



EL PASO COUNTY

Department of Planning
& Community Development

MEGGAN HERINGTON, EXECUTIVE DIRECTOR

Date: March 13, 2025

To: Board of County Commissioners

From: Ryan Howser, AICP, Principal Planner

Subject: A request to grant a 2-year extension to record the Waterbury Filing No. 1 Final Plat. The property is zoned PUD (Planned Unit Development) and is located at the northwest corner of the intersection of Stapleton Road and US Highway 24. (Parcel Nos. 4200000366; 4200000368; 4200000417) (Commissioner District No. 2)

Summary: The Waterbury PUD Development Plan and Preliminary Plan (PCD File No. PUDSP215) was approved by the Board of County Commissioners (BoCC) on February 7, 2023. This approval included a request for a finding of sufficiency with regards to water quality, quantity, and dependability. Therefore, Final Plats within the Preliminary Plan area are eligible for administrative approval. Currently, Final Plats are required to be recorded within 2 years from the date of BoCC approval. The approval of the Preliminary Plan established a deadline to record the Final Plat of February 7, 2025.

Review of the Final Plat for Waterbury Filing No. 1 has commenced; however, the applicants are requesting a 2-year extension to address staff comments before recordation of the Final Plat. Approval of the extension requires all fees associated with a Final Plat to be updated to those fees in place at the time of recordation. At the time of recordation, a record of administrative action will be recorded to memorialize the Final Plat approval and to apply conditions of approval.

If the extension request is approved, the deadline to record the Final Plat will be updated to February 7, 2027.

Attachments:

Final Plat
Resolution

WATERBURY FILING NO. 1

FINAL PLAT

A PORTION OF SW 1/4 SECTION 28, A PORTION OF THE SE 1/4 SECTION 29, A PORTION OF THE NW 1/4 SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



OVERALL-BASE FLOOD ELEVATIONS

REVISIONS		
NO.	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
926 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
Fax: (719) 576-1206
4732 Eagleridge Circle
Pueblo, CO 81008
Office: (719) 545-6240
Fax: (719) 545-6247

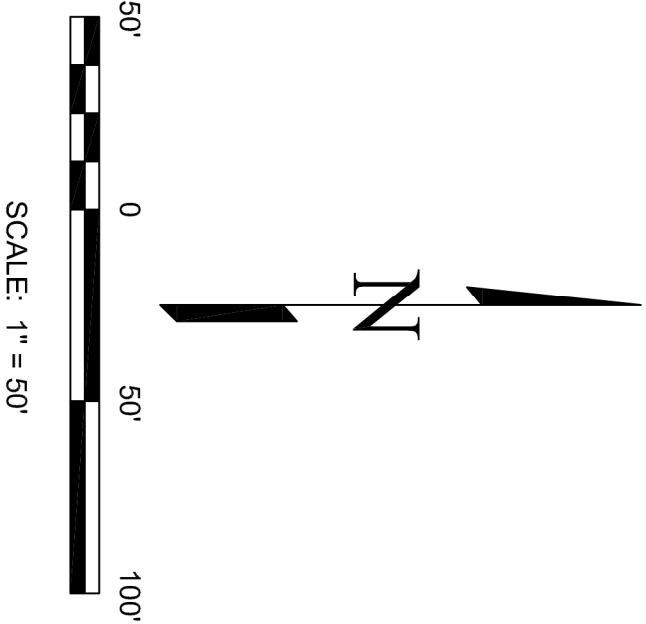


WATERBURY FILING NO. 1 FINAL PLAT

A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
DATE ISSUED	12/29/22
SHEET NO.	2 OF 2

FINAL PLAT

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926 Elkton Drive	4732 Eagleridge Circle
Colorado Springs, CO 80907	Pueblo, CO 81008
Office: (719) 576-1216	Office: (719) 545-6240
Fax: (719) 576-1206	Fax: (719) 545-6247



