

COMMISSIONERS: CAMI BREMER (CHAIR) CARRIE GEITNER (VICE-CHAIR)

**COLORADO** 

HOLLY WILLIAMS STAN VANDERWERF LONGINOS GONZALEZ, JR.

#### PLANNING & COMMUNITY DEVELOPMENT

TO: El Paso County Planning Commission Thomas Bailey, Chair

- FROM: Kylie Bagley, Planner III Daniel Torres, PE, Sr. Engineer Meggan Herington, AICP, Executive Director
- RE: Project File Number: SF-22-024 Project Name: The Glen at Widefield Filing No. 12 Parcel Number: 5522000010

OWNER:	REPRESENTATIVE:
Glen Investment Group No. VIII, LLC	Glen Investment Group No. VIII, LLC
3 Widefield Boulevard	3 Widefield Boulevard
Colorado Springs, CO, 80911	Colorado Springs, CO, 80911

#### **Commissioner District: 4**

Planning Commission Hearing Date:	9/21/2023
Board of County Commissioners Hearing Date:	10/12/2023

#### **EXECUTIVE SUMMARY**

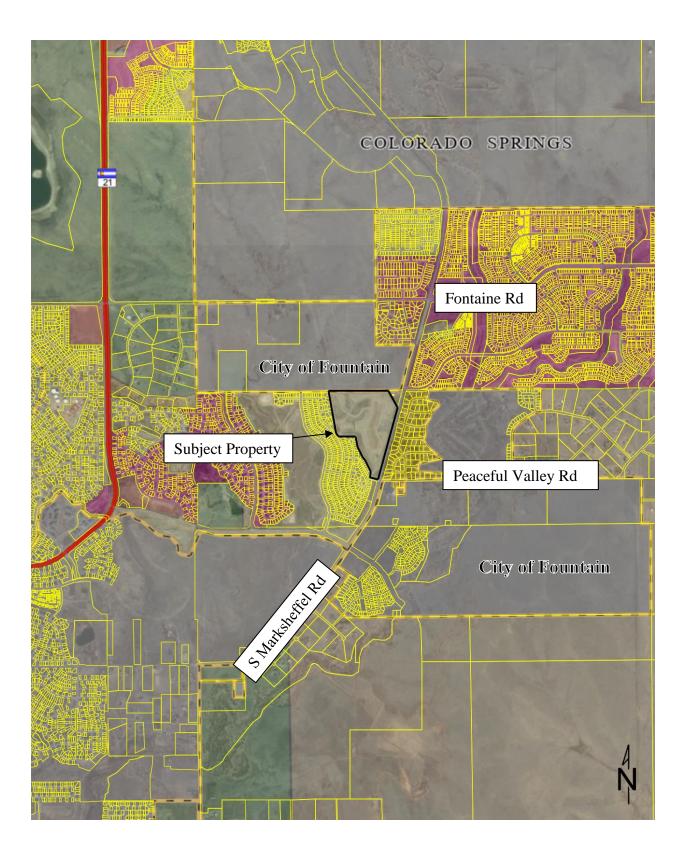
A request by the Glen Investment Group No VIII, LLC for approval of a Final Plat to create 79 single-family residential lots and three (3) tracts. The 27.23-acre property is zoned RS-6000 (Residential Suburban), is subject to the CAD-O (Commercial Airport Overlay) district and is located on the west side of South Marksheffel Road, approximately one-half of a mile south of Fontaine Boulevard.

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#### A. WAIVERS/DEVIATIONS/AUTHORIZATION

**Waiver(s)/Deviation(s):** There are no waivers 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. 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 ("Code") (As Amended):

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.
- The subdivision is consistent with the purposes of the Land Development Code.
- The subdivision is in conformance with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analysis, 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 the 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 the Code.
- All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)].
- Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of the Code and the Engineering Criteria Manual ("ECM") are provided by the design.
- The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development.

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- Legal and physical access is or will be provided to all parcels by public rights-ofway or recorded easement, acceptable to the County and in compliance with the Code and the ECM.
- The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefor, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities.
- Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision.
- The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code.
- The proposed subdivision meets other applicable sections of Chapters 6 and 8 of the 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 of the Code.
- 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 extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. 34-1-302(1), et seq.].

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#### C. LOCATION

North:	City of Fountain
South:	RS-6000 (Residential Suburban)
East:	RR-0.5 (Residential Rural)
West:	RS-6000 (Residential Suburban)

Vacant Residential Residential Residential

#### D. BACKGROUND

The property was rezoned to the RS-6000 (Residential Suburban) zoning district in 1983. The parcels were part of the Glen at Widefield Sketch Plan (PCD File No. SKP-01-003), which was approved by the Board of County Commissioners on October 11, 2001. The Sketch Plan identified this area as suitable for single-family residential development.

A preliminary plan was approved by the Board of County Commissioners on June 28, 2016 (PCD File No. SP-15-004). The proposed Final Plat is consistent with the approved preliminary plan.

#### E. ANALYSIS

#### 1. Land Development Code Analysis

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.

The property is located within the CAD-O (Commercial Airport Overlay) district; however, it is not located within any of the sub-zones, which include the APZ-I, APZ-II, ADNL, and ANAV sub-zones, and is, therefore, not subject to any of the additional use regulations associated with the sub-zones. However, despite not being located within any of the sub-zones, the applicant has provided the following notice on the plat:

"The Airport Advisory Commission suggests that residences constructed in this area should include F.A.A. approved sound mitigation construction techniques to obtain at least a 25db reduction in interior noise. NOTICE: This property may be adversely impacted by noise caused by aircraft operating into and out of the Colorado Springs Municipal Airport. The buyer should familiarize himself/herself with this potentially and the ramifications thereof."

The Final Plat application meets all the standards regarding the CAD-O district.

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#### 2. Zoning Compliance

The area within the proposed Final Plat is zoned RS-6000 (Residential Suburban). The density and dimensional standards of the RS-6000 zoning district are as follows:

- Minimum lot size 6,000 square feet
- Setbacks 25 feet from front and rear lot lines; 5 feet from side lot lines
- Maximum building height 30 feet
- Maximum lot coverage 40 percent if two-story; 45 percent if single-story

The proposed Final Plat is in compliance with the RS-6000 (Residential Suburban) zoning district. Individual site plans will need to be submitted for review for each proposed single-family dwelling in order to ensure compliance with the applicable dimensional standards.

#### F. MASTER PLAN COMPLIANCE

#### 1. Your El Paso County Master Plan

a. Placetype Character: Suburban Residential

Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited singlefamily attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.

Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections or along perimeter streets. Utilities, such as water and wastewater services are consolidated and shared by clusters of developments, dependent on the subdivision or area of the County.

Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban Residential placetype in El Paso County are Security, Widefield, Woodmen Hills, and similar areas in Falcon.

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#### Recommended Land Uses:

Primary

• Single-family Detached Residential with lots sizes smaller than 2.5 acres per lot up to 5 units per acre

Supporting

- Single-family Attached
- Multifamily Residential
- Parks/Open Space
- Commercial Retail
- Commercial Service
- Institutional

#### Analysis:

The Suburban Residential placetype comprises the County's traditional residential neighborhoods with supporting commercial uses at key intersections. The subject property is zoned RS-6000 which has a minimum lot size of 6,000 square feet and is intended to accommodate single-family residential development. The Final Plat is intended for single-family detached residential development with lots smaller than 2.5 acres per lot. The subject area is adjacent to RS-6000 and RR-0.5, the proposed Final Plat will be compatible with the surrounding area.

#### b. Area of Change Designation: Minimal Change: Developed

These areas have undergone development and have an established character. Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area. For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population. The inverse is also possible where an undeveloped portion of an denser neighborhood could redevelop to a less intense suburban scale. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained.

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#### Analysis:

The subject property is zoned RS-6000 which has a minimum lot size of 6,000 square feet and is intended to accommodate single-family residential development. The property is currently vacant and is adjacent to two residential neighborhoods which are zoned RS-6000 and RR-0.5 and have single-family residential uses. The proposed Final Plat will be compatible with the surrounding area and will not offer differing intensity.

c. Key Area Influences: The property is not located within a key area.

#### d. Other Implications (Priority Development, Housing, etc.)

The property is not located within a priority development area.

#### 3. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

**Goal 1.1** – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.

**Policy 1.1.1** – Adequate water is a critical factor in facilitating future growth and it is incumbent upon the County to coordinate land use planning with water demand, efficiency and conservation.

#### **Goal 1.2** – Integrate water and land use planning.

The Water Master Plan includes demand and supply projections for central water providers in multiple regions throughout the County. The property is located within Planning Region 7 of the Plan, which is an area anticipated to experience the largest growth demand by 2060. Specifically, the Plan states:

Areas projected to develop by 2040 are located south of Fountain (City) on the north and south sides of Link Road. Areas northwest of Fountain along the east and west sides of Marksheffel Road are also expected to grow by then, as well as the area south of Fountain on the west side of I-25.

