

COMMISSIONERS:
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HOLLY WILLIAMS
CARRIE GEITNER
LONGINOS GONZALEZ, JR.

PLANNING & COMMUNITY DEVELOPMENT

TO: El Paso County Planning Commission
Brian Risley, Chair

FROM: Ryan Howser, AICP, Planner III
Daniel Torres, PE Engineer III
Kevin Mastin, Interim Executive Director

RE: Project File #: VR-22-009
Project Name: The Glen at Widefield Filing No. 11A
Parcel No.: 55220-00-010

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

Commissioner District: 4

Planning Commission Hearing Date:	10/20/2022
Board of County Commissioners Hearing Date	11/1/2022

EXECUTIVE SUMMARY

A request by Glen Investment Group No. VIII, LLC for approval of a vacation and replat to replat a portion of public right-of-way for Penny Cress Drive as a tract and incorporate portions of the land from the right-of-way into two (2) lots. The 0.661-acre property is zoned RS-6000 (Residential Suburban), and is located within the Glen at Widefield Filing No. 11 subdivision, which is located west of the intersection of South Marksheffel Road and Peaceful Valley Drive and are within Section 22, Township 15 South, Range 65 West of the 6th P.M.

A. REQUEST/WAIVERS/DEVIATIONS/AUTHORIZATION

Request: A request for approval of a vacation and replat to replat a portion of public right-of-way for Penny Cress Drive as a tract and incorporate portions of the land from the right-of-way into two (2) lots.

Waiver(s)/Deviation(s): There are no waivers or deviations associated with this request.

Authorization to Sign: Final Plat and any other documents necessary to carry out the intent of the Board of County Commissioners.

B. PLANNING COMMISSION SUMMARY

Request Heard:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

C. APPROVAL CRITERIA

Section 7.2.3.C, Actions Vacating or Altering a Recorded Plat, Replat, of the El Paso County Land Development Code (2022) states that a replat, “involves two actions, the vacation of the portion of the subdivision plat where the change is proposed...and approval of a new subdivision plat.” The Code goes on to define a replat as providing a replat of a subdivision or lots in a subdivision, in which the original subdivision is substantially modified or additional lots are created. In approving a replat, the following findings shall be made:

- The replat complies with this Code, and the original conditions of approval associated with the recorded plat;
- No nonconforming lots are created, and in the case of existing nonconforming lots, the nonconformity is not increased;
- The replat is in keeping with the purpose and intent of this Code;
- The replat conforms to the required findings for a minor or major subdivision, whichever is applicable;
- 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;
- The approval will not adversely affect the public health, safety, and welfare; and



- Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the replat has been resolved

D. LOCATION

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

E. BACKGROUND

The Board of County Commissioners (BoCC) approved the final plat for The Glen at Widefield Filing No. 11 on March 1, 2022.

This request is for a vacation and replat of a portion of right-of-way for Penny Cress Drive that was originally platted as a roadway extension to the northerly boundary of The Glen at Widefield Filing No. 11 subdivision. This roadway extension was intended to ensure public access for the property located to the north. The property to the north is now being developed within the City of Fountain and the plan for development does not include an extension of Penny Cress Drive into that subdivision; therefore, the roadway extension and right-of-way is no longer needed. The applicant is requesting to vacate the right-of-way and replat it to add additional acreage to the two adjoining lots (Lots 25 and 71 of The Glen at Widefield Filing No. 11) while also creating a new tract (Tract E) to preserve a trail connection with the subdivision.

F. ZONING ANALYSIS

1. Land Development Code Compliance

This application meets the requirements of Sections 7.2.3.A (Vacation) and 7.2.3.C (Replat), Actions Vacating or Altering a Recorded Plat, the vacation and replat submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the Land Development Code.

2. Zoning Compliance

The proposed replat will not create any additional lots and will not result in any nonconforming lots or challenges with any lots’ ability to meet the dimensional standards or requirements or the RS-6000 zoning district.



G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

No hazards were identified during the review of the vacation and replat.

2. Floodplain

The property is not located within a defined floodplain as determined from review of 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. Drainage and bridge fees have been previously paid with the platting of The Glen at Widefield Filing No. 11 subdivision so will not apply to this vacation and replat.

Per the associated drainage letter, the drainage patterns of the subdivision are not affected by this replat. Runoff will be conveyed to the existing full spectrum detention pond (Pond D) as previously indicated in the approved final drainage report for the subdivision. Pond D is a private facility owned and maintained by The Glen Metropolitan District No. 3.

A grading and erosion control plan was previously submitted and approved with The Glen at Widefield Filing No. 11 subdivision. No significant changes to the grading and erosion control plan are proposed.