**A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO**

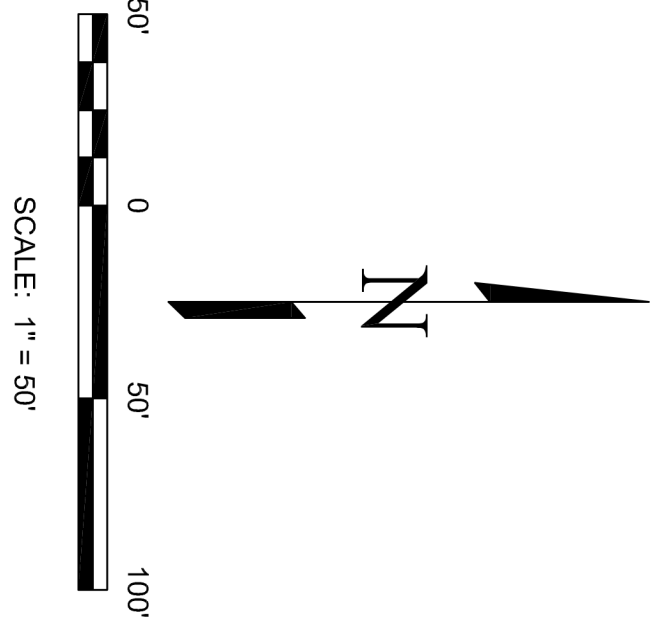
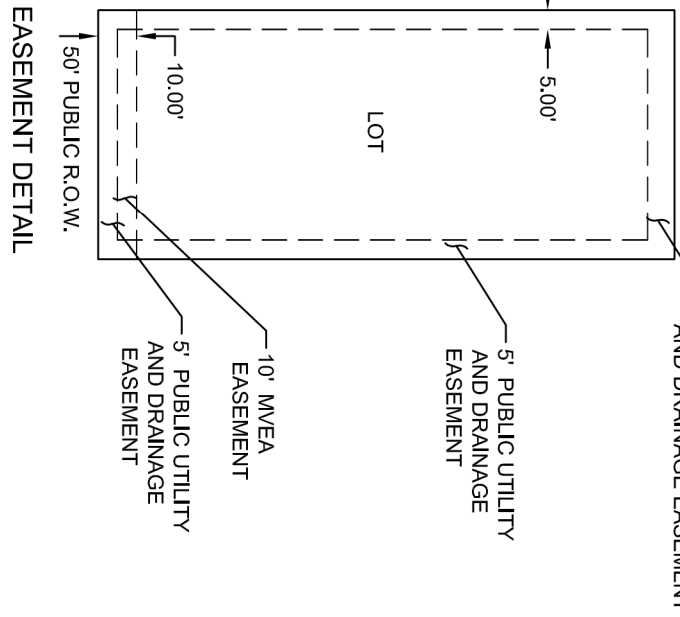
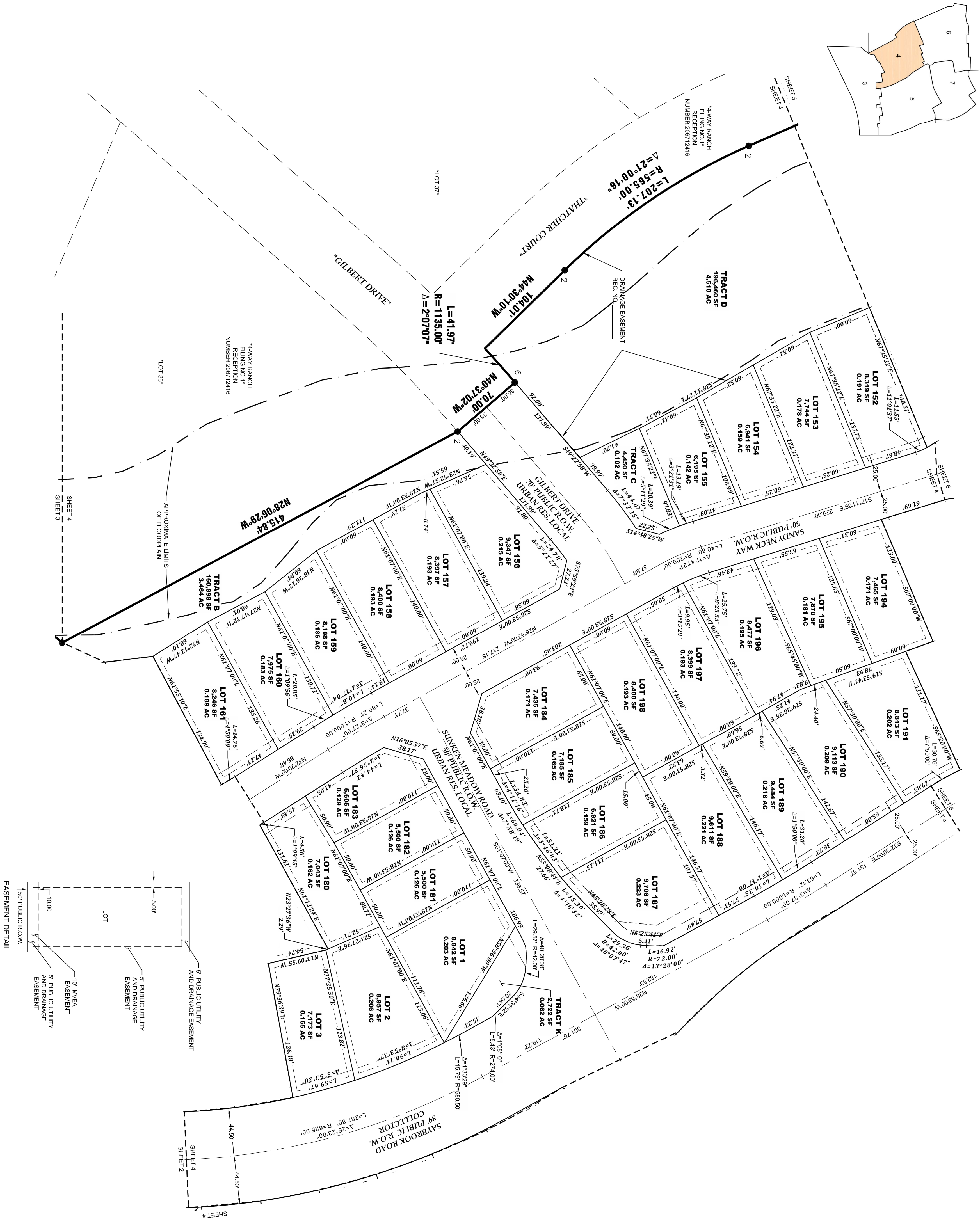
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CHECKED BY	ERF
H-SCALE	1" = 50'