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The following information pertains to water demands and supplies in Region 7 for central water providers:

The Plan identifies the current demand for Region 7 to be 10,141 acre-feet per year (AFY) (Figure 5.1) with a current supply of 15,376 AFY (Figure 5.2). The projected demand in 2040 for Region 7 is at 15,846 AFY (Figure 5.1) with a projected supply of 25,241 AFY (Figure 5.2) in 2040. The projected demand at build-out in 2060 for Region is 7 is at 26,969 AFY (Figure 5.1) with a projected supply of 27,840 AFY (Figure 5.2) in 2060. This means that by 2060 a surplus of 871 AFY is anticipated for Region 7.

Water sufficiency has been analyzed with the review of the proposed subdivision. The applicant has shown a sufficient water supply for the required 300-year period. The State Engineer and the County Attorney's Office have recommended that the proposed Final Plat has an adequate water supply in terms of quantity and dependability. El Paso County Public Health has recommended that there is an adequate water supply in terms of quality. Please see the Water section below for a summary of the water findings and recommendations for the proposed Final Plat.

#### 4. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a high wildlife impact potential. El Paso County Community Services Department, Environmental Division, and Colorado Parks and Wildlife were each sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies potential upland deposits and coal 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

Per Colorado Geological Survey review, each individual lot is to be investigated by the lot owner's Geotechnical Engineer of Record for final foundation parameters and recommendation as required by the Pikes Peak Regional Building Department.

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#### 2. Floodplain

The property is not located within a defined floodplain as shown in the FEMA Flood Insurance Rate Map panel numbers 08041C0956G and 08041C0957G, dated December 7, 2018.

#### 3. Drainage and Erosion

The property is located within the West Fork Jimmy Camp Creek (FOFO2000) drainage basin. The West Fork Jimmy Camp Creek drainage basin is a studied basin with drainage and bridge fees. The subdivision is subject to the Drainage Basin Fee program which requires fees to be paid at the time of Final Plat recordation. Drainage fees in the amount of \$123,486.63 and bridge fees in the amount of \$36,533.95 shall be paid by the developer.

Runoff from the site will be collected via curb and gutter and conveyed via storm sewer system into an existing full spectrum detention pond (Pond D) built with Glen at Widefield Filing No. 10. The detention pond provides water quality and flood control storage for The Glen at Widefield Subdivision Filing No. 12. Pond D is a private facility and will be owned and maintained by The Glen Metropolitan District No. 3. The applicant has submitted a grading and erosion control plan with this application. The grading and erosion control plan identifies construction best management practices (BMPs) to prevent sediment and debris from affecting adjoining properties and the public stormwater system before and during grading activities.

#### 4. Transportation

The Glen at Widefield Subdivision Filing No. 12 is located north of Mesa Ridge Parkway and west of South Marksheffel Road. All interior roadways are planned to be constructed to El Paso County criteria and dedicated to the County for ownership and maintenance. This subdivision will result in the dedication of approximately 0.60 miles of developer constructed urban local roadways. Recommended improvements associated with the Glen at Widefield subdivision have been provided in the traffic study prepared by LSC Transportation Consultants, Inc.

Additionally, the traffic study indicates that signal warrants are projected to be met at Mesa Ridge Parkway and South Marksheffel Road. The El Paso County Department of Public Works is currently in the process of constructing the traffic signal improvements.

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The Glen at Widefield East Preliminary Plan identified a proportional contribution to be made with each filing towards construction of signals at three intersection locations. The traffic study submitted with this application states that the applicant is required to escrow the following amounts at the time of recording The Glen at Widefield Subdivision Filing No. 12:

- \$14,263 is to be escrowed for the benefit of the Colorado Department of Transportation (CDOT) towards the construction of a CDOT traffic signal at the Mesa Ridge Parkway and Powers Boulevard (State Highway 21) intersection;
- \$4,494 is to be escrowed for the benefit of El Paso County towards the construction of a traffic signal at the Mesa Ridge Parkway and Spring Glen Drive intersection; and
- \$4,977 is to be escrowed for the benefit of El Paso County towards the construction of a traffic signal at the Peaceful Valley Road and South Marksheffel Road intersection.

The El Paso County 2016 Major Transportation Corridors Plan Update identifies improvements on Mesa Ridge Parkway and South Marksheffel Road. Per the submitted traffic study, South Marksheffel Road was recently upgraded to an interim three (3) lane facility as part of a Pikes Peak Rural Transportation Authority (PPRTA) project. Mesa Ridge Parkway was previously constructed by the developer as a half section of the principal arterial roadway from Powers Boulevard to South Marksheffel Road. El Paso County is anticipated to further improve Mesa Ridge Parkway as part of a PPRTA project. Additionally, Marksheffel Road along this corridor has transferred ownership to the City of Colorado Springs and the City of Fountain.

The subdivision is subject to the El Paso County Road Impact Fee Program (Resolution 19-471, as amended). The developer of The Glen at Widefield Subdivision Filing No. 12 has petitioned the County to be included in the ten (10) mill Public Improvement District No. 2 (PID No.2).

#### **H. SERVICES**

#### 1. Water

Sufficiency:

Quality: Sufficient Quantity: Sufficient Dependability: Sufficient

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Attorney's summary: The State Water Engineer's Office has made a recommendation regarding a finding of adequacy and has stated water can be provided without causing injury to decreed water rights. The County Attorney's Office recommends a finding of sufficiency with regard to water quantity and dependability. El Paso County Public Health has made a recommendation regarding a finding of sufficiency for water quality and has no outstanding comments.

#### 2. Sanitation

Widefield Water and Sanitation District has committed to provide wastewater service to the development.

#### 3. Emergency Services

The property is within the Security Fire Protection District. The District was sent a referral for the Final Plat and did not provide a response.

#### 4. Utilities

Mountain View Electric Association (MVEA) will provide electrical service and Black Hills Energy (BHE) will provide natural gas service to the area included within the Final Plat. Both utility providers were sent referrals for the Final Plat; MVEA has no outstanding comments and BHE did not provide a response.

#### 5. Metropolitan Districts

The site is within The Glen Metropolitan District No. 3, which has a mill levy of 54.531 mills. The District is responsible for ownership and maintenance of drainage, landscaping, and open space tracts within the overall Glen Development.

#### 5. Parks/Trails

Fees in lieu of park land dedication in the amount of \$36,893 for regional fees and \$23,305 for urban park fees will be due at the time of recording the Final Plat.

#### 6. Schools

Fees in lieu of school land dedication in the amount of \$16,353 shall be paid to El Paso County for the benefit of Widefield School District 3 at the time of plat recording.

#### I. APPLICABLE RESOLUTIONS

See attached resolution.

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#### J. STATUS OF MAJOR ISSUES

There are no major issues.

#### K. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and 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 (As Amended) 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. 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 Division of 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.

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- **7.** 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.
- **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. 19-471), 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 park land dedication in the amount of \$36,893 for regional fees and \$23,305 for urban park fees will be due at the time of recording the Final Plat.
- **11.** Fees in lieu of school land dedication in the amount of \$16,353 shall be paid to El Paso County for the benefit of Widefield School District 3 at the time of plat recording.
- **12.** Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated January 20, 2023, as provided by the County Attorney's Office.
- **13.** Drainage Fees in the amount of \$123,486.63 and bridge fees in the amount of \$36,533.95 for the West Fork Jimmy Camp Creek drainage basin (FOFO2000) shall be paid to El Paso County at the time of plat recordation.
- **14.** The applicant shall complete an escrow agreement with the Colorado Department of Transportation (CDOT) in the amount of \$14,263 to be applied towards the construction of the traffic signal at the Mesa Ridge Parkway and Powers Boulevard intersection prior to Final Plat recordation.
- **15.** The applicant shall complete an escrow agreement with the El Paso County in the amount of \$4,494 to be applied towards the construction of a traffic signal at the Mesa Ridge Parkway and Spring Glen Drive intersection prior to Final Plat recordation.

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- **16.** The applicant shall complete an escrow agreement with El Paso County in the amount of \$4,977 to be applied towards the construction of a traffic signal at the Peaceful Valley Road and South Marksheffel Road intersection prior to Final Plat recordation.
- **17.** Each individual lot is to be investigated by the lot owner's Geotechnical Engineer of Record for final foundation parameters and recommendation as required by the Pikes Peak Regional Building Department.

#### NOTATIONS

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

#### L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 200 neighboring property owners on September 5, 2023 for the Planning Commission and Board of County Commissioner meetings. Responses will be provided at the hearing.

