Steve Schleiker
04/10/2026 09:47:18 AM
Doc $0.00 7
Rec $0.00 Pages
El Paso County, CO
226033259

RECORD OF ADMINISTRATIVE ACTION

APPROVAL OF A FINAL PLAT FOR FLYING HORSE NORTH FILING NO. 6 (SF2529)

WHEREAS, PRI #2, LLC c/o Elite Properties of America, did file an application with the El Paso County Planning and Community Development Department for the approval of a final plat for the Flying Horse North Filing No. 6 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, pursuant to § 30-28-133.5 (1.5), C.R.S., a Board of County Commissioners may delegate to one or more County administrative officials the authority to approve or deny final plats, amendments to final plats, and correction plats provided certain criteria have been met; and

WHEREAS, § 2.2.4 of the El Paso County Land Development Code ("Code"), amended by the Board of County Commissioners of El Paso County, Colorado ("Board") on August 27, 2019 pursuant to Resolution No. 19-329, delegates to the Planning and Community Development Department Director ("Director") the authority to approve final plats, vacations, replats, and final plat amendments pursuant to the provisions of the Code; and

WHEREAS, on April 1, 2026, the Director reviewed the studies, reports, plans, designs, documents and other supporting materials submitted with respect to the above application; and

WHEREAS, based on the evidence, exhibits, consideration of the master plan for the unincorporated area of the County, 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, and comments by the general public, the Director finds as follows:

1. The application was properly submitted for consideration by the Planning and Community Development Department Executive Director.

2. Proper publication, and public notice were provided as required by law for the administrative review of the application by the Planning and Community Development Department Director.

3. The administrative review of the application by the Planning and Community Development Department Director was extensive and complete, all pertinent facts, matters and issues were submitted and reviewed, and all interested persons were provided a fourteen day (14) time period to submit comments.

4. All exhibits were received into evidence.

5. The subdivision is in 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. At a public hearing on the preliminary plan held on July 14, 2020, the Board found that 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 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 Code and Engineering Criteria Manual ("ECM").

12. Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to El Paso County in compliance with the Code and the ECM.

13. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.

14. Final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code.

15. 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 Code.

16. 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 that the impacts of the subdivision will be adequately mitigated.

17. The subdivision meets other applicable sections of Chapters 6 and 8 of the Code.

18. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et. seq.].

19. The proposed subdivision of land conforms to the El Paso County Zoning Resolutions.

The El Paso County Planning and Community Development Department Director, therefore, APPROVES the final plat application for the Flying Horse North Filing No. 6 subdivision.

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 Final Plat.

4. Driveway permits will be required for each access to an El Paso County owned and maintained roadway. Driveway permits are obtained from the appropriate El Paso County staff.

5. The Subdivision Improvements Agreement, including the Financial Assurance Estimate, as approved by the El Paso County Planning and Community Development Department, shall be filed at the time of recording the Final Plat.

6. 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.

7. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated July 15, 2018, as provided by the County Attorney's Office.

NOTATIONS

b. Fees in lieu of school land dedication in the amount of $306.00 shall be paid for the benefit of Academy School District No. 20.

2. Final Plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired unless an extension is approved.

3. Site grading or construction, other than installation or initial temporary control measures, may not commence until a Preconstruction Conference is held with Planning and Community Development Inspections and a Construction Permit is issued by the Planning and Community Development Department.

4. 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 No. 24-377), 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.

DONE THIS 1st day of April, 2026 at Colorado Springs, Colorado.

MEGGAN HERINGTON, EXECUTIVE DIRECTOR
EL PASO COUNTY PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT



EXHIBIT A

LEGAL DESCRIPTION: FLYING HORSE NORTH FILING NO. 6

A PORTION OF THE WEST HALF AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

BASIS OF BEARINGS: THE COURSE ON SOUTHERLY BOUNDARY LINE OF FLYING HORSE NORTH FILING NO. 5, AS RECORDED UNDER RECEPTION NUMBER 225715504, RECORDS OF EL PASO COUNTY, COLORADO; BEING MONUMENTED AT THE WESTERLY END BY A NO. 5 REBAR AT GROUND LEVEL AND AT THE EASTERLY END BY A YELLOW PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196", AT GROUND LEVEL. ASSUMED TO BEAR S89°11'00"E A DISTANCE OF 447.29 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF LOT 10 AS PLATTED IN FLYING HORSE NORTH FILING NO. 5, AS RECORDED UNDER RECEPTION NUMBER 225715504; THENCE S01°31'19"W ON THE BOUNDARY OF SAID FLYING HORSE NORTH FILING NO. 5 A DISTANCE OF 104.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON THE BOUNDARY

2. N89°11'00"E A DISTANCE OF 447.29 FEET;
3. N89°11'15"E A DISTANCE OF 32.44 FEET;

THENCE S00°49'00"E A DISTANCE OF 30.00 FEET; THENCE S89°11'00"W A DISTANCE OF 417.45 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N64°28'53"W, HAVING A DELTA OF 65°19'19", A RADIUS OF 365.00 FEET, A DISTANCE OF 416.13 FEET TO A POINT OF TANGENT; THENCE N89°09'34"W A DISTANCE OF 95.47 FEET; THENCE S00°50'26"W A DISTANCE OF 417.47 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 22°00'42", A RADIUS OF 365.00 FEET, A DISTANCE OF 140.22 FEET TO A POINT ON CURVE; THENCE S40°58'22"E A DISTANCE OF 230.96 FEET; THENCE N89°25'02"E A DISTANCE OF 216.02 FEET; THENCE S00°36'14"E A DISTANCE OF 371.44 FEET TO A POINT ON THE NORTHERLY LINE OF PALMER DIVIDE AS RECORDED UNDER RECEPTION NUMBER 205084216; THENCE S89°24'17"W ON SAID NORTHERLY LINE A DISTANCE OF 294.99 FEET; THENCE N00°36'03"W A DISTANCE OF 371.50 FEET; THENCE N41°03'30"W A DISTANCE OF 193.08 FEET; THENCE N58°43'12"W A DISTANCE OF 60.00 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N58°43'12"W, HAVING A DELTA OF 30°26'22", A RADIUS OF 270.00 FEET A DISTANCE OF 143.44 FEET TO A POINT OF TANGENT; THENCE N00°50'26"E A DISTANCE OF 452.47 FEET; THENCE N89°09'34"W A DISTANCE OF 120.00 FEET; THENCE N00°50'26"E A DISTANCE OF 60.00 FEET; THENCE S89°09'34"E A DISTANCE OF

310.47 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 89°19'06", A RADIUS OF 270.00 FEET A DISTANCE OF 420.90 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 251,136 SQUARE FEET OR 5.765 ACRES.