JOB NO.	2117-60
DATE CREATED	12/29/22
DATE ISSUED	DRAFT
SHEET NO	3 OF 7

WATERBURY FILING NO. 1

FINAL PLAT

A PORTION OF SW 1/4 SECTION 28, A PORTION OF THE SE 1/4 SECTION 29, A PORTION OF THE NW 1/4 SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



- LEGEND:**
- ✱ FOUND MONUMENT AS SHOWN
 - FOUND NO. 5 REBAR-PLASTIC CAP
 - STAMPED EDWARD-JAMES PLS 77502
 - FOUND NO. 5 REBAR 1.5" ALUMINUM CAP
 - STAMPED JR LS 33181
 - FOUND NO. 5 REBAR-1.5" ALUMINUM CAP-ILLEGIBLE
 - FOUND NO. 4 REBAR-NO CAP
 - FOUND NO. 5 REBAR-PLASTIC CAP
 - STAMPED RLS 25986
 - SET NO. 5 REBAR-PLASTIC CAP
 - STAMPED EDWARD-JAMES PLS 33196
 - AREA NOT INCLUDED IN THIS SURVEY
 - BOUNDARY LINE
 - LOT LINE
 - ADJACENT LOT LINE
 - EASEMENT LINE
 - CENTER LINE
 - APPROXIMATE FLOOD PLAIN LIMITS
 - MATCH LINE

