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El Paso County, CO



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**RESOLUTION NO. 23-161**

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

**RESOLUTION TO APPROVE A PARK LANDS AGREEMENT BETWEEN LORSON, LLC,  
LORSON RANCH METROPOLITAN DISTRICT, AND EL PASO COUNTY FOR CREEKSIDE  
SOUTH AT LORSON RANCH FILING NO. 2 AND FILING NO. 3**

**WHEREAS**, a Park Lands Agreement has been proposed between Lorson, LLC ("Property Owner"), Lorson Ranch Metropolitan District ("District") and El Paso County ("County"); and

**WHEREAS**, pursuant to the requirements of the El Paso County Land Development (the "Code"), the El Paso County Parks and Community Services Department estimates the Urban Park Fees for The Ridge at Lorson Ranch Filing No. 2 to be \$80,330 and The Ride at Lorson Ranch Filing No. 3 to be \$52,780; and

**WHEREAS**, the Property Owner and the District provided a Landscape Plan outlining the development of an urban park featuring a splashpad to be installed within The Ridge at Lorson Ranch Filing No. 2 Property, which will provide urban recreation opportunities for residents living within The Ridge at Lorson Ranch Filing No. 2 and the public; and

**WHEREAS**, the County desires to grant the Property Owner \$133,110 in Urban Park Credits, provided that the Property Owner and the District installs improvements of an equal or greater value to certain parcels identified as "Tract E" in The Ridge at Lorson Ranch Filing No. 2, which will provide urban recreation opportunities for residents living in Filing No. 2 and the public; and

**WHEREAS**, the El Paso County Park Advisory Board unanimously endorsed the Park Land Agreement at their meeting on April 12, 2023; and

**WHEREAS**, the Board of County Commissioners has reviewed and supports the proposed Park Lands Agreement.

**NOW, THEREFORE, BE IT RESOLVED**, the Board of County Commissioners of El Paso County, Colorado, hereby approves the attached Park Lands Agreement and authorizes the Chairperson to execute all required documents.

**DONE THIS 9th DAY OF MAY, 2023** at Colorado Springs, Colorado.

ATTEST:



By: \_\_\_\_\_

County Clerk and Recorder

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

By: Cami Bruner

Chair



Office of County Clerk and Recorder, El Paso County, State of Colorado.  
Certified to be a full, true and correct copy of record in my office.

Instrument: 223038298

Book: \_\_\_\_\_

Page: \_\_\_\_\_

Date: 05/09/2023

By: Kathryn Connelly

Kathryn Connelly  
Kathryn Connelly

Deputy Clerk

Steve Schleiker, El Paso County, CO Clerk & Recorder

**PARK LANDS AGREEMENT**

**THE RIDGE AT LORSON RANCH FILING NO. 2 & NO 3**

THIS PARK LANDS AGREEMENT ("the Agreement") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by and between Lorson, LLC ("Property Owner"), LORSON RANCH METROPOLITAN DISTRICT ("District") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO ("County").

**RECITALS**

A. Property Owner is the developer of a large parcel of property situated in an unincorporated portion of El Paso County, State of Colorado, consisting of approximately 1,412 acres and commonly known and described as Lorson Ranch (the "Property"), which Property was approved for development by the Board of County Commissioners of El Paso County in 2000.

B. Property Owner has received approval of the Final Plat application for a portion of the Property to be platted as The Ridge at Lorson Ranch Filing No. 2 for development of 277 single-family residential lots.

C. Property Owner has received approval of the Final Plat application for a portion of the Property to be platted as The Ridge at Lorson Ranch Filing No. 3 for development of 182 single-family residential lots.

D. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the Parks and Community Services Department estimates the Urban Park Fees for The Ridge at Lorson Ranch Filing No. 2 and The Ridge at Lorson Ranch Filing No. 3 to be \$80,330 and \$52,780 respectively.

E. The County desires to grant the Property Owner \$133,110 in Urban Park Fee Credits, as the Property Owner or District will install urban park improvements of an equal or greater value to certain parcels identified as Tract E, The Ridge at Lorson Ranch Filing No. 2, which will provide urban recreation opportunities for residents living in Filing No. 2 and Filing No. 3.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants hereinafter set forth, as well as the above Recitals, which are a material part hereof, the County, District and the Property Owner agree as follows:

1. Park Development and Obligations. Property Owner shall satisfy its urban park development requirements and obligations for The Ridge at Lorson Ranch Filing No. 2 through the installation of urban park improvements on Tract E of The Ridge at Lorson Ranch Filing No. 2. The County further recognizes that this Park located in The Ridge at Lorson Ranch Filing No. 2 will be conveyed to the District for the purpose of providing recreational opportunities and maintenance of the urban park improvements. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement.

- a. From and after the date of recordation of the subdivision plat for The Ridge at Lorson Ranch Filing No. 2, the Property Owner, through cooperation with the District, shall install or cause to be installed certain urban park improvements within the designated tract.
- b. The value of the contribution of Property Owner towards the improvements installed is equal to or greater than \$133,110. The contribution toward improvements provided under this Agreement is in addition to any other Urban Park Fee Credits granted for the same improvements.
- c. The Property Owner, in coordination with District, has provided a site plan and a design and construction cost estimate for the urban park improvements to the County for review and approval prior to the recording of the Final Plat for The Ridge at Lorson Ranch Filing 2.
- d. County staff will conduct an inspection of the site to finalize the conditions of this Parks Lands Agreement. The improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$133,110 will be immediately paid to the County by Property Owner. If the above-mentioned conditions are not satisfied with the two-year period, the County will not consider future applications within the Property until such the improvements have been completed or fees have been paid.
- e. The urban park improvements will be governed by the Rules and Regulations of the District, with the understanding that the urban park improvements will remain open for public use in perpetuity. The use of the urban park will be consistent with the zoning of the property as identified in the approved Lorson Ranch East PUD Development Plan.

2. Maintenance. Unless otherwise mutually agreed by the Property Owner and the County, the urban park improvements will be maintained as shown on the approved site plan provided pursuant to paragraph 1.c. above in perpetuity by the District for the benefit of the public.

3. Installation. The Property Owner, at no cost to the County, shall be responsible to coordinate with the District for the installation of all park improvements pursuant to this Agreement. Any and all park improvements are subject to review and acceptance by the County. All improvements shall be installed in compliance with all applicable County regulations, resolutions, and standards.

4. Successors and Assigns. This Agreement is binding on and inures to the benefit of the heirs, successors, and assigns of the Parties hereto, including any successive owners or developers of the Property.

IN WITNESS of the foregoing provisions, the Parties have executed this Agreement as of the date first entered above.

BOARD OF COUNTY COMMISSIONERS  
EL PASO COUNTY, COLORADO

LORSON, LLC

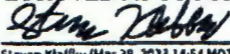
By: \_\_\_\_\_  
Chair

By:  \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Clerk & Recorder


APPROVED AS TO FORM:

  
\_\_\_\_\_  
Steven Kalfky (Mar 28, 2023 14:54 MOT)  
County Attorney's Office

LORSON RANCH METROPOLITAN DISTRICT:

 \_\_\_\_\_  
President

ATTEST:

 \_\_\_\_\_  
Secretary