

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

HOLLY WILLIAMS
STAN VANDERWERF
LONGINOS GONZALEZ, JR.

PLANNING & COMMUNITY DEVELOPMENT

TO: El Paso County Planning Commission
Thomas Bailey, Chair

FROM: Ashlyn Mathy, Planner II
Hao Vo, P.E., Engineer II
Meggan Herington, AICP, Executive Director

RE: Project File Number: MS227
Project Name: Space Village Rd Minor Subdivision
Parcel Number: 5417001005

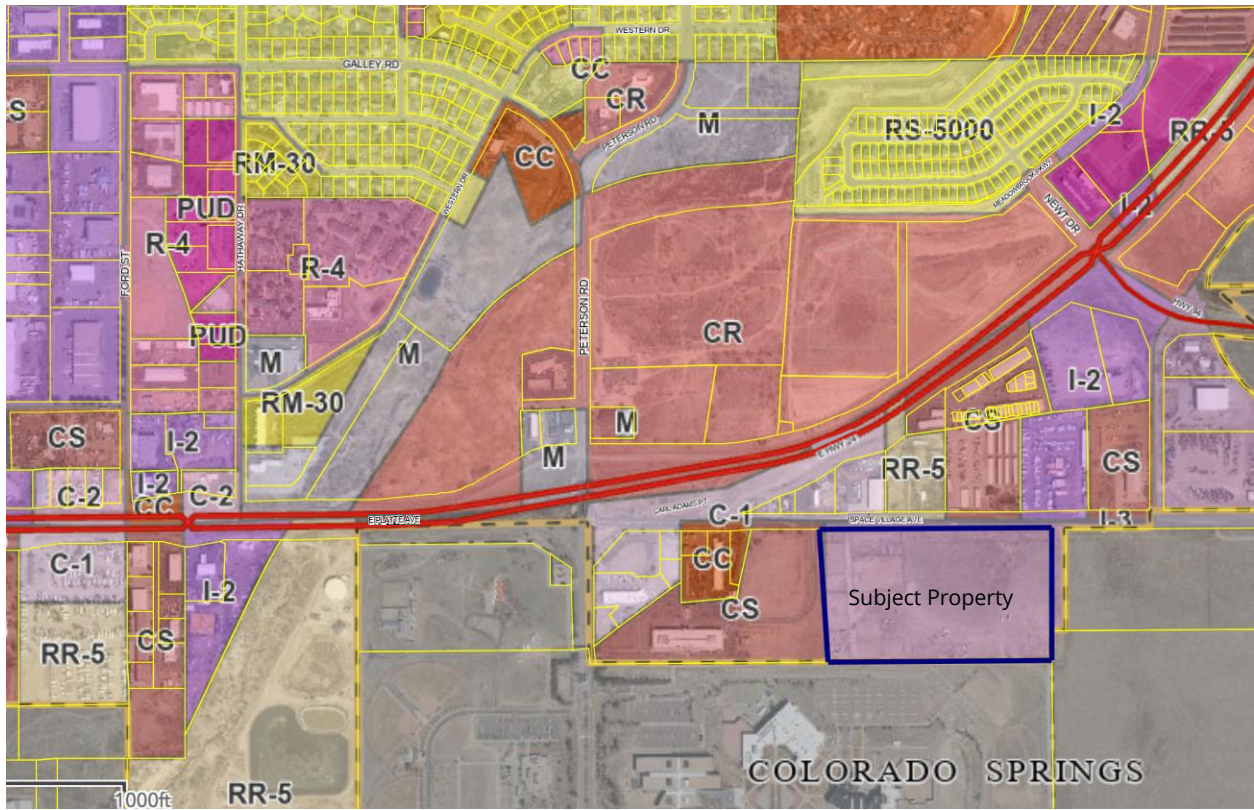
OWNER:	REPRESENTATIVE:
Hampton Partners Jon Spencer jon@sterlingdesignassociates.com (303) 794-4727	Hampton Partners Jon Spencer jon@sterlingdesignassociates.com (303) 794-4727

Commissioner District: 4

Planning Commission Hearing Date:	5/2/2024
Board of County Commissioners Hearing Date:	5/23/2024

EXECUTIVE SUMMARY

A request by Jon Spencer for approval of a 22.8-acre Minor Subdivision creating two industrial lots. The property is zoned I-3 (Heavy Industrial) and is located roughly half a mile west of the Marksheffel Road and Space Village Avenue intersection.