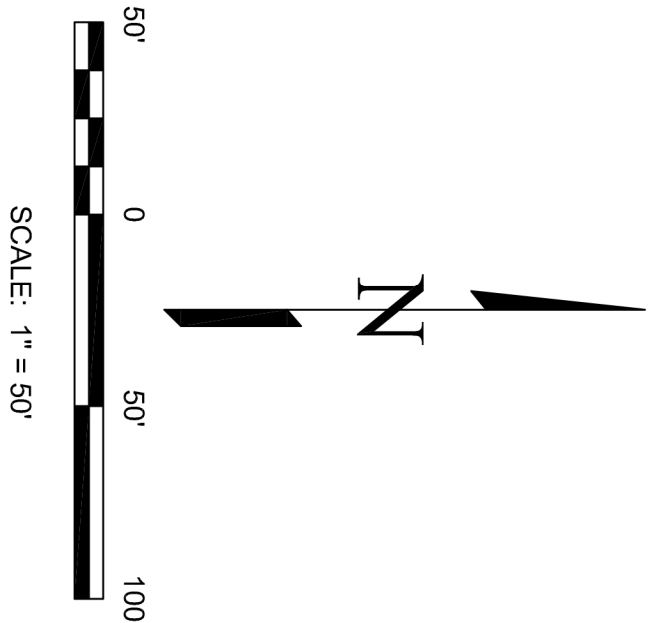
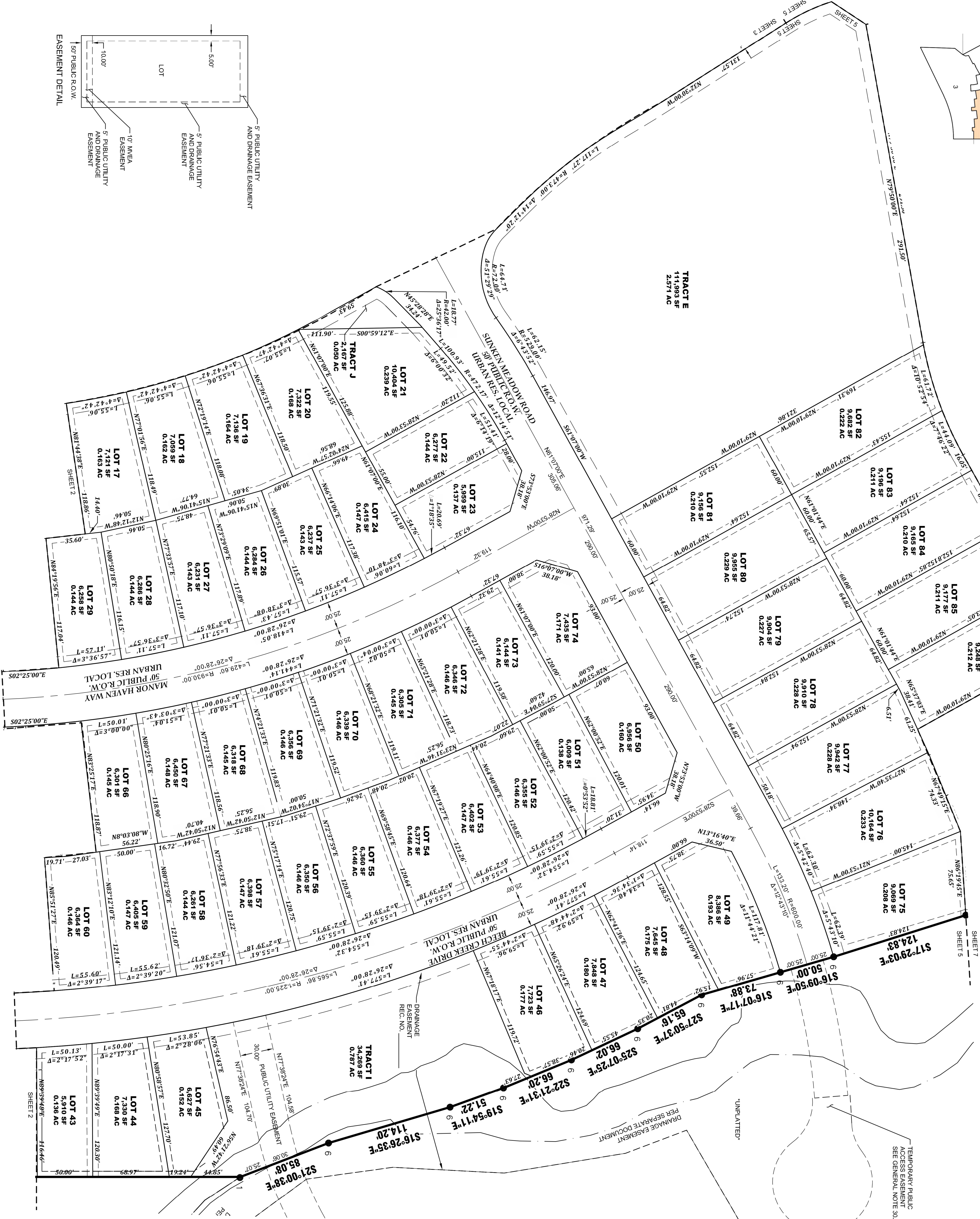
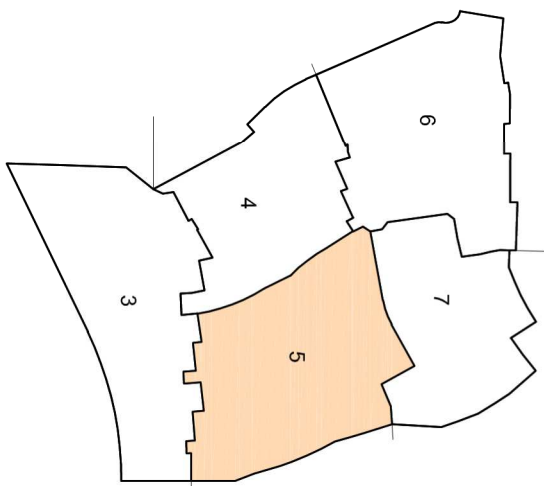
POD FILE NO. SF23-07