4. Transportation

The site is located within The Glen at Widefield Filing No. 11 subdivision, which is located north of Mesa Ridge Parkway and west of South Marksheffel Road.

Right-of-Way for a future extension of Penny Cress Drive was originally platted to provide access to the northerly development within the City of Fountain. The development plan for this northerly property does not include an extension of Penny Cress Drive; therefore, the right-of-way is no longer needed.

A traffic impact study was previously submitted and accepted with The Glen at Widefield Filing No. 11 subdivision. No changes to the traffic study are required as the proposed vacate replat does not affect the traffic generated by the



subdivision nor the conclusions and recommendations provided within the traffic study.

H. SERVICES

1. Water

The applicant received a finding of sufficiency with regards to water quality, quantity, and dependability with the Glen at Widefield Filing No. 11 final plat. No changes to the total number of lots within the subdivision is being proposed at this time and therefore a finding of water sufficiency is not required with this application.

2. Sanitation

Widefield Water and Sanitation District has committed to provide wastewater service to the Glen at Widefield Filing No. 11 final plat. The proposed replat will not negatively impact the district's ability to provide wastewater service.

3. Emergency Services

The property is within the Security Fire Protection District. The District was sent a referral 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. 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 is responsible for ownership and maintenance of drainage, landscaping, and open space tracts within the overall Glen Development. The District is proposing to own and maintain the new tract.

6. Parks/Trails

No land dedication or fees in lieu of land dedication will be required at this time.

7. Schools

No land dedication or fees in lieu of land dedication will be required at this time.



I. APPLICABLE RESOLUTIONS

See Attached Resolution

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 7.2.3.C, Actions Vacating or Altering a Recorded Plat, Replat, of the El Paso County Land Development Code (2022) 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, 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 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.

NOTATIONS

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

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified two (2) adjoining property owners on September 22, 2022, for the Planning Commission meeting. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map
Letter of Intent
Plat Drawing
Planning Commission Resolution



El Paso County Parcel Information

File Name:

Date:

PARCEL

NAME

ADDRESS



Please report any parcel discrepancies to:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
(719) 520-6600



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LETTER OF INTENT

VACATION AND REPLAT THE GLEN AT WIDEFIELD FILING NO. 11A

June __, 2022

OWNER/APPLICANT:

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

OWNER:

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

ENGINEERING CONSULTANT:

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

SURVEYING CONSULTANT:

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

PROPERTY TAX SCHEDULE NO.: 55220-00-010

SITE LOCATION AND SIZE: The overall Glen at Widefield Filing No. 11 subdivision is located at the northwest corner of the Peaceful Valley Road and Marksheffel Road intersection. The land included within the proposed vacation and replat is known as Lot 25 and Lot 71 as well as a portion of the Penny Cress Drive right-of-way of the Glen at Widefield Filing No. 11. The total area of Lot 25 and Lot 71 and the Penny Cress Drive right-of-way that is the subject of this request is 0.661 acres.

CURRENT ZONING OF THE PROPERTY: RS-6000 (Residential Suburban).

REQUEST: Approval of a vacation of Lots 25 and 71 and a portion of the Penny Cress Drive right-of-way within The Glen at Widefield Filing No. 11 and replat as Lots 25 and 71 and Tract E of The Glen at Widefield Filing No. 11A.

JUSTIFICATION: This request is needed to vacate the portion of right-of-way for Penny Cress Drive that was originally platted as an extension to the northerly boundary of The Glen at Widefield Filing No. 11 subdivision which was intended to ensure public access for the property located to the north. The property to the north is now being developed within the City of Fountain and the plan for development does not include an extension of Penny Cress Drive into

the subdivision as a means of public access, therefore, the extension is no longer needed and the applicant requests vacating the right-of-way and replatting the area within the current right-of-way so as to add additional acreage to the two adjoining lots (Lots 25 and 71 of The Glen at Widefield Filing No. 11) while also creating a new tract (Tract E) to preserve a trail connection with the subdivision.

The proposed replat will not create any additional lots for development, which means it is consistent with the approved preliminary plan and will not require the provision of additional water or wastewater services. The Glen at Widefield Filing No. 11 was found to be consistent with the Criteria for Approval in Chapter 7 of the El Paso County Land Development Code, including the El Paso County master plan. This request is also consistent with those findings for the same reasons as were determined with Filing No. 11.

The El Paso County Land Development Code includes requirements associated with the vacation of right-of-way that are in place to ensure that the vacation of the right-of-way will not “interfere with development of, or deny access via public thoroughfare to, adjoining properties...” As stated above, the development to the north that is proposed in the City of Fountain does not require nor is it designed to incorporate a public roadway connection to the right-of-way proposed for vacation.

