Final Plat, Lorson Ranch East Filing No. 3

SF-19-003

After a few attempts on the EDARP website submittal portal for SF-19-003, we were unable to submit our response, so please include this letter with the other submittals.

We are Against this petition. We request that the EPCPC suspend any more finalization of plans for Filing No. 3 until Lorson Ranch (Jeff Mark), and Thomas & Thomas (Jim Houk) clarify the lot sizes against the southern boundary with Peaceful Valley residents. The original PUD was approved with 2 1/2 acre lots next to the 5+ acre residences to the south. Now their sketch plans show 1/2 acre lots with 100' setbacks.

We bring this up now, even though your meeting is for the 19.49 acre property and 81 single-family residential lots, because the remainder of Filing No. 3 as indicated on the map as "site" is on our property line.

We need transparency now from the developers. We fear that in approval of this section of Filing No. 3, anything on their sketch plan will be approved. I reviewed the Minor Sketch Plan #2 and see RM designations and a continuance of Lorson Blvd. next to our property line. We need them to answer questions in regard to this entire Filing No. 3, especially the acreage against Peaceful Valley. I have contacted Mr. Houk at Thomas & Thomas and have not received documentation on their changes.

We had a meeting with Mr. Mark and Mr. Houk and they brought three maps, old and new, and demeaned the attendees by saying we couldn't understand them so they tap-danced around what they were planning. The maps are clear to us. They reduced the densities to the west, will increase densities to the east including multi-family, and reduce the lot sizes next to the southern borders. Please review the original PUD for Lorson Ranch and note the 2 1/2 acre lot sizes, then through some machinations these became 1/2 lots without the original PUD being amended.

Respectfully submitted,

Chris and LuAnn Paddock

FINAL PLAT (RECOMMEND APPROVAL)

Commissioner Curry moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

**RESOLUTION NO. SF-19-003
Lorson Ranch East Filing No. 3**

WHEREAS, Lorson, LLC Nominee for Murray Fountain, LLC, did file an application with the El Paso County Planning and Community Development Department for the approval of a final plat for the Lorson Ranch East Filing No. 3 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 May 7, 2019; 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 subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.
6. The subdivision is in substantial conformance with any applicable approved preliminary plan.

7. The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of El Paso County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.
8. 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)(1)] and the requirements of Chapter 8 of the Land Development Code.
9. A public sewage disposal system has been established or, 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 Land Development Code.
10. 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)].
11. Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of the Land Development Code and Engineering Criteria Manual.
12. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.
13. Final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code.
14. 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 Land Development Code.
15. 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 Subdivision Improvements Agreement so the impacts of the subdivision will be adequately mitigated.
16. The subdivision meets other applicable sections of Chapters 6 and 8 of the Land Development Code.
17. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et. seq.]
18. The proposed subdivision of land conforms to the El Paso County Zoning Resolutions.

19. For the above-stated and other reasons, the proposed subdivision is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends approval of the application for the final plat of the Lorson Ranch East Filing No. 3 Subdivision 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. The 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 Parks and 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 El Paso County Planning and Community Development Department.
7. The Subdivision Improvements Agreement, including the Financial Assurance Estimate, as approved by the ECM Administrator, shall be filed at the time of recording the Final Plat.
8. Collateral sufficient to ensure that the public improvements as listed in the approved Financial Assurance Estimate shall be provided when the final plat is recorded.

9. 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. 18-471), 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.
10. Park fees in lieu of land dedication for regional parks (Area 4) in the amount of \$36,936.00 and urban park (Area 4) fees in the amount of \$23,328.00 shall be paid at the time of plat recordation.
11. Drainage, bridge, and surety fees for the Jimmy Camp Creek basin, in the amounts of \$177,213, \$8,286, and \$70,354, respectively, shall be paid at the time of final plat recording. If credits have been established prior to recordation of the final plat, the credits may be used towards the drainage fees due upon final plat recordation.
12. The Lorson Boulevard bridge over the Jimmy Camp Creek main channel shall receive preliminary County acceptance prior to the issuance of any building permits in Lorson Ranch East Filing No. 3.
13. The developer and/or Lorson Ranch Metropolitan District shall be responsible for maintenance of the storm drain system and sediment basin within Lamprey Drive, including removal of any sediment that enters the downstream storm drain system east of Yamhill Drive until construction of Lamprey Drive and the storm drain system is completed and accepted for County maintenance.

NOTATIONS

1. Final Plats not recorded within 12 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.
2. No school fees are due upon plat recordation pursuant to a Site Dedication and Waiver of Fees in Lieu of Land Dedication agreement between Lorson, LLC, Widefield School District No. 3, and El Paso County, as originally approved by the Board of County Commissioners on April 12, 2012 and as amended by approval of the Board of County Commissioners on August 23, 2016.

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.

Commissioner Lucia-Treese seconded the adoption of the foregoing Resolution.

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

Commissioner Egbert	aye
Commissioner Curry	aye
Commissioner Bailey	aye
Commissioner Lucia-Treese	aye
Commissioner Friedman	aye
Commissioner Blea-Nunez	aye

The Resolution was adopted by a vote of 6 to 0 by the El Paso County Planning Commission, State of Colorado.

DATED: May 7, 2019

Jim Egbert, Chair

EXHIBIT A

LORSON RANCH EAST FILING NO. 3 LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF (S 1/2) SECTION 13, IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

BASIS OF BEARING: THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) SECTION 13, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE QUARTER CORNER COMMON TO SECTIONS 13 AND 14 WITH A 3"GALVANIZED H20 SCREW ON CAP AND AT THE CENTER QUARTER CORNER OF SECTION 13 WITH A 3-1/4"ALUMINUM CAP STAMPED "PLS23044". SAID LINE IS ASSUMED TO BEAR N89°32'23"E A DISTANCE OF 2654.23 FEET.