Zoning Map

2880 INTERNATIONAL CIRCLE
OFFICE: (719) 520 – 6300



COLORADO SPRINGS, CO 80910
PLNWEB@ELPASOCO.COM

A. WAIVERS AND AUTHORIZATION

Waiver(s):

There are no waivers 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. APPROVAL CRITERIA

In approving a Minor Subdivision, 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 (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 this Code;
- 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;
- 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 (this finding may not be deferred to final plat if the applicant intends to seek administrative final plat approval);
- 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;
- 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 this Code and the 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;

2880 INTERNATIONAL CIRCLE
OFFICE: (719) 520 – 6300



COLORADO SPRINGS, CO 80910
PLNWEB@ELPASOCO.COM

- Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with the Code and 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 therefore, 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 this Code; and
- 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;
- 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 subdivision meets other applicable sections of Chapter 6 and 8; and
- The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]

C. LOCATION

North:	CS (Commercial Service)	Warehouse/Storage
South:	City of Colorado Springs	Exempt Nonresidential Land
East:	City of Colorado Springs	Exempt Nonresidential Land
West:	CS (Commercial Service)	Exempt Nonresidential Land

2880 INTERNATIONAL CIRCLE
OFFICE: (719) 520 – 6300



COLORADO SPRINGS, CO 80910
PLNWEB@ELPASOCO.COM

D. BACKGROUND

The area was initially zoned on May 10, 1942. The subject parcel is not platted. An Early Assistance meeting was held on November 17, 2021, for the subdivision and site development plan for the property. The intent is after the subdivision is approved, that the site development plan for outdoor storage may be approved. The site development plan for the Minor Subdivision project has been under review together, however, the subdivision must be approved first.

E. ANALYSIS

1. Land Development Code and Zoning Analysis

The Minor Subdivision 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 (as amended).

F. MASTER PLAN COMPLIANCE

1. Your El Paso County Master Plan

a. Placetype Character: Employment Center

Employment Centers comprise land for industrial, office, business park, manufacturing, distribution, warehousing, and other similar business uses. The priority function of this placetype is to provide space for large-scale employers to establish and expand in El Paso County. They are typically located on or directly adjacent to Interstate 25 and/or other regional corridors to ensure business and employee access.

Proximity to other transportation hubs, such as Meadowlake Airport, and rail lines is also appropriate for an Employment Center. Uses in this placetype often require large swaths of land and opportunity to expand and grow to meet future needs and demands. Transitional uses, buffering, and screening should be used to mitigate any potential negative impacts to nearby residential and rural areas. Some Employment Centers are located in Foreign Trade, Commercial Aeronautical, and Opportunity Zones to help incentivize development.

Recommended Land Uses:

Primary

- *Light Industrial/Business Park*
- *Heavy Industrial*
- *Office*



Supporting

- *Commercial Retail*
- *Commercial Service*
- *Restaurant*

Analysis:

This area is known as the Employment Center, which the subject property supports. It is industrially zoned which is one of several primary uses for the placetype. The proposed use would be outdoor storage which would be considered within “light industrial”. The area has commercial and industrial zoning with uses that are similar to the subject property.

b. Area of Change Designation: Transition

Transition areas are fully developed parts of the County that may completely or significantly change in character. In these areas, redevelopment is expected to be intense enough to transition the existing development setting to an entirely new type of development. For example, a failing strip of commercial development could be redeveloped with light industrial or office uses that result in a transition to an employment hub or business park. Another example of such a transition would be if a blighted suburban neighborhood were to experience redevelopment with significant amounts of multifamily housing or commercial development of a larger scale in line with a commercial center.

Analysis:

The subject area contains commercial and industrial zonings, additionally, the City of Colorado Springs owns adjacent properties, and finally to the north, dense residential development. This area pairs well with the area of change in the Master Plan. There is a site development plan to redevelop a portion of the property, which is the type of development this area of change is expected to experience. The dense residential to the north is also expected to be located within the transition area.

c. Key Area Influences: Enclaves or Near Enclaves

Enclaves are areas of unincorporated El Paso County that are surrounded on all sides by an incorporated municipality, primarily the City of Colorado Springs but enclaves or near enclaves exist within or adjacent to other municipalities. The largest enclave



is Cimarron Hills, an urbanized community with nearly 18,000 residents, but several smaller enclaves exist around other areas of Colorado Springs as well.