WATERBURY FILING NO. 1 FINAL PLAT				EDWARD-JAMES SURVEYING, INC. 926 Elkton Drive Colorado Springs, CO 80907 Office: (719) 576-1216 Fax: (719) 576-1206		4732 Eagleridge Circle Pueblo, CO 81008 Office: (719) 545-6240 Fax: (719) 545-6247		<table><tr><th>NO.</th><th>REVISIONS</th><th>DESCRIPTION</th><th>DATE</th></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>		NO.	REVISIONS	DESCRIPTION	DATE																
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WATERBURY FILING NO. 1

FINAL PLAT

A PORTION OF SW 1/4 SECTION 28, A PORTION OF THE SE 1/4 SECTION 29, A PORTION OF THE NW 1/4 SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



- LEGEND:**
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 - FOUND NO. 5 REBAR-PLASTIC CAP
 - STAMPED EDWARD-JAMES PLS 77602
 - FOUND NO. 5 REBAR-1.5" ALUMINUM CAP
 - STAMPED JR LS 33181
 - FOUND NO. 5 REBAR-1.5" ALUMINUM CAP-ALLEGIBLE
 - FOUND NO. 4 REBAR-NO CAP
 - FOUND NO. 4 REBAR-PLASTIC CAP
 - STAMPED JR LS 25868
 - SET NO. 5 REBAR-PLASTIC CAP
 - STAMPED EDWARD-JAMES PLS 33196
 - AREA NOT INCLUDED IN THIS SURVEY
 - BOUNDARY LINE
 - ADJACENT LOT LINE
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 - APPROXIMATE FLOOD PLAIN LIMITS
 - MATCH LINE

POD FILE NO. SF23-07

REVISIONS			DATE	
NO.	DESCRIPTION			

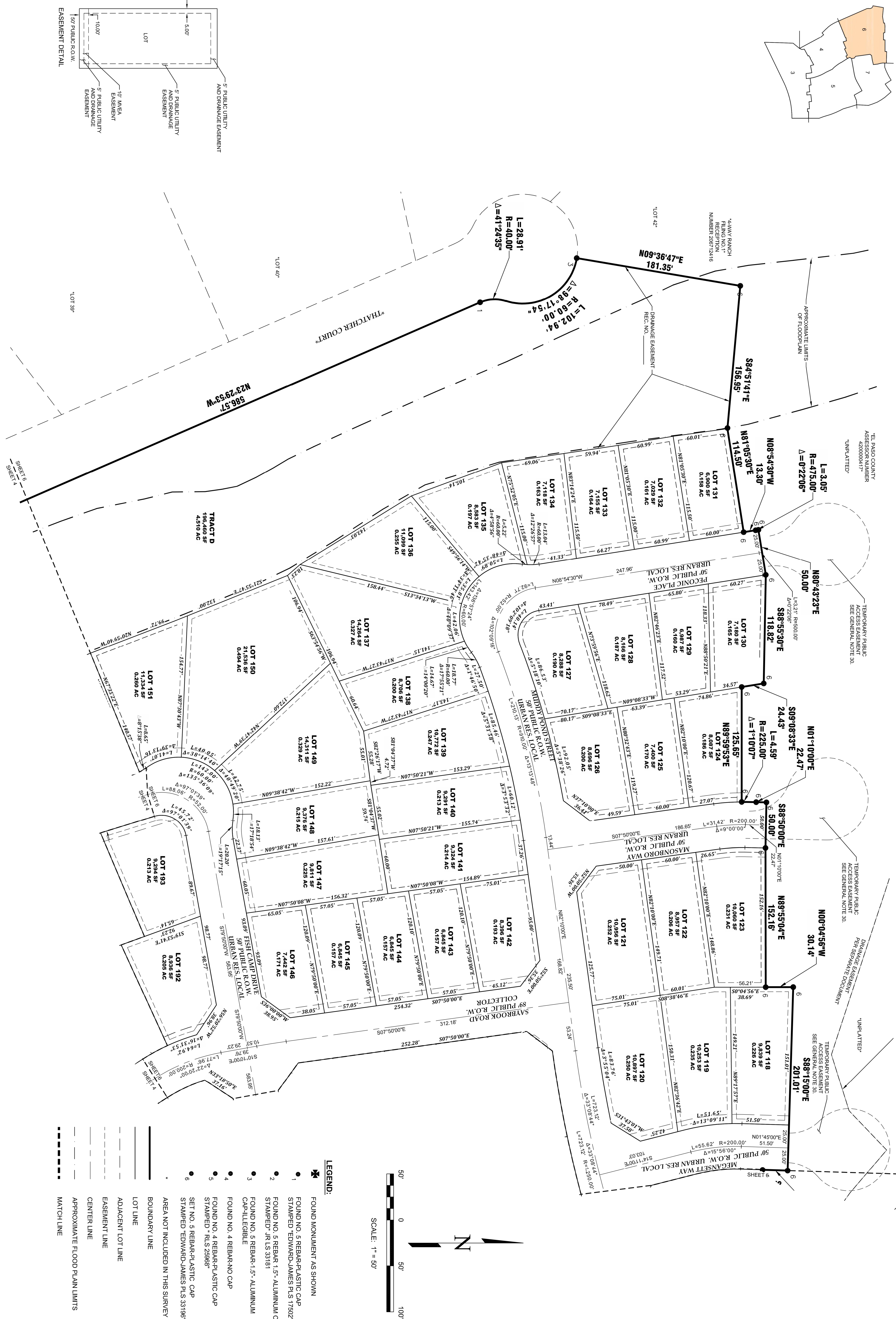
WATERBURY FILING NO. 1 FINAL PLAT		EDWARD-JAMES SURVEYING, INC.	
A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO		926 Elkton Drive Colorado Springs, CO 80907 Office: (719) 576-1216 Fax: (719) 576-1206	4732 Eagleridge Circle Pueblo, CO 81008 Office: (719) 545-6240 Fax: (719) 545-6247