#### **M. ATTACHMENTS**

Map Packet Letter of Intent Plat Drawing State Engineer's Letter County Attorney's Letter El Paso County Public Health Recommendation Letter Colorado Springs Airport Advisory Commission Letter Draft Resolution

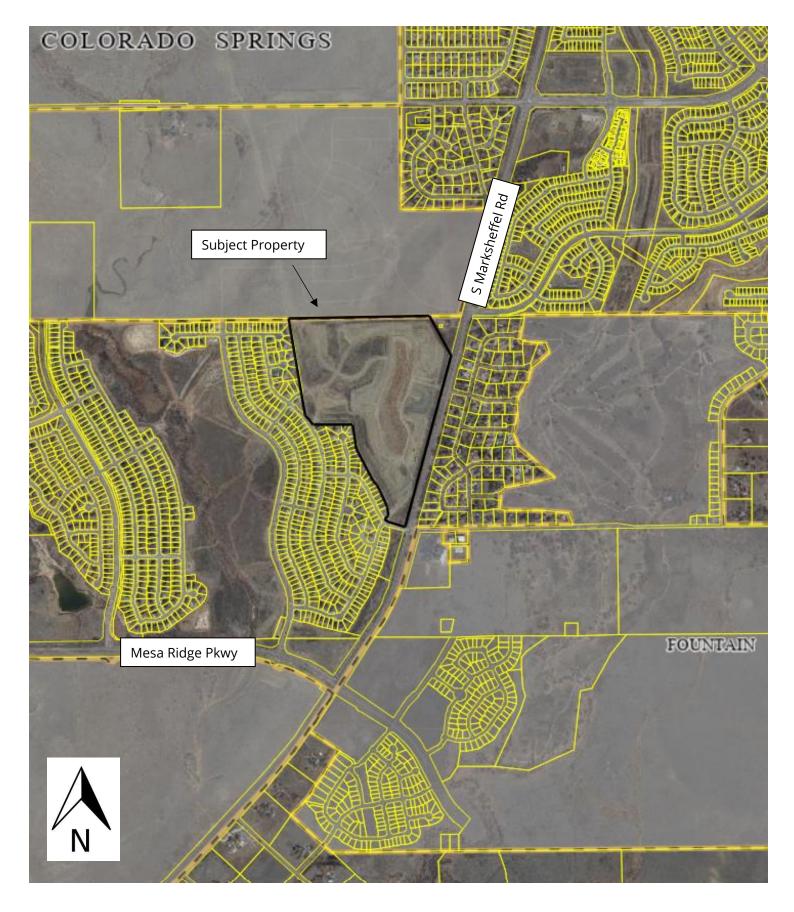
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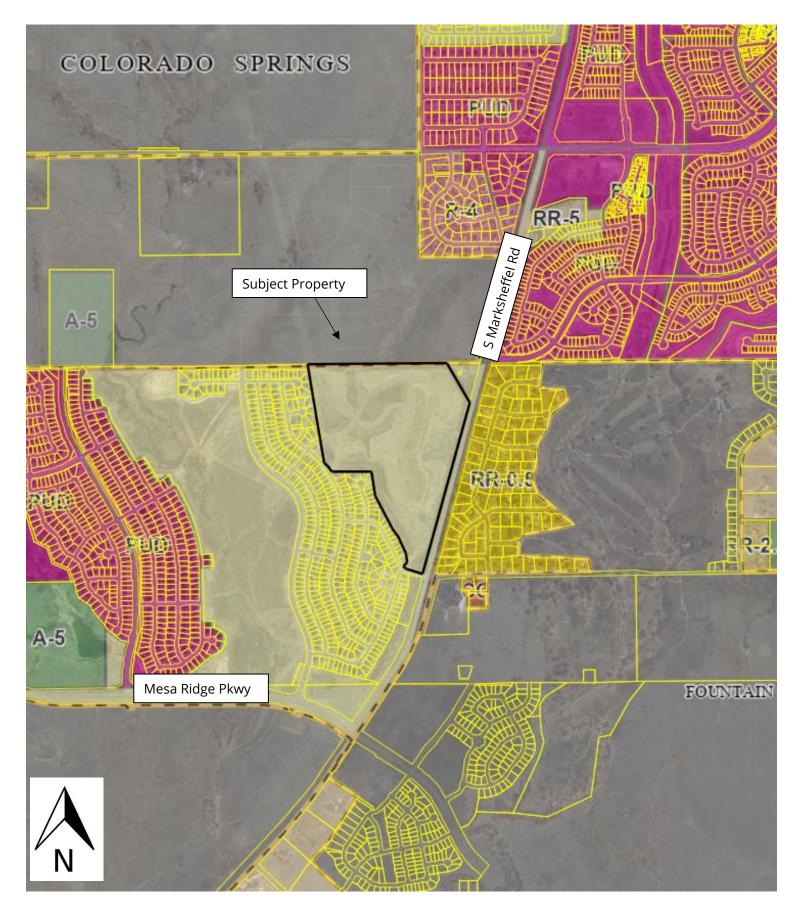
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#### Map Exhibit #1: Aerial



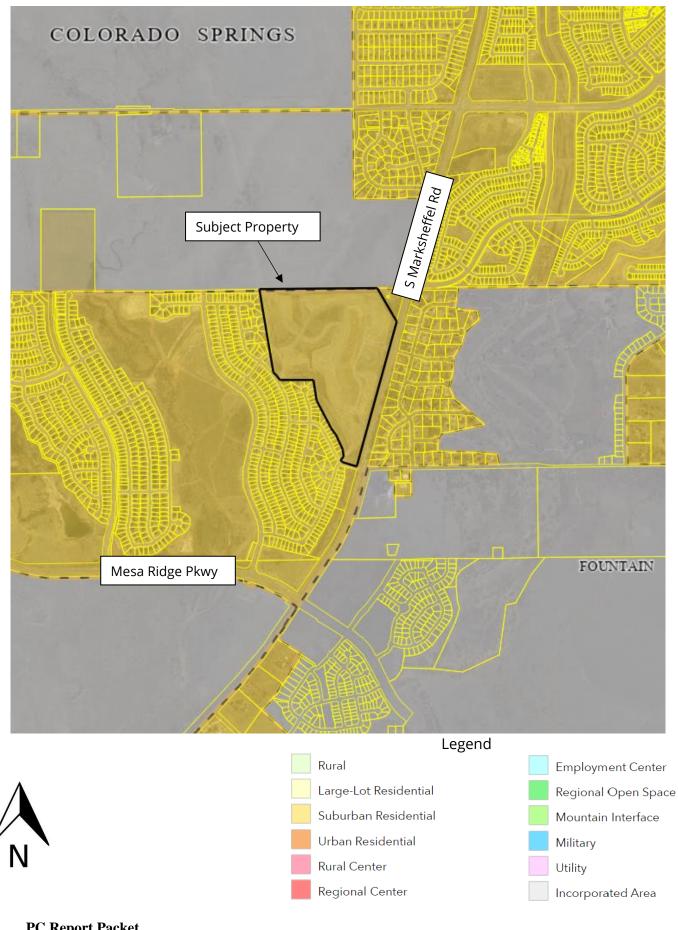
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#### Map Exhibit #2: Zoning

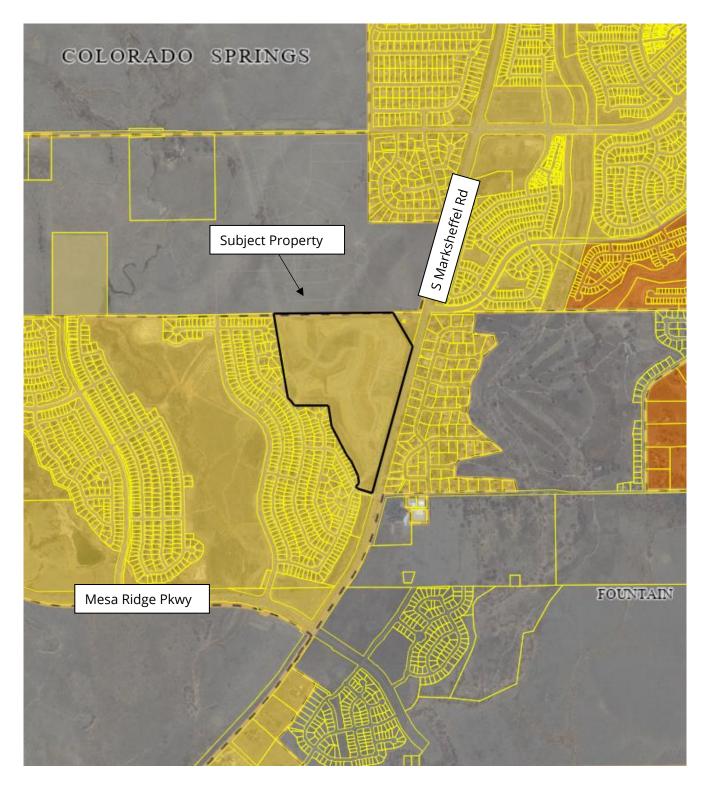


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#### Map Exhibit #3: Placetype



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#### LETTER OF INTENT FINAL PLAT REQUEST – THE GLEN AT WIDEFIELD FILING NO. 12

#### **OWNER/APPLICANT:**

Ryan Watson Glen Investment Group No. VIII, LLC 3 Widefield Boulevard Colorado Springs, CO 80911 (719) 392-0194

#### PLANNING/PROCESSING CONSULTANT:

Nina Ruiz Vertex Consulting Services, LLC 455 E Pikes Peak Ave, Sute 101 Colorado Springs, CO 80903 (719) 733-8605

#### **ENGINEERING CONSULTANT:**

Andy McCord Kiowa Engineering Corp. 1604 South 21st Street Colorado Springs, CO 80904 (719) 630-7342

#### **OWNER:**

Ryan Watson Glen Investment Group No. VIII, LLC 3 Widefield Boulevard Colorado Springs, CO 80911 (719) 392-0194

#### SURVEYING CONSULTANT:

John Towner Pinnacle Land Surveying Co. 121 County Road 5 Divide, CO 80814 (719) 634-0751

#### TRAFFIC ENG. CONSULTANT:

Jeff Hodsdon LSC Transportation Consultants, Inc. 545 East Pikes Peak Avenue, Suite 210 Colorado Springs, CO 80903 (719) 633-2868

**SITE LOCATION AND SIZE:** The site is located west of the intersection of Pennycress Drive and Golden Buffs Drive. The area included within the final plat is 27.229 ac.in size.