There are no natural or man-made hazards that will be impacted with approval of the proposed request and no additional traffic will be generated. The request does not include any new proposed waivers or deviations.

ROAD IMPACT FEES:

The Glen at Widefield Filing No. 11 will be included in the ten (10) mill Public Improvement District. Lots 25 and 71 included within The Glen at Widefield Filing 11A will continue to remain in the ten (10) mill District and associated fees will be paid at the time of building permit.

OTHER IMPACT FEES:

All other impact fees associated with the two lots (Lots 25 and 71) have been previously paid with the recording of The Glen at Widefield Filing No. 11. No additional fees will be due with this request since the vacation and replat request does not create any additional buildable lots or parcels.

CONSISTENCY WITH APPROVAL CRITERIA

1. The approval criteria for a vacation of right-of-way includes the following:

The request complies with the El Paso County Land Development Code and the original conditions of approval of the recorded plat.

The proposed request is in complete compliance with the requirements of the Code and with the conditions of approval associated with the approval of The Glen at Widefield Filing No. 11.

The Code states that no nonconforming lots can be created with the vacation of right-of-way.

The lots on either side of the proposed right-of-way for vacation (Lots 25 and 71) were platted as conforming lots with The Glen at Widefield Filing No. 11 and are proposed to increase in size (becoming even more conforming) with the vacation of the identified portion of the Penny Cress Drive right-of-way as replatted.

The Code does not allow for the vacation of right-of-way action to fall within the intent and purpose of the subdivision regulations.

No new buildable lots or parcels are being proposed with this request that would otherwise violate the intent and purpose of the County's subdivision regulations.

The approval will not adversely affect the public health, safety, and welfare.

The request to vacate and replat Lots 25 and 71 and a portion of the Penny Cress Drive right-of-way within The Glen at Widefield Filing No. 11 will not have an adverse effect on the public health, safety, and welfare since no new traffic access points are being proposed. In fact, vacation of the previously platted right-of-way connection to the property to the north may actually improve public safety with The Glen at Widefield development since no additional vehicle trips from the development to the north will be traveling through the development.

No land is left, by reason of this vacation, without an established public right-of-way or private access easement connecting the land with an established public road.

As stated above, the development to the north will gain access to public roads via alternative locations, rendering the existing platted connection unnecessary.

A dedication or intent to dedicate has been established, where necessary.

There is no need to dedicate additional right-of-way as a result of this request.

Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the vacation of the plat has been resolved.

There is no conflict between the CC&Rs of the development and the proposed request for approval of a vacation and replat.

2. The El Paso County Land Development Code states that a replat “involves two actions, the vacation of the portion of the subdivision plat where the change is proposed...and approval of a new subdivision plat. The approval criteria for a replat includes the following:

The replat complies with the Code, and the original conditions of approval associated with the recorded plat.

The proposed replat complies with the Land Development Code, including the dimensional standards for residential lots within the RS-6000 zoning district and would be in compliance with the conditions of approval associated with the previously approved The Glen at Widefield Filing No. 11 final plat.

No nonconforming lots are created, and in the case of existing nonconforming lots, the nonconformity is not increased.

Existing Lots 25 and 71, which are the lots subject to the requested replat, were found to be conforming with approval of The Glen at Widefield Filing 11 and will increase in size with the requested replat, making them even more conforming.

The replat is in keeping with the purpose and intent of the Code.

The proposed replat is not a material change to the previously approved final plat and would support the purpose and intent of the Code, including the standards in the RS-6000 zoning district and the rules and regulations governing the division of land.

The replat conforms to the required findings for a minor or major subdivision, whichever is applicable.

Approval of the proposed replat would be directly consistent with The Glen at Widefield Filing No. 11, which was found to be in conformance with the findings for a major subdivision at the time it was approved.

Legal and physical access is proposed to all parcels by public right-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM.

Legal access has already been established for the overall The Glen at Widefield development, including access to Filing No. 11 which ensures access to the two lots that are the subject of this request (Lots 25 and 71).

The approval will not adversely affect the public health, safety, and welfare.

The request to vacate and replat the Lots 25 and 71 and a portion of the Penny Cress Drive right-of-way within The Glen at Widefield Filing No. 11 will not have an adverse effect on the public health, safety, and welfare since no new traffic access points are being proposed. In fact, vacation of the previously platted right-of-way connection to the property to the north may actually improve public safety with The Glen at Widefield development since no additional vehicle trips from the development to the north will be traveling through the development.

Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the replat has been resolved.

There is no conflict between the CC&Rs of the development and the proposed request for approval of a vacation and replat.