DRAWN BY JWT	CHECKED BY ERF	DATE CREATED 12/29/2023	DATE ISSUED DRAFT
H-SCALE 1" = 50'			
SHEET NO. 5	OF 5		


WATERBURY FILING NO. 1

FINAL PLAT

A PORTION OF SW 1/4 SECTION 28, A PORTION OF THE SE 1/4 SECTION 29, A PORTION OF THE NW 1/4 SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

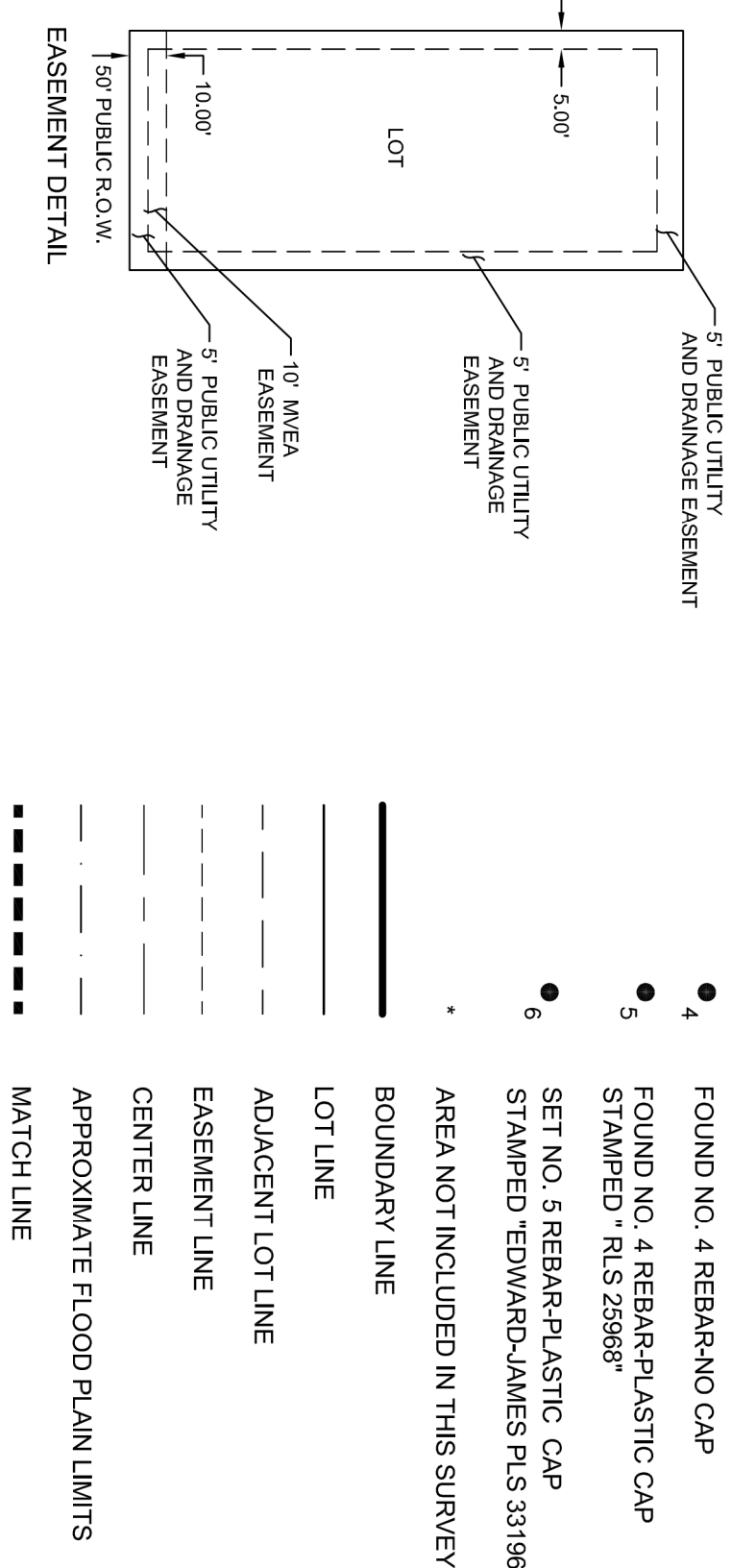


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WATERBURY FILING NO. 1 FINAL PLAT			EDWARD-JAMES SURVEYING, INC.		REVISIONS	
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DRAWN BY JWT		DATE CREATED 12/29/23		DATE ISSUED DRAFT		
CHECKED BY ERF		H-SCALE 1" = 50'		SHEET NO. 6 OF 6		

FINAL PLAT

OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

[illegible]

**EDWARD-JAMES
SURVEYING, INC.**

926 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
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WATERBURY FILING NO. 1
FINAL PLAT

**A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO**

DRAWN BY	JWT
CHECKED BY	ERF

PCD FILE NO. SF23-07

RESOLUTION NO. 25_____

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

REQUEST TO APPROVE A 2-YEAR TIME EXTENSION TO RECORD THE FINAL PLAT
THE WATERBURY FILING NO. 1 FINAL PLAT (SF237)

WHEREAS, the Board of County Commissioners of El Paso County, Colorado previously approved the Waterbury Preliminary Plan on February 7, 2023; and

WHEREAS, the deadline to record a Final Plat within the boundary of the Waterbury Preliminary Plan boundary is February 7, 2025; and

WHEREAS, the applicant is requesting a 2-year extension to record the first Final Plat within the boundary of the Waterbury Preliminary Plan area; and

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the time extension of 2 years in which to have the Final Plat recorded for the Waterbury Final Plat request as submitted, updating the deadline to record the Final Plat to February 7, 2027, for the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated by reference;

DONE THIS 13th day of March 2025 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____