#### PROPERTY TAX NUMBER: 5522000010

PRESENT ZONING: RS- 6000 (Single Family Residential - Minimum Lot Size 6000sf.), CAD-O\* \*Not included within APZ or ADNL, proposed use is allowed REQUEST: Approval of a Final Plat that proposes to subdivide the site into 79 single family residential lots and three tracts.

#### WAIVER REQUESTS AND DEVIATIONS:

No waivers or deviations are being requested with this final plat.

#### PLAT JUSTIFICATION AND CRITERIA FOR APPROVAL:

• 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;

#### Master Plan Analysis

We have reviewed the El Paso County Master Plan for compliance. This small final plat is the final parcel to be developed in The Glen at Widefield Sketch Plan. The sketch plan, and the RS-6000 zoning, and numerous subdivision plats, and consequently developed subdivisions, which were nearly all approved prior to the approval of the El Paso County Master Plan, and were used in determining the

<u>Areas of Change</u>, <u>Place Types</u>, and <u>Land Use Types</u> as depicted and described in the El Paso County Master Plan.

The Area of Change for this plat location is <u>Minimal Change:Developed</u>, due to the fact that 90% of the developable land in this Sketch Plan area have already been developed. This is the final residential parcel to be developed in this Sketch Plan area. The plat is not located in a potential area for annexation, and it is not located in a priority development area.

The <u>Place Type</u> approved and depicted for this location on the master plan is <u>Suburban Residential</u> and the single family detached residential land use planned for the final plat is listed as a <u>Primary Land Use</u> in the master plan. The plat filing is located in an area listed as more owner attainable area which will help in providing affordability to the housing market.

Per the approved Sketch Plan and approved preliminary plat for this area; all lot development is being concentrated on the most buildable land with wetland areas and difficult geological areas being preserved in open space tracts to be kept natural and only used for pedestrian trail/ recreational use areas per the <u>Environmental Compatibility</u> goals of the master plan.

The final plat is being developed next to developed infrastructure for transportation and has been analyzed in the accompanying traffic impact study showing that this subdivision can be developed within approved levels of service for the transportation network per the <u>Transportation and Mobility</u> sections of the master plan.

Public facilities such as water/ wastewater provisions, electric and gas, public safety and emergency services are all being met and letters of commitment to serve this parcel are included within this plat submittal package.

This final plat plan is in compliance with the approved El Paso County Master Plan, the approved Glen at Widefield East Preliminary Plan, the approved Glen at Widefield Sketch Plan, and is designed in accordance with the zoning on the property which allows this subdivision as a permitted use. The current existing zoning for this parcel is RS-6000 for single family residential land uses with a minimum lot size of 6000sf. The plat has been prepared in accordance with the guidelines and standards of the El Paso County Land Use Code and Engineering Criteria Manual.

• 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;

The plat has been prepared in accordance with the guidelines and standards of the El Paso County Land Use Code and Engineering Criteria Manual.

• Either 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, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval;

Water and sewer services will be provided by Widefield Water and Sanitation District. Water and Wastewater Resource Reports are included with this submission as well as a commitment to serve letter for both water and wastewater.

• 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;

A public sewage disposal system has been designed and established for the property and will be served by Widefield Water and Sanitation District.

• 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)];

A soil and geological study has been prepared for the entire development at the time of the preliminary plat and has been updated based upon comments provided by the Colorado Geologic Survey. The report identifies that there are no hazards or constraints onsite that cannot be addressed by typical construction practices or that would preclude development of single-family dwellings. A soils memo was prepared by J & K Geological Services on October 10, 2022 that identifies a yearlong water level monitoring completed 2019, and approved by CGS, determined groundwater is not a concern. The site-specific report required by PPRBD for all foundations within El Paso County will re-verify groundwater is not of concern. The soils memo is included with this submission.

• 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;

Drainage has been provided for in full spectrum drainage facilities which meet the criteria of the above statutes. A final drainage report is included in this submission detailing the drainage infrastructure proposed and existing, that will serve this platted area.

• 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;

Legal and physical access is being provided to all of the lots by public street rights-of-way. The plat is the legal document that will dedicate these public legal accesses.

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

Fire protection will be provided by Security Fire Dept. A letter of commitment to serve this area along with a Fire Protection Report is provided with this submission. Police services will be provided by the El Paso County Sheriffs Dept., Trail and Open Space corridors are to be found throughout The Glen development with one such corridor shown on the plat along the western and northern boundary of this plat. Tracts A, B, and C within this plat will be used for open space, public and private utilities, drainage, trails, and signage. The tracts will be owned and maintained by The Glen Metropolitan District. All tracts are open for the recreational use and enjoyment of the residents of The Glen at Widefield and the general public.

• The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;

The streets, water lines, and hydrants are designed to provide adequate fire protection and access to all of the lots in the subdivision and comply to Chapter 6 of the 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;

There are no off-site impacts associated with this plat filing, other than those that may be required by CDOT during the review of the traffic study that is a part of this submission.

• 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;

A Subdivision Improvement Agreement is provided with this submission delineating any and all infrastructure related to this subdivision that would need to be financially guaranteed.

• The subdivision meets other applicable sections of Chapter 6 and 8.

The subdivision and associated construction documents and reports meet all applicable sections of Chapter 6 and 8.

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

Mineral Rights Owner notifications are provided for any mineral rights owner that may have rights under this property.

#### **PHASING:**

The Filing 12 plat area will be constructed in one phase.

#### HAZARDS, NATURAL AND OTHER FEATURES:

Please refer to the subsurface soil investigation prepared for the property by Soil Testing and Engineering, Inc. for the Glen at Widefield East Preliminary Plan for information regarding soils and geologic features. No constraints are depicted for this plat drawing.

A Wildlife report along with a Natural Features report was included with the previous Glen at Widefield East Preliminary Plan. No significant natural features exist on this platted area. The property has recently been over lot graded for development and reseeded for erosion control.

Drainage is being directed to the southeast and will be collected into a full spectrum detention pond facility. The detention pond is located in Tract A of The Glen at Widefield Filing No. 11 Plat, and will be constructed by Glen Development. The detention pond will be owned and maintained by Glen Metropolitan District #3

#### **ROAD IMPACT FEES:**

This project will be required to participate in the El Paso County Road Improvement Fee Program. The Glen Filing No.12 will join the PID.

#### EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC.:

The site is presently vacant; utilities will be available from street extensions within existing corridors along the east and west boundaries of the subdivision. Water and sewer services will be provided by Widefield Water and Sanitation District, Gas services by Black Hills Energy, and electric services by Mountain View Electric. Fire protection will be provided by Security Fire Protection District. Anticipated facilities include residential lots of varying sizes. Off Site roads will access Filing No. 12 from three locations. A residential street access will be from Golden Buffs Drive along the west plat boundary. A residential access will be from the intersection of Pennycress Drive and Golden Buffs Drive on the east boundary of the subdivision. A residential access will be from the intersection of Pennycress Drive and Lanceleaf Drive along the eastern plat boundary. The eastern Golden Bluffs Drive access and Lanceleaf access will not be available until the construction of The Glen at Widefield Filing No. 11 is complete.

James P. Nass, Nass Design Associates and the

<b>CLEN</b>	

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LAND DESCRIPTION, THE SUBDIVISION FILING NO. GLEN 12: AT WIDEFIELD

A tract of land located in a Portion of the Sou (T15S), Range 65 West (R65W) of the 6th P.M., particularly described as follows: uth One-., County half of f (S1/2) El Paso, of Se State ction 22, Tow of Colorado, nship being т т Sou uth

Beginning at the Northeast corner of Lot 89, Glen at Widefield Subdivision Filing No. 8 as recorded under Reception No. 218714205 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado; Thence N89'59'54"W, a distance of 497.00 feet; Thence along the arc of a non-tangential curve to the left, having a central angle of 07'36'38", a radius of 1080.00 feet, an arc length of 143.46 feet, whose chord bears N36'10'01"W; Thence N07'21'14"W, a distance of 635.18 feet; Thence N09'31'38"W, a distance of 584.99 feet to a point on the North line of the South One-half (S1/2) of said Section 22; Thence N89'51'21"E along the North line of the South One-half (S1/2) of said Section 22, a distance of 116'.92 feet; Thence S00'18'38"E, a distance of 483.09 feet; Thence S89'41'22"W, a distance of 28.36 feet; Thence S00'18'38"E, a distance of 170.00 feet; Thence S81'14'24"W, a distance of 43.05 feet; Thence S41'26'03"W, a distance of 38.75 feet; Thence S18'59'59"W, a distance of 87.12 feet; Thence S24'56'29"W, a distance of 48.70 feet; Thence S00'04'54"W, a distance of 405.64 feet to the Point of Beginning.

Said tract contains 27.229± acres (1,186,077 S.F.) more or less.