The majority of the enclaves are developed or partially developed in a manner that would require significant improvement for annexation. These include roadway improvements, storm-water improvements and utility infrastructure upgrades. Most enclave areas are accessed by municipal roads, experience the impacts of urban stormwater runoff, or are otherwise served by one or more municipal utilities. The character and intensity of new development or redevelopment in these enclaves should match that of the development in the municipality surrounding it. Discussion with the City of Colorado Springs and other municipalities regarding the possible annexation of these areas should be continued and revisited regularly to explore means to finance improvements and service debt to make annexation a feasible consideration.

Analysis:

The subject property is surrounded by the City of Colorado Springs-owned properties to the east, south, and west. The area is an enclave because of this jurisdiction not only being adjacent but mostly surrounding it as well. The City of Colorado Springs recommended that this property be annexed into it. However, the applicant has not moved forward with that suggestion.

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

There are no other implications associated with this project.

2. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand the 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 3.3 – *Promote cooperation among water providers to achieve increased efficiencies on reuse.*

Goal 4.4 – *Protect and enhance the quality, quantity, and dependability of water supplies.*

Goal 5.5 – *Identify any water supply issues early on in the land development process.*

2880 INTERNATIONAL CIRCLE
OFFICE: (719) 520 – 6300



COLORADO SPRINGS, CO 80910
PLNWEB@ELPASOCO.COM

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 5 of the Plan, which is an area anticipated to not experience growth by 2040. The following information pertains to water demands and supplies in Region 5 for central water providers:

The Plan identifies the current demand for Region 5 to be 4,396 acre-feet per year (AFY) (Figure 5.1) with a current supply of 4,849 AFY (Figure 5.2). The projected demand in 2040 for Region 5 is at 6,468 AFY (Figure 5.1) with a projected supply of 68,000 AFY (Figure 5.2) in 2040. The projected demand at build-out in 2060 for Region is 5 is at 9,608 AFY (Figure 5.1) with a projected supply of 10,131 AFY (Figure 5.2) in 2060. This means that by 2060 a surplus of 523 AFY is anticipated for Region 5.

See the Water section below for a summary of the water findings and recommendations for the proposed subdivision.

3. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. EPC Parks Department, EPC Environmental Services, US Fish & Wildlife, Parks Advisory Board, and Colorado Parks and Wildlife were each sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies coal and limestone 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

There are no hazards associated with this project.

2. Floodplain

Per FEMA Flood Insurance Rate Map (FIRM) panel number 08041C0754G, effective date, December 7, 2018, the proposed Space Village Filling No.4 is not located within a regulatory floodplain.

2880 INTERNATIONAL CIRCLE
OFFICE: (719) 520 – 6300



COLORADO SPRINGS, CO 80910
PLNWEB@ELPASOCO.COM

3. Drainage and Erosion

The proposed Space Village Filling No.4 is located within the Peterson Field (FOFO3400) drainage basin, which is included in the El Paso County Drainage Basin Fee program. Drainage basin fees shall be paid at the time of plat recordation.

According to the Final Drainage Report, onsite runoff from the proposed project will sheet flow from the north to the south and then be conveyed to two proposed sand filter basins that will provide the necessary detention and stormwater quality for the development.

Offsite flow from the northeast and northwest over Space Village Avenue will be conveyed through the site via grass-lined channels to the east and west of the project. The flows will then be routed to level spreaders at the southern edge of the site.

A grading and erosion control plan that identifies construction best management practices (BMPs) to prevent sediment and debris from affecting adjoining properties and the public stormwater system has been submitted.

4. Transportation

Access to Lot 1 and Lot 2 will be provided through two independent access points, A and B, connecting to Space Village Avenue, which is classified as an urban local roadway. Space Village Avenue has recently been conveyed to the City of Colorado Springs for ownership and maintenance. The applicant must obtain the necessary access permits from the City of Colorado Springs and comply with any additional requirements.

Based on the submitted traffic study, the project is expected to generate around 309 daily trips, with 45 trips during the AM peak hour and 32 trips during the PM peak hour. As per the traffic study report, there are no planned roadway improvements to accommodate regional transportation demands in 2024 (short range) and 2042 (long range).

El Paso County Road Impact Fees (RIF) as approved by Resolution 19-471 apply to the development. The RIF will be assessed with the Site Development Plan Application.



