

RECORD OF ADMINISTRATIVE ACTION

APPROVAL OF A FINAL PLAT FOR THE ROLLING HILLS RANCH FILING NO. 1 AT
MERIDIAN RANCH (SF-19-023)

WHEREAS, GTL. INC., did file an application with the El Paso County Planning and Community Development Department for the approval of a final plat for the Rolling Hills Ranch Filing No. 1 at Meridian Ranch 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 October 30, 2020, 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 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 Director.
3. The administrative review of the application by the Planning and Community Development 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.

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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 28, 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.
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 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 Director, therefore, APPROVES the final plat application for the Rolling Hills Ranch Filing No. 1 at Meridian Ranch 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 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 final plat recordation.
8. Collateral sufficient to ensure the public improvements as listed in the approved Financial Assurance Estimate shall be provided when at the time of final plat recordation.
9. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.
10. Urban park fees (Urban Area 3) in lieu of land dedication in the amount of \$78,336.00 shall be paid at the time of final plat recordation.

NOTATIONS

1. Approval of the final plat will expire after twenty-four (24) months unless the final plat has been recorded or a request for extension has been granted.
2. Per Board of County Commissioners Resolution 13-41, property within the Woodmen Road Metropolitan District is currently exempt from participation within the El Paso County Road Impact Fee Program.
3. The property is located within the Geick Ranch drainage basin. The Geick Ranch Drainage basin planning study has not been approved to date and there are no drainage or bridge fees at this time.

4. No fees in lieu of school land dedication are required with the recordation of the final plat. All school land dedication requirements have been satisfied for the Meridian Ranch Development.

DONE THIS 9th day of November, 2020 at Colorado Springs, Colorado.

CRAIG DOSSEY, EXECUTIVE DIRECTOR
EL PASO COUNTY PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT



EXHIBIT A

A PARCEL OF LAND LOCATED IN A PORTIONS OF SECTION 20 AND 29,
IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERN MOST CORNER OF TRACT C OF MERIDIAN
RANCH FILING NO. 9, RECORDED WITH RECEPTION NO. 216713763 IN THE
RECORDS OF EL PASO COUNTY;

1. THENCE N51°53'30"W ON SAID TRACT LINE A DISTANCE OF 26.13 FEET TO A CURVE TO THE RIGHT;
2. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 330.00 FEET, A DELTA ANGLE OF 04°41'46", AN ARC LENGTH OF 27.05 FEET, WHOSE LONG CHORD BEARS N35°45'37"E A DISTANCE OF 27.04 FEET;
3. THENCE N72°56'20"E A DISTANCE OF 32.99 FEET;
4. THENCE N24°30'35"E A DISTANCE OF 60.00 FEET;
5. THENCE N22°23'52"W A DISTANCE OF 32.06 FEET;
6. THENCE N20°49'43"E A DISTANCE OF 52.81 FEET TO A CURVE TO THE LEFT;
7. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 630.00 FEET, A DELTA ANGLE OF 03°03'56", AN ARC LENGTH OF 33.71 FEET, WHOSE LONG CHORD BEARS N19°17'45"E A DISTANCE OF 33.70 FEET;
8. THENCE S72°14'13"E A DISTANCE OF 102.16 FEET;
9. THENCE S65°37'27"E A DISTANCE OF 315.00 FEET;
10. THENCE S37°21'44"W A DISTANCE OF 123.15 FEET;
11. THENCE S65°37'27"E A DISTANCE OF 20.18 FEET TO A CURVE TO THE RIGHT;
12. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 580.00 FEET, A DELTA ANGLE OF 07°50'52", AN ARC LENGTH OF 79.44 FEET, WHOSE LONG CHORD BEARS S61°42'00"E A DISTANCE OF 79.38 FEET;
13. THENCE N80°20'11"E A DISTANCE OF 32.19 FEET;
14. THENCE S52°38'16"E A DISTANCE OF 60.00 FEET;
15. THENCE S05°36'43"E A DISTANCE OF 32.19 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
16. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 580.00 FEET, A DELTA ANGLE OF 09°42'05", AN ARC LENGTH OF 98.21 FEET, WHOSE LONG CHORD BEARS S42°38'56"E A DISTANCE OF 98.09 FEET;
17. THENCE N52°12'07"E A DISTANCE OF 140.63 FEET;
18. THENCE N18°34'24"E A DISTANCE OF 254.62 FEET;
19. THENCE S86°03'00"E A DISTANCE OF 305.00 FEET;
20. THENCE S00°12'17"W A DISTANCE OF 140.80 FEET;
21. THENCE S05°56'41"E A DISTANCE OF 270.12 FEET;
22. THENCE S19°52'22"E A DISTANCE OF 357.93 FEET;
23. THENCE S32°36'03"E A DISTANCE OF 70.02 FEET;