By: _____
County Clerk and Recorder

EXHIBIT A

WATERBURY FILING 1

A PARCEL OF LAND BEING A PORTION OF SOUTHWEST QUARTER OF SECTION 28, A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT EACH END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PSINC LS 30087" AND ASSUMED TO BEAR S89°47'04"E A DISTANCE OF 5,285.07 FEET.

COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 15 AS PLATTED IN 4 WAY RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 206712416, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF STAPLETON DRIVE AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 212064636; THENCE N01°31'24"E, ON THE EASTERLY BOUNDARY OF SAID LOT 15 AND THE SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5.63 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID STAPLETON ROAD SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE EASTERLY BOUNDARY OF SAID 4 WAY RANCH FILING NO. 1, THE FOLLOWING TWELVE (12) COURSES;

1. N01°31'24"E, A DISTANCE OF 230.23 FEET;
2. N01°58'45"E, A DISTANCE OF 267.96 FEET;
3. N38°56'07"E, A DISTANCE OF 145.18 FEET;
4. N28°06'29"W, A DISTANCE OF 415.84 FEET;
5. N40°37'02"W, A DISTANCE OF 70.00 FEET TO A POINT ON CURVE;

6. ON THE ARC OF CURVE TO THE LEFT WHOSE CENTER BEARS $S40^{\circ}37'02''E$, HAVING A DELTA OF $02^{\circ}07'07''$, A RADIUS OF 1,135.00 FEET, A DISTANCE OF 41.97 FEET TO A POINT ON CURVE;
7. $N44^{\circ}30'10''W$, A DISTANCE OF 104.01 FEET TO A POINT OF CURVE;
8. ON THE ARC OF CURVE TO THE RIGHT, HAVING A DELTA OF $21^{\circ}00'17''$, A RADIUS OF 565.00 FEET, A DISTANCE OF 207.13 FEET TO A POINT OF TANGENT;
9. $N23^{\circ}29'53''W$, A DISTANCE OF 586.57 FEET TO A POINT OF CURVE;
10. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF $41^{\circ}24'35''$, A RADIUS OF 40.00 FEET AND A DISTANCE OF 28.91 FEET TO A POINT OF REVERSE CURVE;
11. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF $98^{\circ}17'54''$, A RADIUS OF 60.00 FEET, A DISTANCE OF 102.94 FEET TO A POINT ON CURVE;
12. $N09^{\circ}36'47''E$, A DISTANCE OF 181.35 FEET;