H. SERVICES

1. Water

Water will be provided by the Cherokee Metro District. 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 Minor Subdivision 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.

2. Sanitation

Wastewater is provided by Cherokee Metro District.

3. Emergency Services

The property is within the Cimarron Hills Fire Protection District.

4. Utilities

Colorado Springs Utilities
Cherokee Metro District
Colorado Springs Public Works (for roads)

5. Metropolitan Districts

Cherokee Metro District

6. Parks/Trails

Fees in lieu of park land dedication for regional fees and for urban park fees will not be due at the time of recording the final plat for commercial uses.

7. Schools

Fees in lieu of school land dedication will not be due at the time of plat recording for commercial uses.

I. APPLICABLE RESOLUTIONS

See attached resolution.

J. STATUS OF MAJOR ISSUES

There are no major issues associated with this project.

2880 INTERNATIONAL CIRCLE
OFFICE: (719) 520 – 6300



COLORADO SPRINGS, CO 80910
PLNWEB@ELPASOCO.COM

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 necessary for each access to the Colorado Springs City-owned and maintained roadway. Please contact Colorado Springs for the driveway permits.
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. Drainage fees in the amount of \$239,037 and bridge fees in the amount of \$18,122 be paid for the Peterson Field (FOFO3400) at the time of plat recordation.
11. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated 3/18/2024, as provided by the County Attorney's Office.
12. Applicant shall comply with all requirements contained in the City of Colorado Springs review and recommendations.
13. Applicant shall provide collateral for landscaping as identified in the Financial Assurance Estimate (FAE) at time of plat recording. The dollar amount shall be included in the Subdivision Improvement Agreement (SIA).

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.
3. Road access to Space Village Avenue must be approved by the City of Colorado Springs.

2880 INTERNATIONAL CIRCLE
OFFICE: (719) 520 – 6300



COLORADO SPRINGS, CO 80910
PLNWEB@ELPASOCO.COM

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 11 adjoining property owners on April 15, 2024, for the Planning Commission and Board of County Commissioner meetings. Responses will be provided at the hearing.