# OWNERS CERTIFICATE:

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, streets, and easements as shown hereon under the name and subdivision of THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 12. All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to EI Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense all to the satisfaction of the Board of County Commissioners of EI Paso County, Colorado. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

Glen Investment Group No. ≤III, LLC

<u>-</u> Mark Watson Pres ident Glen stment Group No. ≤III, E

### NOTARIAL:

STATE Р<sub>F</sub> COLORADO  $\sim$ 

COUNTY OF EL PASO  $\smile$ SS

The foregoing of \_\_\_\_\_ instrum nent t was 20\_\_\_ ackne A.D., wledge by J. ed befu Mark ore Wa me tson, this Pre - day of Glen ŗ с Г þ VⅢ,

Witness my Han Expires:\_\_\_ ٩ and Seal: Notary

Public

My Commission

Address:

# DEDICATION:

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Grant of Right of Way recorded De
 Resolution No. 16-141 recorded M
 Resolution No. 16-227 recorded J

June

29,

2016 as Reception No. 216070954.

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Memorandum of Agreement recorded Ju

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215087837

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er 7, 2015 as Reception No. 215131214. 2016 as Reception No. 216047340.

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Resolution No. 15-240 recor Resolution No. 15-250 recor

15-250 recorded

June

8, 2015 as Reception No. 215063410. ne 18, 2015 as Reception No. 215063411.

rded

June

2015 as Reception No. 215063403.

The above party in interest has caused said tract to be platted into Lots, Blocks, Streets, Easements and Tracts as shown on the plat, which is drawn to a fixed scale as indicated thereon, and accurately sets forth the boundaries and dimensions of said Lots, Blocks, Streets, Easements, and Tracts which shall be known as "THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 12" EI Paso County, Colorado. All streets as platted are hereby dedicated to public use and said owner does hereby personally covenant and agree that all platted streets will be graded, paved and that proper drainage for same will be provided at his own expense, all to the satisfaction of the Board of County Commissioners of EI Paso County, Colorado, and upon acceptance by resolution, all streets so dedicated will become matters of maintenance by EL Paso County, Colorado. of,

BASIS OF BEARINGS STATEMENT:

The bearings of th Subdivision Filing N Recorder's Office, ( Right-of-Way line Tangency of said E said boundary by c 1154.12 feet. this plat are based upon a portion of the Easterly boundary of the Glen at Widefield J No. 5B as recorded under Reception No. 206712326 in the records of the Clerk and e, County of El Paso, State of Colorado; Said line being also a portion of the Easterly ne of Autumn Glen Avenue as described in said subdivision, being monumented at the Point of d boundary by a found cap and rebar marked "PLSC 25968" and at the Point of Curvature of y a found rebar and cap marked "PLSC 25968". Said line bears N29'46'44"W, a distance of

51. Matters s 54, recorded in Book 120

shown on the t d February 22, : 0 at Page 101,

following p 2017 in E , recorded

plats Book d Janu

sofar as they may affect subject property; Plat recorded March 24, 2005 in Book 105 at Page 7 at Page 19, recorded September 4, 2018 in Book 118 at Page 146, recorded June 12, 2020 7, 2022 in Book 121 at Page 265, recorded January 7, 2022 in Book 121 at Page 268.

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Maintenance

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Easement

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ded December 17, 2021 as Reception No. 221229312. for the Glen at Widefield Filing No. 11 recorded March

2, 2022

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222030635

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Resolution No.

21-290

recorded

July

28,

2021 as Reception No. 221142935.

February

y 24, 2021 as Reception No. 221035855.

2020 as Reception No. 220075640.

Resolution

Resolution

r Inclusion recorded April 2 3n No. 20–204 recorded Ju 3n No. 21–63 recorded Fel

June

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29, 2020 as Reception No. 220057791.

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No. 19-413

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ber 12, 2019 as Reception No. 219142177.

er 5, 2019 as Reception No. 219138556

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Grant

t of Right of Way recor r recorded August 28, :

recorded March

15, 2017 as Reception No. 217029962.

2017 as Reception No. 217102864.

. Order recorded August . . Grant of Right of Way

42. Declaration of Covenants, March 15, 2019 as Reception

Conditions and Restrictions recorded August 1, 2016 as No. 219026578. Second Amendment recorded June 12,

Reception No. 2019 as Rece

216085646. First Amendr ption No. 219064437.

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### EASEMENT

Unless shown greater in utilities only, and both s only, and all lot lines a being a five (5') foot e easement adjacent to th adjoining property owner in width, t h sides of a adjoining t easement t easement t he five () ners. n, both sides of all side k of all rear lot lines will be ng a street which has a f ent adjacent to that fifty a e (5') foot easement for a lot lines will be platted with five (5') foot easements for be platted with a ten (10') foot easement for drainage p fifty (50') foot right-of-way width will be platted with a v (50') foot right-of-way for public improvements and mc r utility purposes, with sole responsibility for maintenance ts for drainage purposes and public age purposes and public utilities vith a fifteen (15') foot easement, nd mail kiosk and a ten (10') foot ance being vested with the

## NOTES:

These ommitr

10. Right of Way recorded December 1, 192 Book 814 at Page 324, subject to the Agre by and subject to the Colorado Interstate G as Reception No. 202092771, and as modif 2008 as Reception No. 208020313.

Terms, agreements, provisions, conditions ar recorded December 9, 1922 in Book 606 at Pa owners, the State of Colorado, the United State and over the waters and present and past bed
 Any rights of the Spring Lake Reservoir as
 Right of Way Easement recorded December
 Right of Way Easement recorded December
 Right of Way Easement recorded August 26,
 Right of Way Easement recorded August 26,
 Right of Right of Way recorded September

∃. the Security Fire Protection

18. Inclusion 1471832.

20. Agreement 097051183. 19. Annexation between Agreement recorded Septem Widefield Water and 23, 1988 in Book 5557 at Page 405 as Reception No. 1749337. Initation District and JHW Investment Company recorded May 6, 1997 as Rece

21. Right of Way and easement to Colorado Interstate Gas Company as contained in instrument recorded June 7, 2002 at Reception 202092771, and subject to the terms and conditions contained therein.

22. 24, zing the Glen Metropolitan District No. 2 and Issuance rded June No.

The effects of Order and Decree Organi 2004 as Reception No. 204105070.

zing the Glen Metropolitan District No. 2 and Issuance of Certificates of Election zing the Glen Metropolitan District No. 3 and issuance of Certificate of Election rded June

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23. 24, The effects of Order and Decree Organ 2004 as Reception No. 204105072.

24. Pre-Annexation Agreement recorded Sep Resolution No. 04-482 recorded Februa All matters shown on the Subdivision Ex ent recorded Sep

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ptember 3, 2004 as Reception No. 204150530. xry 4, 2005 as Reception No. 205017888. xemption Plat recorded March 7, 2005 as Reception No. 205032403. reement recorded November 18, 2005 as Reception No. 205185609.

27. Water and Sanitary Sewer Easement Agr 2007 as Reception No. 207103032. and ē ıgust Ģ

28. Terms, agreements, provisions, condition Reception No. 205187505 and rerecorded M is and obligations as contained in Development Agreement recorded November lay 26, 2006 at Reception No. 206077406. 23, 2005 qt

Inclusion within the Security Fire Protect District as evide nced by Order recorded December 9, 2005 at Reception No. 205196147.

29. eement recorded August 6, 2007 as Reception No. 207103032.

SD Reception No. 207114359.

Easen Access Easement recorded M ent Agreement recor ded ٦U obligations and easements as contained in Private Detention Basin/Stormwater Qu and Easement, recorded March 28, 2013 as Reception No. 213040266. recorded March 4, 2015 as Reception No. 215020223. Subject to Section 1.15 of the ements for Glen Filings Nos. 6A, 6B & 6C recorded March 28, 2013 at Reception /or supplements thereto. 12, 2008 as Reception No. 208067692.

Water and Sanitary Sewer Easement Agr Service Plan recorded August 31, 2007

33. Terms, agreements, provisions, condition Management Practice Maintenance Agreement 2014 as Reception No. 214107071, and rec of Covenants, Conditions, Restrictions and E 213040268 and any and all amendments ar Slope and

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### **IDEFI** >ELD South One- $\mathcal{O}$ —half BD (S1/2)F ISIV of Section 22 Ħ

Township portion p 15 Sc South outh (T15S), County 15S), Range 65 West (R65W) c of El Paso, State of Colorado (R65W) of the 6TH P.M.

per the Commitment for Title Insurance, 2022 at 8:00 A.M. prepared by Stewart Title

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NOTES CONTINUED:

tracts of land are subject to the following per the Commitment for Title Insurance, prepared by Stewart Title Guaranty Company, ent No. 1751801, effective date June 22, 2022 at 8:00 A.M. 9. Any interest which may have been acquired by the public by reason of the Resolution of the Board of County Commissioners of recorded October 3, 1887 in Road Book A at Page 78, which provided that all sections lines, township lines, and range lines on domain East of the Range line dividing Range lines 65 West and 66 West are declared to be public highways of the width of 60 being 30 feet on each side of said section lines, township lines, or range lines. dated and the public ) feet,

ied in Book 798 at Page 202, subject to the Special Warranty Deed recorded July 19, 1928 in nent and Partial Release recorded November 15, 1982 in Book 3634 at Page 80, as modified Company Right of Way and Easement Agreement to Pipeline Corridor recorded June 7, 2002 I by the Partial Release of Right of Way Agreement recorded February 21,

1-1-1

10.

s and obligations as contained in Agreement between W. T. Gore and The League Land Company Page 542 as Reception No. 331050. Any rights, interest or easements in favor of the riparian tates of America, or the general public, which exist, have existed, or are claimed to exist in bed and banks of the streams, ditches and/or ponds within the herein described parcel.

shown on Map rec

ber shown on Map recorded April 9, 1932 as Reception No. 499772, File 1, 1958 in Book 1714 at Page 545 as Reception No. 92843.

ber 20, 1962 in Book 1939 at Page 571 as Reception No. 268378.