THENCE $S84^{\circ}51'41''E$, A DISTANCE OF 156.95 FEET, THENCE $N81^{\circ}05'30''E$, A DISTANCE OF 114.50 FEET; THENCE $N08^{\circ}54'30''W$, A DISTANCE OF 13.30 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF $00^{\circ}22'06''$, A RADIUS OF 475.00 FEET, A DISTANCE OF 3.05 FEET TO A POINT ON CURVE; THENCE $N80^{\circ}43'23''E$, A DISTANCE OF 50.00 FEET; THENCE $S88^{\circ}55'30''E$, A DISTANCE OF 118.82 FEET; THENCE $S09^{\circ}08'33''E$, A DISTANCE OF 24.43 FEET; THENCE $N89^{\circ}59'53''E$, A DISTANCE OF 125.65 FEET TO A POINT ON CURVE, THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS $N89^{\circ}59'53''E$, HAVING A DELTA OF $01^{\circ}10'07''$, A RADIUS OF 225.00 FEET, A DISTANCE OF 4.59 FEET TO A POINT OF TANGENT; THENCE $N01^{\circ}10'00''E$, A DISTANCE OF 22.47 FEET, THENCE $S88^{\circ}50'00''E$, A DISTANCE OF 50.00 FEET; THENCE $N89^{\circ}55'04''E$, A DISTANCE OF 152.16 FEET; THENCE $N00^{\circ}04'56''W$, A DISTANCE OF 30.14 FEET; THENCE $S88^{\circ}15'00''E$, A DISTANCE OF 201.01 FEET; THENCE $S01^{\circ}45'00''W$, A DISTANCE OF 27.39 FEET; THENCE $S88^{\circ}35'57''E$, A DISTANCE OF 70.97 FEET; THENCE $N68^{\circ}36'47''E$, A DISTANCE OF 62.85 FEET;

THENCE N65°20'20"E, A DISTANCE OF 62.85 FEET; THENCE N62°03'54"E, A DISTANCE OF 62.85 FEET; THENCE N58°57'56"E, A DISTANCE OF 65.28 FEET; THENCE S32°58'22"E, A DISTANCE OF 124.73 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N32°58'22"W, HAVING A DELTA OF 08°00'18", A RADIUS OF 1,225.00 FEET, A DISTANCE OF 171.15 FEET TO A POINT ON CURVE; THENCE S41°02'14"E, A DISTANCE OF 144.45 FEET; THENCE S34°05'25"E, A DISTANCE OF 72.65 FEET; THENCE S30°56'30"E, A DISTANCE OF 81.87 FEET; THENCE S21°08'32"E, A DISTANCE OF 89.56 FEET; THENCE S19°08'47"E, A DISTANCE OF 73.79 FEET; THENCE S03°18'02"W, A DISTANCE OF 205.74 FEET; THENCE S17°29'03"E, A DISTANCE OF 124.83 FEET; THENCE S16°09'50"E, A DISTANCE OF 50.00 FEET; THENCE S16°07'17"E, A DISTANCE OF 73.88 FEET; THENCE S27°50'37"E, A DISTANCE OF 65.16 FEET; THENCE S25°07'25"E, A DISTANCE OF 66.02 FEET; THENCE S22°21'31"E, A DISTANCE OF 66.20 FEET; THENCE S19°54'11"E, A DISTANCE OF 51.22 FEET; THENCE S16°26'35"E, A DISTANCE OF 114.20 FEET; THENCE S21°00'38"E, A DISTANCE OF 85.08 FEET TO A POINT ON THE BOUNDARY LINE OF THE PARCEL DESCRIBED IN THE WARRANTY DEED RECORDED UNDER RECEPTION NUMBER 214007733, RECORDS OF EL PASO COUNTY, COLORADO; THENCE S00°00'00"E ON SAID BOUNDARY LINE, A DISTANCE OF 472.54 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF STAPLETON DRIVE AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 212064636; THENCE ON SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S00°23'33"W, HAVING A DELTA OF 26°14'01", A RADIUS OF 1,405.00 FEET, A DISTANCE OF 643.30 FEET TO A POINT OF TANGENT,
2. S64°09'32"W, A DISTANCE OF 777.32 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,694,934 SQUARE FEET OR 61.867 ACRES.