M. ATTACHMENTS

Map Series

Letter of Intent

Plat Drawing

State Engineer's Letter

County Attorney's Letter

El Paso County Public Health Recommendation Letter

Draft Resolution

2880 INTERNATIONAL CIRCLE
OFFICE: (719) 520 – 6300

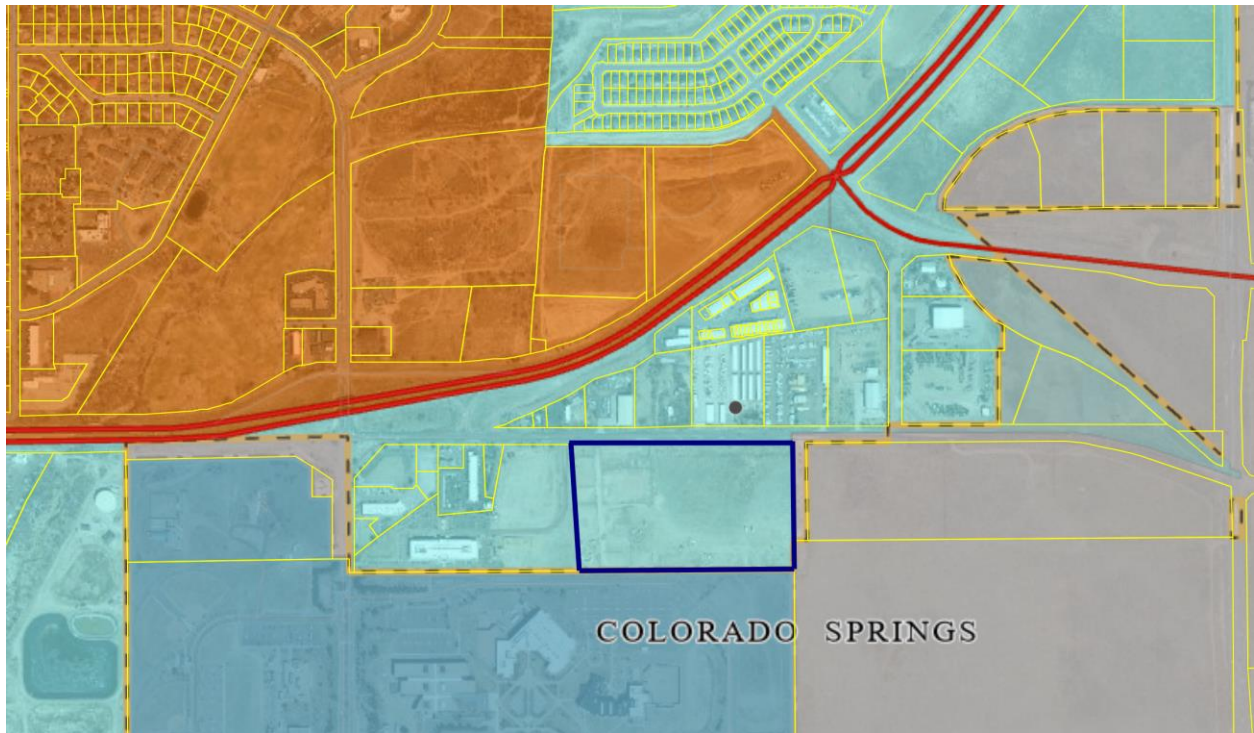


COLORADO SPRINGS, CO 80910
PLNWEB@ELPASOCO.COM

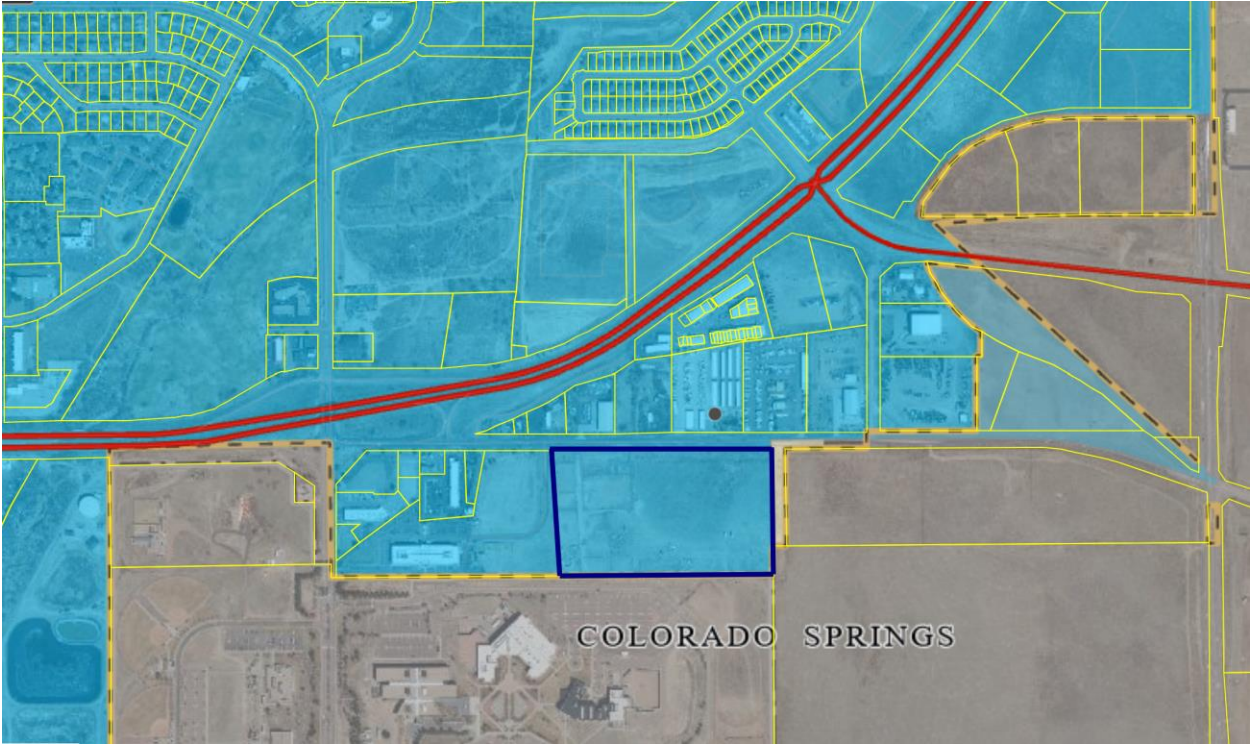
Map Series

MS227

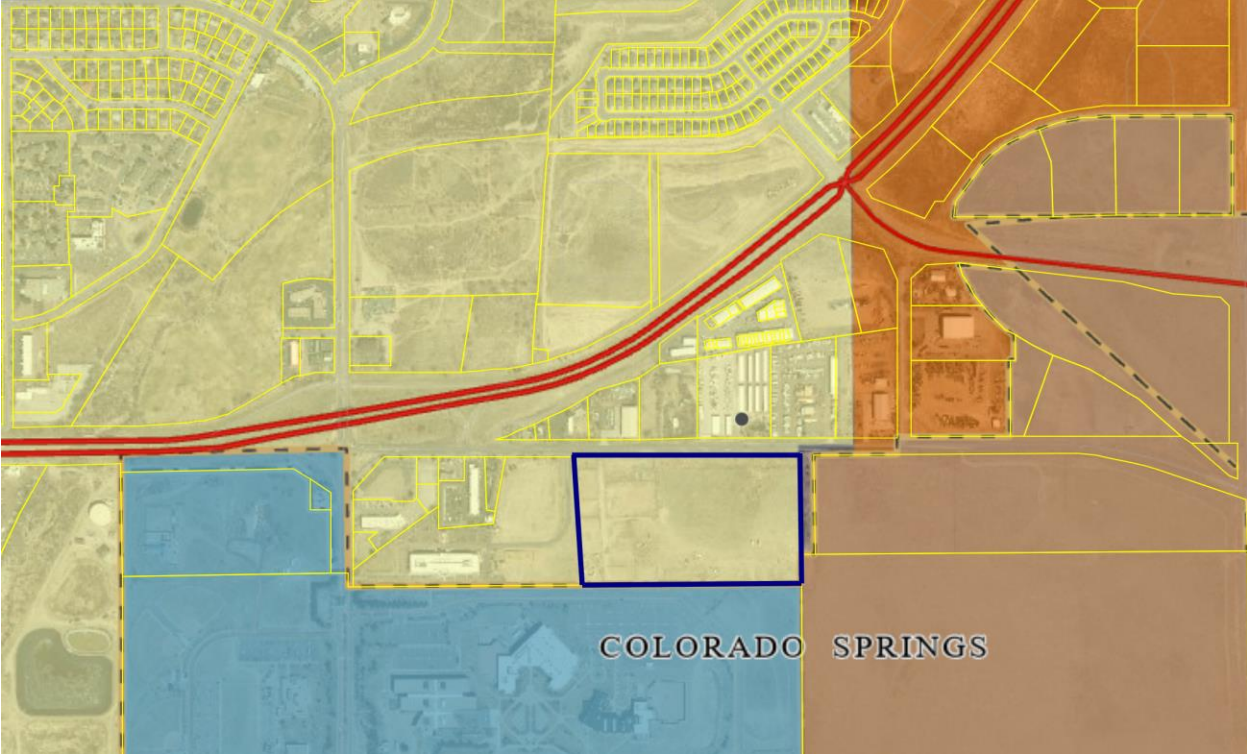
Placetype Map:



Area of Change Map:



Key area



June 19, 2023

El Paso County
Planning and Community Development Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910
Attn: Ms. Ashlyn Mathy, Planner I

RE: PCD File No. MS227, 0 Space Village Ave, Unincorporated El Paso County, CO

Ms. Mathy,

Thank you for the opportunity to submit the attached plans for a Site Development Plan for the property at 0 Space Village Ave, property tax schedule number 5417001005. The following is a narrative of the project and list of items included in the submittal.

Sterling Design Associates in conjunction with Commercial Building Services has prepared the attached Site Development Plan on behalf of Hampton Partners. The property is currently 22.8 Acres and Hampton Yards proposes to simply subdivide it into 2 separate lots roughly 11.4 Acres each. This Minor Subdivision is currently in process under MS227, Space Village minor Subdivision and a Site Development Plan is in review under PPR-23-003.

The property is currently zoned I-3 CAD-O, Heavy Industrial with Commercial Airport Overlay District. I-3 I Heavy Industrial District is defined in the LDC as follows: *The I-3 zoning district is intended to accommodate manufacturing and industrial uses, which may include related outside storage of raw or finished materials.*

The current use is listed as warehouse/storage. There are no proposed changes to zoning or use as the two lots will remain as outdoor storage/contractors equipment yard with no buildings or structures planned. These uses fall within the "Allowed" uses as defined in Table 5.1 Principal Uses.