District by instrum 26, 1963 in Book 1972 at Page 304 as Reception No. 304575. 26, 1963 in Book 1972 at Page 305 as Reception No. 304576. er 30, 1968 in Book 2256 at Page 64 as Reception No. 626268. District by instrument recorded October 23, 1986 in Book 5258 at Page 1049

13. The addre 15. The Glen

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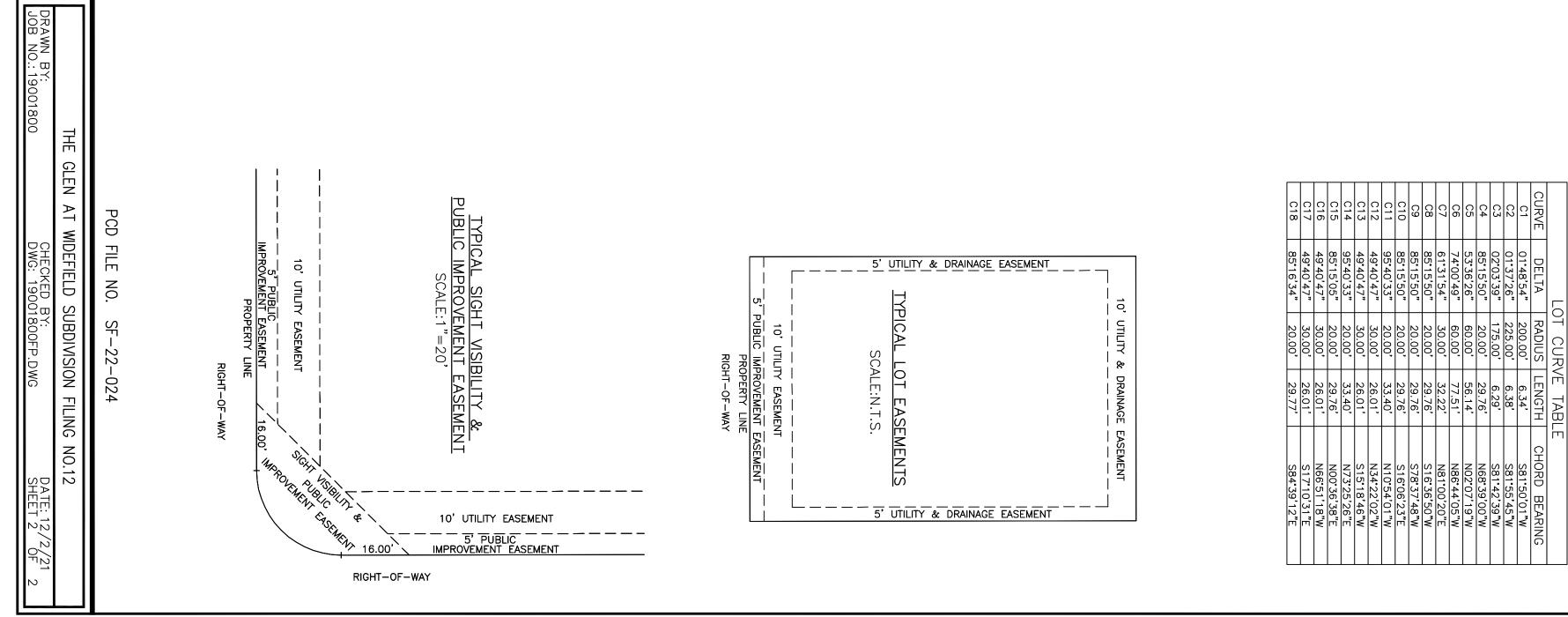
arch 28, 2013 as Reception No. 213040267

PCD FILE NO. SF-22-024 THE GLEN AT WIDEFIELD SUBDIVISION FILING NO.12	CREAGE ANY LEC
John W. Towner, Registered Professional Land Surveyor No. 25968	AC THE GLEP AC THE GLEP AC THE GLEP AC THE GLEP AC THE GLEP AC THE GLEP
	ACDEACE TABLE OWNER:
DRAINAGE BASIN:	
STATE OF COLORADO )       ) SS         COUNTY OF EL PASO )       ) SS         I hereby certify that this instrument was filed for record in my office at	<ul> <li>Each individual lot is to be investigated by the lot owner's Geotechnical Engineer of Record for final foundation parameters and recommendation as required by the Pikes Peak Regional Building Department. Mitigation measures and a map of the hazard area can be found in the report Subsurface Investigation by Soil Testing and Engineering, May, 5, 1999 in file STE Job No. 90235 as referenced by J&amp;K Geological Services Memo, J&amp;K Job No. 221018, October 10, 2022 available at the El Paso County Planning and Community Development.</li> <li>All distances shown hereon are in US Feet.</li> <li>There are 79 lots and 3 tracts within this subdivision.</li> </ul>
Steve Schleiker, El Paso County Assessor	in ti usec
Director, Planning and Community Development Date ASSESSOR:	er 07, 2018. Public Improvement District _ and recorded in t parcels within the platted boundaries of Glen at y Public Improvement District #2 and as such is
Chair, Board of County Commissioners Date	shall be required to pay traffic impact fees in accordance with the El Paso County or any amendments thereto, at or prior to the time of building permit submittals. Il be documented on all sales documents and on plat notes to ensure that a title by.
This plat for THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 12 was approved for filing by the El Paso County, Colorado Board of County Commissioners on the day of, 20, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public streets, and easements are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso 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.	survey does not constitute a title search by Pinnacle Land Surveying Company to determine ownership of easements of record. rmation regarding easement, rights-of-way and title of record, Pinnacle Land Surveying Company relied upon a Commitment for ared by Stewart Title Guaranty Company, Commitment No. 1751801, effective date June 22, 2022 at 8:00 A.M. sloper shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency require of applicable agencies including, but not limited to, the Colorado Department of Wildlife, Colorado Department of Transportation, s of Engineers, the U.S. Fish & Wildlife Service and/or Colorado Department of Wildlife regarding the Endangered Species Act, pa lates to the Preble's Meadow Jumping Mouse as a listed threatened species. boxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
COMMISSIONERS CERTIFICATE:	. This property may be adversely impacted by possible radio towers installation on an adjacent parcel. The buyer should tamiliarize himselt/herself with this potentiality and ramification thereof. . This property is subject to the Protective Covenants, recorded at Reception No, in the records of the El Paso County Clerk and Recorder.
	ty owners are responsible for maintaining proper storm water drainage in and through their property. Public dray not setter the could impede the flow of runoff shall not be placed in drainage easements. Interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be setter the required public and common development improvements have been constructed and completed and prelimin noce with the Subdivision Improvements argreement between the applicant/owner and El Paso County as recorded under ision for the completion of said improvements in accordance with the El Paso County Land Development Code and Erg nucl. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the net head of the Planning and Community Development Director upon either approval of an alternative, other calleteral or com- acceptance by the El Paso Board of county Commissioners or, if permitted by the subdivision Improvements Agreement. The partial release of lating provements required to be constructed and comp- with said Subdivision Improvements Agreement. The partial release of all improvements Agreement. Iots will be platted with a Sight Visibility and Public Improvements Easement as shown in the "Typical Public Improve- ses (0000) exhibited on this plat are for informational purposes only. They are not the legal descriptions and are sub- a twidefield Filing No. 12 is subject to the provisions of the Park Lands Agreement as recorded at Reception I coords of El Paso County, Colorado, recorded on the day of are allowed at Reception I cords of El Paso County, Colorado, recorded on the day of are and the legal descriptions and are sub- ated to the subject to the provisions of the Park Lands Agreement as recorded at Reception I cords of El Paso County, Colorado, recorded on the day of are and the
THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 7 VICINIT	be established unless an access permit has been granted by El Paso County. Iations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado. Its have been submitted and are on file at the County Planning and Community Development: Soils and Geological, W res, Drainage Report, Natural Features Inventory Report, Erosion Control Report, Wetland Impact Report and Traffic Imp non-man-made obstructions shall be allowed to penetrate the 40:1 approach surface of the Colorado Springs plans shall be approved by the Director of Aviation to prevent a hazard to aircraft. , light, or any other physical emissions which might interfere with aircraft, avigation, communications or navigational ed. Y Commission suggests that residences constructed in this area should include F.A.A. approved sound mitigation iques to obtain at least a 25db reduction in interior noise. VTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: This serves as notice of potential aircraft ts on this property due to its close proximity to an airport, which is being disclosed to all prospective purchasers or property for residential and other purposes. This property is subject to the overflight and associated noise of arriving t during the course of normal airport operations.
	Tion 22 The 6TH P.M. DTES CONTINUED: Water and sever service is provided by Watefield Water and Sonitation District subject to the District's rules, regulations, and specifications.
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### PC Report Packet Page28 of 36



August 11, 2022

El Paso County Development Services Department 2880 International Circle, Suite 110 Colorado Springs, CO 80910-3127

 RE: Glen at Widefield Filing No. 12 - Final Plat Part SW1/4 of Sec. 22, Twp. 15S, Rng. 65W, 6<sup>th</sup> P.M. Water Division 2, Water District 10 CDWR Assigned Subdivision No. 30429

To Whom It May Concern:

We have received the submittal concerning the above-referenced proposal to subdivide a 77.82 acre tract of land into 79 single-family lots. According to the submittal, the proposed supply of water and wastewater disposal is to be served by Widefield Water and Sanitation District ("Widefield").

#### Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76, provided with the submittal references a demand of 27.65 acre-feet/year for the Glen at Widefield Filing No. 12 which is part of the total commitment for Glen at Widefield East. The referral documents estimate a water use rate of 0.35 acre-foot/year/residential lot.

#### Source of Water Supply

The source of water for the proposed development is to be served by the Widefield Water and Sanitation District, and a February 22, 2022 letter of commitment from Widefield was provided with the submittal confirming 27.65 acre-feet have been committed to The Glen at Widefield Filing No. 12.

#### Additional Comments

Should the development include construction and/or modification of any storm water structure(s), the Applicant should be aware that, unless the storm water structure(s) can meet the requirements of a "storm water detention and infiltration facility" as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR's Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado, available online at: <a href="http://water.state.co.us/DWRIPub/Documents/DWR%20Storm%20Water%20Statement.pdf">http://water.state.co.us/DWRIPub/Documents/DWR%20Storm%20Water%20Statement.pdf</a>, to ensure that the notice, construction and operation of the proposed structure meets statutory and administrative requirements.



Glen at Widefield Filing 12 August 11, 2022 Page 2 of 2

#### State Engineer's Office Opinion

According to this office's records, it appears Widefield has sufficient water resources to serve the proposed development. Based upon the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply is adequate and can be provided without causing injury to decreed water rights. Should you have any further questions, please feel free to contact me directly.

Sincerely,

Ivan Franco, P.E. Water Resource Engineer

cc: Bill Tyner, Division 2 Engineer Doug Hollister, District 10 Water Commissioner



#### **County Attorney**

Kenneth R. Hodges, County Attorney 719-520-6485 Centennial Hall 200 S. Cascade, Suite 150 Colorado Springs, CO 80903 www.ElPasoCo.com Board of County Commissioners Holly Williams, District 1 Carrie Geitner, District 2 Stan VanderWerf, District 3 Longinos Gonzalez, Jr., District 4 Cami Bremer, District 5

January 20, 2023

- SF-22-24 Glen at Widefield Filing No. 12 Final Plat
- Reviewed by: Lori Seago, Senior Assistant County Attorney April Willie, Paralegal

#### WATER SUPPLY REVIEW AND RECOMMENDATIONS

#### Project Description

1. This is a Final Plat proposal by Widefield Investment Group ("Applicant"), to subdivide an approximately 27.229 +/- acre parcel into 79 single family lots. The property is zoned RS-6000 (Residential Suburban).

#### Estimated Water Demand

2. Pursuant to the *Water Supply Information Summary* ("WSIS"), the Applicant estimated its annual water needs to serve this subdivision at 27.65 acre-feet/year, which equates to 0.35 acre-feet per year per lot. Based on these figures, the Applicant must provide a supply of 8,295 acre-feet of water (27.65 acre-feet/year x 300 years) to meet the County's 300-year water supply requirement for the subdivision.

#### Proposed Water Supply

3. The Applicant has provided for the source of water to derive from the Widefield Water and Sanitation District ("District"). As detailed in the *District Water and Wastewater Report Annual Update* dated January 31, 2022 ("*Report*"), the District's water supply is sourced from renewable groundwater, surface water rights, and a mix of various sources. The *Report* indicates that "[t]he current Developed Physical Supply is 5,271 annual acre-feet. The three-year running average actual use is 2,898 acre-feet which is roughly 55% of the existing available physical supply."

NATHAN J. WHITNEY	STEVEN A. KLAFFKY	LORI L. SEAGO	BRYAN E. SCHMID	MERI GERINGER
CHRISTOPHER M. STRIDER	TERRY A. SAMPLE	DOREY L. SPOTTS	STEVEN W. MARTYN	

PC Report Packet Page31 of 36 4. The District's General Manager provided a letter of commitment for The Glen at Widefield East Subdivision Filing No. 12 dated February 22, 2022, in which the District committed to providing water service for the 79 residential lots, for an annual water requirement of 27.65 acre-feet.

#### State Engineer's Office Opinion

5. In a letter dated August 11, 2022, the State Engineer reviewed the application to subdivide the 77.82 +/- acres into 79 single-family lots. The State Engineer stated that "[a]ccording to this office's records, it appears Widefield has sufficient water resources to serve the proposed development." Further, the State Engineer stated that "pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply is adequate and can be provided without causing injury to decreed water rights."

#### **Recommended Findings**

6. <u>Quantity and Dependability.</u> Applicant's water demand for The Glen at Widefield Filing No. 12 is 27.65 acre-feet per year for a total demand of 8,295 acre-feet for the subdivision for 300 years, to be supplied by Widefield Water and Sanitation District. **Based on the District's available water supply of approximately 2,373 annual acre-feet, the County Attorney's Office recommends a finding of sufficient water quantity and dependability for The Glen at Widefield Filing No. 12.** 

7. <u>Quality</u>. The water quality requirements of Section 8.4.7.B.10 of the Code must be satisfied. Section 8.4.7.B.10.g. of the Code allows for the presumption of acceptable water quality for projects such as this where water is supplied by an existing Community Water Supply operating in conformance with Colorado Primary Drinking Water Regulations unless there is evidence to the contrary.

8. <u>Basis</u>. The County Attorney's Office reviewed the following documents in preparing this review: the *Water Supply Information Summary* provided July 13, 2022, the *Water Resources Report* dated January 31, 2022, the *Widefield Water and Sanitation District* letter dated February 22, 2022, and the *State Engineer Office's Opinion* dated August 11, 2022. The recommendations herein are based on the information contained in such documents and on compliance with the requirements set forth below. *Should the information relied upon be found to be incorrect, or should the below requirements not be met, the County Attorney's Office reserves the right to amend or withdraw its recommendations.* 

#### **REQUIREMENTS:**

- A. Applicant and all future owners of lots within this filing shall be advised of, and comply with, the conditions, rules, regulations, limitations, and specifications set by the District.
- cc: Ryan Howser, Planner III



Environmental Health Division 1675 W. Garden of the Gods Road Suite 2044 Colorado Springs, CO 80907 (719) 578-3199 *phone* (719) 578-3188 *fax* www.elpasocountyhealth.org

Prevent • Promote • Protect

#### Glen at Widefield, Filing No. 12, SF-22-24

Please accept the following updated comments from El Paso County Public Health (EPCPH) regarding the 77.8-acre, 79-residential lot development project referenced above:

- Water service will be provided by Widefield Water and Sanitation District (WWSD) PWSID# CO0121900. There is a finding for sufficiency in terms of water quality for water provided by Widefield Water and Sanitation District. A Letter of Commitment dated 22February2023 from WWSD to serve both water and wastewater services was submitted, reviewed, and approved.
- Wastewater service will be provided by Widefield Water and Sanitation District (WWSD). The WWSD has sufficient treatment capacity for the proposed 77.8-acre, 79-residential lot development.
- El Paso County Public Health encourages planned walkability of residential communities. Please consider appropriate connections to commercial areas through the use of sidewalks, and bike trails. Walkability features help reduce obesity and associated heart diseases.
- The water quality detention basin must have mosquito control responsibilities included as a part of the maintenance plan to help control mosquito breeding habitat and minimize the potential for West Nile Virus.
- Earthmoving activities greater than 25 acres require a Construction Activity
   Permit from the Colorado Department of Public Health and Environment, Air
   Pollution Control Division. Go to:
   <u>https://www.colorado.gov/pacific/cdphe/general-air-permits</u>

Mike McCarthy El Paso County Public Health <u>mikemccarthy@elpasoco.com</u> 719-332-5771 30January2023

PC Report Packet Page34 of 36

#### Colorado Springs Airport Advisory Commission Meeting To Be Heard August 24, 2022 Land Use Review Item #14

EL PASO COUNTY BUCKSLIP NUMBER(S)/FILE N	UMBER(S): PARCEL #(S):	
SF2224	5522000010	
RESIDENTIAL FINAL PLAT		
DESCRIPTION:		
Request by Glen Investment Group for approval of The Glen at Widefield Subdivision Filing No. 12 final plat. The plat includes subdividing site into 79 single-family residential lots and three tracts. The site is zoned RS-6000/CAD-O (Residential Suburban and Commercial Airport District) and consists of approximately 27 acres. The site is located southwest of Marksheffel Road and Fontaine Boulevard.		
CONSTRUCTION/ALTERATION OF MORE DISTANCE/DIRECTION FROM COS:		
THAN1 200 FEET ABOVE GROUND LEVEL?       3.7 miles southeast of Rwy 35R		