VACATION AND REPLAT (RECOMMEND APPROVAL)

_____ moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION
OF THE COUNTY OF EL PASO
STATE OF COLORADO

RESOLUTION NO. VR-22-009
THE GLEN AT WIDFIELD FILING No. 11A

WHEREAS, Glen Investment Group No. VIII, LLC did file an application with the El Paso County Planning and Community Development Department for approval of a vacation and replat to replat a portion of public right of way for Penny Cress Drive as a tract and incorporate portions of the land from the right-of-way into two (2) lots. within the RS-6000 (Residential Suburban) zoning district 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, a public hearing was held by this Commission on October 20, 2022; 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; and
7. For the above-stated and other reasons, the proposed vacation and replat is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, Section 7.2.3.C, Actions Vacating or Altering a Recorded Plat, Replat, of the El Paso County Land Development Code (2022) states that a replat, “involves two actions, the vacation of the portion of the subdivision plat where the change is proposed...and approval of a new subdivision plat.” The Code goes on to define a replat as providing a replat of a subdivision or lots in a subdivision, in which the original subdivision is substantially modified, or additional lots are created. In approving this vacation and replat, the El Paso County Planning Commission considered one or more of the following criteria:

1. The replat complies with this Code, and the original conditions of approval associated with the recorded plat;
2. No nonconforming lots are created, and in the case of existing nonconforming lots, the nonconformity is not increased;
3. The replat is in keeping with the purpose and intent of this Code;
4. The replat conforms to the required findings for a minor or major subdivision, whichever is applicable;
5. 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;
6. The approval will not adversely affect the public health, safety, and welfare; and
7. Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the replat has been resolved.

WHEREAS, Sufficiency: 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.

Delayed finding: A finding of sufficient water supply in terms of quantity, quality, and dependability is hereby postponed until the final plat. With each final plat filing the applicant shall submit documentation 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 and shall make a request to the Board of County Commissioner for a finding of water sufficiency.

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends approval of the vacation and replat to allow Glen Investment Group No. VIII, LLC within the RS-6000 (Residential Suburban) zoning district 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, 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 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.

NOTATIONS

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

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 adoption of this plan shall be by resolution as carried by the affirmative votes of a majority of the entire membership of the commission.

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

Brian Risley	aye / no / abstain / absent
Thomas Bailey	aye / no / abstain / absent
Tim Trowbridge	aye / no / abstain / absent
Joan Lucia-Treese	aye / no / abstain / absent
Becky Fuller	aye / no / abstain / absent
Sarah Brittain Jack	aye / no / abstain / absent
Jay Carlson	aye / no / abstain / absent
Eric Moraes	aye / no / abstain / absent
Joshua Patterson	aye / no / abstain / absent
Bryce Schuettpeiz	aye / no / abstain / absent
Christopher Whitney	aye / no / abstain / absent
Brandy Merriam	aye / no / abstain / absent

The Resolution was adopted by a unanimous vote of _____ by the Planning Commission of the County of El Paso, State of Colorado.

DONE THIS 20th day of October, 2022, at Colorado Springs, Colorado

EL PASO COUNTY PLANNING COMMISSION

By: _____

Brian Risley, Chair

EXHIBIT A

THE GLEN AT WIDFIELD SUBDIVISION FILING NO. 11A LAND DESCRIPTION

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:

Lots 25, 71 and a portion of Pennycress Drive as platted in The Glen at Widefield Subdivision Filing No. 11 as recorded under Reception No. _____ in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 25; Thence N00°18'38"W along the West line of said Lot 25, a distance of 133.09 feet to the Northwest corner of said Lot 25; Thence N89°51'21"E along the North line of said Lot 25, a distance of 72.65 feet to the Northeast corner of said Lot 25; Thence N00°18'38"W, a distance of 50.00 feet to a point on the North line of said Glen at Widefield Subdivision Filing No. 11; Thence N89°51'21"E along the North line of said Glen at Widefield Subdivision Filing No. 11, a distance of 50.00 feet; Thence S00°18'38"E, a distance of 50.00 feet to the Northwest corner of said Lot 71; Thence N89°51'21"E along the North line of said Lot 71, a distance of 75.39 feet to the Northeast corner of said Lot 71; Thence S00°08'39"E along the East line of said Lot 71, a distance of 132.52 feet to the Southeast corner of said Lot 71 and a point on the Northerly Right-of-Way line of Golden Buffs Drive as described in said Glen at Widefield Subdivision Filing No. 11; Thence S89°41'22"W along the Northerly Right-of-Way line of said Golden Buffs Drive, a distance of 197.64 feet to the Point of Beginning.

Said Parcel contains 0.661 acres (28,774 S.F.) more or less.