24. THENCE S31°18'00"E A DISTANCE OF 60.00 FEET;
25. THENCE S36°17'59"E A DISTANCE OF 267.98 FEET;
26. THENCE S51°02'42"E A DISTANCE OF 252.48 FEET;
27. THENCE S44°03'58"E A DISTANCE OF 123.26 FEET;
28. THENCE S49°29'46"W A DISTANCE OF 137.49 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
29. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 730.00 FEET, A DELTA ANGLE OF 06°45'05", AN ARC LENGTH OF 86.02 FEET, WHOSE LONG CHORD BEARS S40°41'16"E A DISTANCE OF 85.97 FEET;
30. THENCE S37°18'43"E A DISTANCE OF 12.18 FEET;
31. THENCE S82°18'43"E A DISTANCE OF 31.11 FEET;
32. THENCE S37°18'43"E A DISTANCE OF 60.00 FEET;
33. THENCE S07°41'17"W A DISTANCE OF 31.11 FEET;
34. THENCE S37°18'43"E A DISTANCE OF 196.00 FEET;
35. THENCE S82°18'43"E A DISTANCE OF 31.11 FEET;
36. THENCE S37°18'43"E A DISTANCE OF 60.00 FEET;
37. THENCE S07°41'17"W A DISTANCE OF 31.11 FEET;
38. THENCE S37°18'43"E A DISTANCE OF 5.00 FEET TO A CURVE TO THE RIGHT;
39. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 430.00 FEET, A DELTA ANGLE OF 19°11'01", AN ARC LENGTH OF 143.97 FEET, WHOSE LONG CHORD BEARS S27°43'13"E A DISTANCE OF 143.30 FEET TO A REVERSE CURVE TO THE LEFT;
40. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 470.00 FEET, A DELTA ANGLE OF 19°11'01", AN ARC LENGTH OF 157.37 FEET, WHOSE LONG CHORD BEARS S27°43'13"E A DISTANCE OF 156.63 FEET;
41. THENCE S37°18'43"E A DISTANCE OF 15.26 FEET;
42. THENCE S82°18'43"E A DISTANCE OF 31.11 FEET;
43. THENCE S37°18'43"E A DISTANCE OF 60.00 FEET;
44. THENCE S07°41'17"W A DISTANCE OF 31.11 FEET;
45. THENCE S37°18'43"E A DISTANCE OF 98.00 FEET;
46. THENCE N52°41'17"E A DISTANCE OF 165.00 FEET;
47. THENCE S13°05'03"E A DISTANCE OF 109.66 FEET;
48. THENCE S37°18'43"E A DISTANCE OF 165.00 FEET;
49. THENCE S53°19'57"E A DISTANCE OF 139.84 FEET;
50. THENCE S72°06'02"E A DISTANCE OF 178.27 FEET;
51. THENCE S89°25'12"E A DISTANCE OF 155.00 FEET;
52. THENCE N83°20'49"E A DISTANCE OF 201.60 FEET;
53. THENCE S00°34'48"W A DISTANCE OF 164.38 FEET;
54. THENCE S00°34'48"W A DISTANCE OF 60.00 FEET;
55. THENCE S00°34'48"W A DISTANCE OF 20.00 FEET;
56. THENCE N89°25'12"W A DISTANCE OF 78.75 FEET;
57. THENCE S45°34'48"W A DISTANCE OF 14.54 FEET;
58. THENCE S00°34'48"W A DISTANCE OF 236.58 FEET;
59. THENCE S05°23'19"E A DISTANCE OF 103.70 FEET;
60. THENCE S17°01'39"E A DISTANCE OF 103.70 FEET;

61. THENCE S22°59'45"E A DISTANCE OF 174.64 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF FALCON HIGH SCHOOL, RECORDED WITH RECEPTION NO. 206058517 IN THE RECORDS OF EL PASO COUNTY;

62. THENCE S89°19'41"W A DISTANCE OF 21.70 FEET ALONG SAID BOUNDARY;

63. THENCE S67°31'44"W A DISTANCE OF 80.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF MERIDIAN RANCH FILING NO. 11A, RECORDED WITH RECEPTION NO. 214713513 IN THE RECORDS OF EL PASO COUNTY AND A NON-TANGENT CURVE TO THE LEFT;

THE FOLLOWING NINE (9) COURSES ARE ON SAID BOUNDARY LINE:

64. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1710.00 FEET, A DELTA ANGLE OF 00°31'29", AN ARC LENGTH OF 15.66 FEET, WHOSE LONG CHORD BEARS N22°44'00"W A DISTANCE OF 15.66 FEET;

65. THENCE N22°59'45"W A DISTANCE OF 63.09 FEET;

66. THENCE S86°16'43"W A DISTANCE OF 450.00 FEET;

67. THENCE N63°51'45"W A DISTANCE OF 640.00 FEET;

68. THENCE N30°07'09"W A DISTANCE OF 150.37 FEET;

69. THENCE N81°02'28"W A DISTANCE OF 138.95 FEET;

70. THENCE N05°41'51"W A DISTANCE OF 647.93 FEET;

71. THENCE N80°23'28"W A DISTANCE OF 503.71 FEET;

72. THENCE S72°14'49"W A DISTANCE OF 634.05 FEET TO A POINT ON THE EASTERLY BOUNDARY OF MERIDIAN RANCH FILING NO. 8, RECORDED WITH RECEPTION NO. 215713635 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING ELEVEN (11) COURSES ARE ON SAID BOUNDARY LINE:

73. THENCE N05°03'36"W A DISTANCE OF 165.00 FEET;

74. THENCE N20°15'12"W A DISTANCE OF 165.00 FEET;

75. THENCE N31°56'26"W A DISTANCE OF 165.00 FEET;

76. THENCE N42°44'55"W A DISTANCE OF 102.00 FEET;

77. THENCE N55°18'55"W A DISTANCE OF 75.00 FEET;

78. THENCE N36°06'38"E A DISTANCE OF 108.00 FEET;

79. THENCE N49°25'02"W A DISTANCE OF 134.00 FEET;

80. THENCE N33°45'49"W A DISTANCE OF 132.00 FEET;

81. THENCE N17°12'24"W A DISTANCE OF 137.00 FEET;

82. THENCE N09°04'29"W A DISTANCE OF 85.86 FEET;

83. THENCE N03°22'02"E A DISTANCE OF 74.77 FEET TO A POINT ON THE EASTERLY BOUNDARY OF MERIDIAN RANCH FILING NO. 9, RECORDED WITH RECEPTION NO. 216713763 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING FIFTEEN (15) COURSES ARE ON SAID BOUNDARY LINE:

84. THENCE N10°04'06"W A DISTANCE OF 162.63 FEET;

85. THENCE N26°31'01"W A DISTANCE OF 218.96 FEET;

86. THENCE N06°43'25"W A DISTANCE OF 140.00 FEET;
87. THENCE N01°13'59"W A DISTANCE OF 97.14 FEET;
88. THENCE N04°28'51"E A DISTANCE OF 360.75 FEET;
89. THENCE N12°48'36"W A DISTANCE OF 91.63 FEET;
90. THENCE N22°11'16"W A DISTANCE OF 110.06 FEET;
91. THENCE N51°53'30"W A DISTANCE OF 86.13 FEET TO A NON-TANGENT CURVE TO THE LEFT;
92. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 270.00 FEET, A DELTA ANGLE OF 17°16'47", AN ARC LENGTH OF 81.43 FEET, WHOSE LONG CHORD BEARS N29°28'07"E A DISTANCE OF 81.12 FEET;
93. THENCE N20°49'43"E A DISTANCE OF 84.41 FEET TO A CURVE TO THE LEFT;
97. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 570.00 FEET, A DELTA ANGLE OF 22°54'07", AN ARC LENGTH OF 227.84 FEET, WHOSE LONG CHORD BEARS N09°22'40"E A DISTANCE OF 226.32 FEET;
94. THENCE N02°04'24"W A DISTANCE OF 3.92 FEET;
95. THENCE N47°26'09"W A DISTANCE OF 30.92 FEET TO A NON-TANGENT CURVE TO THE LEFT;
96. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 3240.00 FEET, A DELTA ANGLE OF 14°34'32", AN ARC LENGTH OF 824.23 FEET, WHOSE LONG CHORD BEARS S79°43'10"W A DISTANCE OF 822.01 FEET;
97. THENCE S72°25'54"W A DISTANCE OF 442.10 FEET TO A POINT ON THE BOUNDARY LINE OF SAID MERIDIAN RANCH ESTATES FILING NO. 2;
98. THENCE N17°34'06"W A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 95.189 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW ¼ OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ASSUMED TO BEAR S89°25'42"E FROM THE SOUTHWEST CORNER OF SAID SECTION 29 (A STONE W/SCRIBED "X") TO THE SOUTH QUARTER CORNER OF SAID SECTION 29 (3.25" ALUM. CAP LS #30087).