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 13;

THENCE, N89°31'43"E A DISTANCE OF 32.00 FEET TO THE EASTERLY LINE OF THAT CERTAIN EASEMENT DESCRIBED UNDER RECEPTION NUMBER 218025811 IN THE EL PASO COUNTY RECORDS;

THENCE ALONG THE EASTERLY LINES OF SAID EASEMENT THE FOLLOWING TWO (2) COURSES;

(1) THENCE S00°52'02"E A DISTANCE OF 267.05 FEET TO A POINT OF CURVE;

(2) THENCE 241.50 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 533.00 FEET, A CENTRAL ANGLE OF 25°57'39", (THE CHORD OF WHICH BEARS S13°50'51"E A DISTANCE OF 239.44 FEET);

THENCE, S65°49'40"W A DISTANCE OF 232.85 FEET;

THENCE, S67°51'09"W A DISTANCE OF 113.39 FEET;

THENCE, S63°33'19"W A DISTANCE OF 194.38 FEET TO A POINT OF CURVE;

THENCE 304.41 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 730.00 FEET, A CENTRAL ANGLE OF 23°53'32", (THE CHORD OF WHICH CHORD BEARS S75°30'05"W A DISTANCE OF 302.21 FEET);

THENCE, S87°26'51"W A DISTANCE OF 11.92 FEET;

THENCE, N02°33'09"W A DISTANCE OF 60.00 FEET;

THENCE, S87°26'51"W A DISTANCE OF 15.33 FEET;

THENCE, N02°33'09"W A DISTANCE OF 34.59 FEET;

THENCE, S87°26'51"W A DISTANCE OF 50.00 FEET;

THENCE, S02°33'09"E A DISTANCE OF 14.59 FEET;

THENCE, S42°26'51"W A DISTANCE OF 28.28 FEET;

THENCE, S87°26'51"W A DISTANCE OF 355.00 FEET;

THENCE, N02°33'09"W A DISTANCE OF 160.00 FEET;
THENCE, S87°26'51"W A DISTANCE OF 9.30 FEET;
THENCE, N02°33'09"W A DISTANCE OF 136.79 FEET;
THENCE, N00°28'00"W A DISTANCE OF 454.28 FEET TO THE EAST-WEST CENTERLINE
OF SECTION 13;
THENCE N89°32'23"E ALONG SAID CENTERLINE 1171.44 FEET TO POINT OF
BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 849,292 S.F. (19.497 ACRES) MORE
OR LESS.

RESOLUTION NO. 19-

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

APPROVE FINAL PLAT FOR LORSON RANCH EAST FILING NO. 3
(SF-19-003)

WHEREAS, Lorson, LLC Nominee for Murray Fountain, LLC, did file an application with the El Paso County Planning and Community Development Department for the approval of a final plat for the Lorson Ranch East Filing No. 3 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 the El Paso County Planning Commission on May 7, 2019, upon which date the Planning Commission did by formal resolution recommend approval of the final plat application; and

WHEREAS, a public hearing was held by the El Paso County Board of County Commissioners on May 28, 2019; 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, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board 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 hearings before the Planning Commission and the Board of County Commissioners.
3. The hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, all pertinent facts, matters and issues were submitted and reviewed, and all interested persons were heard at those hearings.
4. All exhibits were received into evidence.

5. The subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.
6. The subdivision is in substantial conformance with the approved preliminary plan.
7. The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of El Paso County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.
8. 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)(1)] and the requirements of Chapter 8 of the Land Development Code.
9. A public sewage disposal system has been established or, 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 Land Development Code.
10. 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)].
11. Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of the Land Development Code and Engineering Criteria Manual.
12. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.
13. Final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code.
14. 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 Land Development Code.
15. 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 Subdivision Improvements Agreement so the impacts of the subdivision will be adequately mitigated.

16. The subdivision meets other applicable sections of Chapters 6 and 8 of the Land Development Code.
17. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et. seq.].
18. The proposed subdivision of land conforms to the El Paso County Zoning Resolutions.
19. For the above-stated and other reasons, the proposed subdivision is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the final plat application for the Lorson Ranch East Filing No. 3 Subdivision;

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

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. The 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 Parks and 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 El Paso County Planning and Community Development Department.
7. The Subdivision Improvements Agreement, including the Financial Assurance Estimate, as approved by the ECM Administrator, shall be filed at the time of recording the Final Plat.
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9. 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. 18-471), 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.
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NOTATION

1. No school fees are due upon plat recordation pursuant to a Site Dedication and Waiver of Fees in Lieu of Land Dedication agreement between Lorson, LLC, Widefield School District No. 3, and El Paso County, as originally approved by the Board of County Commissioners on April 12, 2012 and as amended by approval of the Board of County Commissioners on August 23, 2016.

AND BE IT FURTHER RESOLVED that the record and recommendations of the El Paso County Planning Commission be adopted.

DONE THIS 28th day of May, 2019, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
Chair

By: _____
County Clerk & Recorder

EXHIBIT A

**LORSON RANCH EAST FILING NO. 3
LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF (S 1/2) SECTION 13, IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

BASIS OF BEARING: THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) SECTION 13, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE QUARTER CORNER COMMON TO SECTIONS 13 AND 14 WITH A 3"GALVANIZED H20 SCREW ON CAP AND AT THE CENTER QUARTER CORNER OF SECTION 13 WITH A 3-1/4"ALUMINUM CAP STAMPED "PLS23044". SAID LINE IS ASSUMED TO BEAR N89°32'23"E A DISTANCE OF 2654.23 FEET.

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