No	0.7 miles sourcest of rewy oor
TOTAL STRUCTURE HEIGHT AT THE ESTIMATED HIGHEST POINT:	COMMERCIAL AIRPORT OVERLAY SUBZONES PENETRATED:
30 feet above ground level; 5,730 feet above mean sea level	None
ATTACHMENTS: https://epcdevplanreview.com/Public/ProjectDetails/175985	

CLICK ON VIEW FINAL PLAT DRAWINGS UNDER REVIEW DOCUMENTS LIST

#### STAFF RECOMMENDATION/CONDITIONS OF APPROVAL

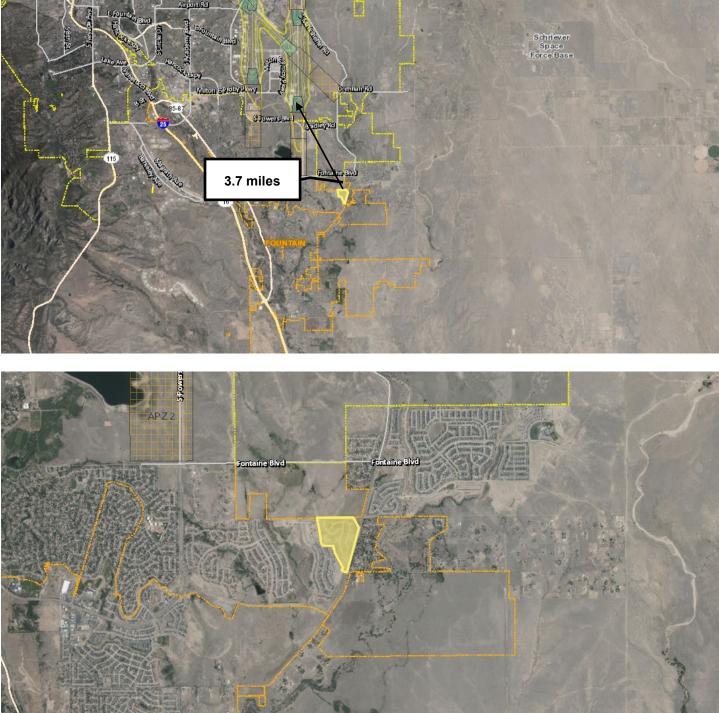
#### Subject to Airport Advisory Commission Action

Airport staff recommends **no objection** with the following conditions:

- Avigation Easement: An avigation easement is requested or provide proof of previous recording (book/page or reception number).
- **Airport Acknowledgement:** Upon accepting residency within The Glen at Widefield, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that The Glen at Widefield lies within an Airport Overlay Zone and is located less than 4 miles from Colorado Springs Municipal Airport and may, at times (24 hours per day), experience noise and other activities and operations associated with aircraft and the Airport.
- **FAA Form 7460-1:** If use of equipment (permanent or temporary) will exceed 200 feet above ground level in height at this site, the applicant is to file an airspace evaluation case with the Federal Aviation Administration (FAA) and provide the results to the Airport before the commencement of construction activities. FAA's website (<u>https://oeaaa.faa.gov/oeaaa/external/portal.jsp</u>).

#### Colorado Springs Airport Advisory Commission Meeting To Be Heard August 24, 2022 Land Use Review Item #14

**Project location exhibit:** 



#### FINAL PLAT (RECOMMEND APPROVAL)

\_\_\_\_\_ moved that the following Resolution be adopted:

#### BEFORE THE PLANNING COMMISSION

#### OF THE COUNTY OF EL PASO

#### STATE OF COLORADO

#### RESOLUTION NO. SF2224 THE GLEN AT WIDEFIELD FILING NO. 12

WHEREAS, Glen Investment Group No. VIII did file an application with the El Paso County Planning and Community Development Department for approval of a final plat for The Glen at Widefield Filing No. 12 Subdivision for the 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 September 21, 2023; 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 proposed land use does not permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor;

- 6. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations.
- 7. For the above-stated and other reasons, the proposed amendment of the El Paso County Zoning Map is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, when approving a Final Plat, the Planning Commission and Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 7.2.1.D.3.f of the Land Development Code (as amended):

- 1. The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;
- 2. The subdivision is in substantial conformance with the approved preliminary plan;
- 3. 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;
- 4. Either 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 the Code, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval;
- 5. 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 the Code;
- 6. 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)];
- 7. 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 the ECM;
- 8. Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with the Code and the ECM;
- 9. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;
- 10. The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code;

- 11. 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;
- 12. 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;
- 13. The subdivision meets other applicable sections of Chapter 6 and 8 of the Code; and
- 14. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.].

WHEREAS, 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 the Land Development Code.

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends that the petition of Glen Investment Group No. VIII for a final plat of The Glen at Widefield Filing No. 12 be approved by the Board of County Commissioners 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. 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 Division of 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 El Paso County Planning and Community Development Department, 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. 19-471), 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 park land dedication in the amount of \$36,893 for regional fees and \$23,305 for urban park fees will be due at the time of recording the Final Plat.
- 11. Fees in lieu of school land dedication in the amount of \$16,353 shall be paid to El Paso County for the benefit of Widefield School District 3 at the time of plat recording.
- 12. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated January 20, 2023, as provided by the County Attorney's Office.
- 13. Drainage Fees in the amount of \$123,486.63 and bridge fees in the amount of \$36,533.95 for the West Fork Jimmy Camp Creek drainage basin (FOFO2000) shall be paid to El Paso County at the time of plat recordation.

- 14. The applicant shall complete an escrow agreement with the Colorado Department of Transportation (CDOT) in the amount of \$14,263 to be applied towards the construction of the traffic signal at the Mesa Ridge Parkway and Powers Boulevard intersection prior to Final Plat recordation.
- 15. The applicant shall complete an escrow agreement with the El Paso County in the amount of \$4,494 to be applied towards the construction of a traffic signal at the Mesa Ridge Parkway and Spring Glen Drive intersection prior to Final Plat recordation.
- 16. The applicant shall complete an escrow agreement with the El Paso County in the amount of \$4,977 to be applied towards the construction of a traffic signal at the Peaceful Valley Road and South Marksheffel Road intersection prior to Final Plat recordation.
- 17. Each individual lot is to be investigated by the lot owner's Geotechnical Engineer of Record for final foundation parameters and recommendation as required by the Pikes Peak Regional Building Department.

#### NOTATIONS

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

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.

\_\_\_\_\_\_ seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Thomas Bailey	aye / no / non-voting / recused / absent
Sarah Brittain Jack	aye / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / absent
Jay Carlson	aye / no / non-voting / recused / absent
Becky Fuller	aye / no / non-voting / recused / absent
Jeffrey Markewich	aye / no / non-voting / recused / absent
Brandy Merriam	aye / no / non-voting / recused / absent

Eric Moraes	aye / no / non-voting / recused / absent
Kara Offner	aye / no / non-voting / recused / absent
Bryce Schuettpelz	aye / no / non-voting / recused / absent
Wayne Smith	aye / no / non-voting / recused / absent
Tim Trowbridge	aye / no / non-voting / recused / absent
Christopher Whitney	aye / no / non-voting / recused / absent

The Resolution was adopted by a vote of <u>to</u> by the Planning Commission of the County of El Paso, State of Colorado.

DONE THIS 21st day of September 2023 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

Ву: \_\_\_\_\_

Thomas Bailey, Chair

DATED: September 21, 2023

#### EXHIBIT A

The Glen at Widefield Subdivision Filing No. 12:

A tract of land located in a Portion of the South One-half (S1/2) of Section 22, Township 15 South (T15S), Range 65 West (R65W) of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the Northeast corner of Lot 89, Glen at Widefield Subdivision Filing No. 8 as recorded under Reception No. 218714205 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado; Thence N89°59'54"W, a distance of 497.00 feet; Thence along the arc of a non-tangential curve to the left, having a central angle of 07°36'38", a radius of 1080.00 feet, an arc length of 143.46 feet, whose chord bears N36°10'01"W; Thence N07°21'14"W, a distance of 635.18 feet; Thence N09°31'38"W, a distance of 584.99 feet to a point on the North line of the South One-half (S1/2) of said Section 22; Thence N89°51'21"E along the North line of the South One-half (S1/2) of said Section 22, a distance of 1161.92 feet; Thence S00°18'38"E, a distance of 483.09 feet; Thence S89°41'22"W, a distance of 28.36 feet; Thence S00°18'38"E, a distance of 170.00 feet; Thence S81°14'24"W, a distance of 43.05 feet; Thence S41°26'03"W, a distance of 48.70 feet; Thence S67°16'30"W, a distance of 133.27 feet; Thence S68°48'W, a distance of 146.71 feet; Thence S00°04'54"W, a distance of 405.64 feet to the Point of Beginning.

Said tract contains 27.229° acres (1,186,077 S.F.) more or less.