The following is a list of some, but not all, of the other permitted uses for the property:

- Contractor Equipment Yard.
- Automobile and Boat Storage Yard
- Heavy Equipment Rental, Sales, or Storage
- Trash Processing Facility
- Home Improvement Center
- Inert Material Disposal
- Outside Storage
- Recreational Vehicle and Boat Storage
- Recycling
- Etc.

Per the “Your El Paso Master Plan” the site lies on the south side of Space Village Avenue within what is considered an unincorporated Urban Enclave in the Cimarron Hills area immediately adjacent to the north edge of Peterson Space Force Base. Below is a brief summary on how the project ties in with the Master Plan.

- Land Use & Development – The proposed development is in line with current goals of the Master Plan of the area. It is within a transitional area defined in the Land Use table of the Master Plan as Employment Center with Office, Light Industrial/Business Park, and Heavy Industrial uses. Existing surrounding uses are outside storage, dumpster storage, heavy equipment sales, RV storage, sod sales, etc. The use is compatible with the surrounding and proposed Employment Center land uses and assigned zoning
- Housing & Communities- There is no residential component proposed with this development.
- Economic Development- The business is new to El Paso County and will fill a need of local contractors in the area.
- Transportation & Mobility- While the project is not located within a primary transportation corridor, improvements along the south side of Space Village Avenue will bring the south side of the roadway up to standard with the addition of curb & gutter and will include a 10’ wide trail connection for the East Fork of Sand Creek trail system. The trail will promote walkability and bikability as this area develops further.
- Community Facilities & Infrastructure – This development is limited in its utility needs and infrastructure. With no proposed buildings or facilities it will not burden the existing utility resources. It is located within 5 minutes of the closest Cimarron Hills Fire District Station. and limit storm flows onto the base immediately south.
- Recreation & Tourism – The project will provide a 10’ wide trail connection along the south side of Space Village Avenue that ties to the East Fork of Sand Creek trail system.
- Community Health- Similar to above the project will provide a trail connection that benefits citizens who are walking and biking the trail.
- Environment & Natural Resources- As mentioned previously, the project will have limited utility demands, simply water for irrigation of the street trees along Space Village Avenue. A large portion of the site is dedicated to naturalized areas that convey and control stormwater on the east, west, and south are proposed to mitigate any potential flooding. One infiltration pond that handles both detention needs and water quality requirements is proposed for each lot. These drainage areas will be seeded with USDA recommended mix native to this area of El Paso County.
- Resiliency & Hazard Mitigation- The project has been coordinated between El Paso County and City of Colorado Springs specifically as it relates to the ROW improvements. Furthermore the owner/user and design team have coordinated closely with Planning and Engineering staff at Peterson Space Force Base to ensure compatibility and to address the military’s concerns.

The site is an undeveloped lot consisting of outdoor storage use. Adjacent land uses to the site consist of CS-Commercial Service to the west, I-2 Industrial, CS Commercial Service, and RR-5 Residential to the north of Space Village Avenue, vacant land to the east which is City of Colorado Springs APD Airport Planned Development zone district, and Peterson Space Force Base directly to the south. Outdoor storage is a permitted use in this location and is compatible with the other surrounding uses.

The site’s main access will be from two access points, one for each lot, along Space Village Ave. No buildings or off-street parking areas are planned. A designated entry drive and 96 foot diameter turn around for fire our outlined in the Site Development Plan.

As no building are proposed, limited utilities are proposed. While there is service availability to serve future uses the current development is not proposing any facilities therefore no new water service or sanitary sewer is proposed. An existing water meter along Space Village will be re-used to provide permanent irrigation for the street trees along Space Village. A water loop is proposed with a single hydrant for each lot. While this is not required by Code or by Cimarron Hills Fire the developer thought it prudent to provide.

Landscaping for screening will be provided when improvements are proposed and specified as part of the Development Plan. It is anticipated that screening will be required along Space Village and western boundary in conformance with the El Paso County LDC. Proposed landscaping will be comprised of a mixture of native and naturalized evergreen and deciduous plantings that will provide seasonal interest throughout the year. Native seed mix areas along the street frontage and perimeter will provide a comfortable transition from the surrounding natural landscape. A 20 foot buffer along Space Village Ave. with street trees 1 per 25' of frontage is anticipated as well as 5% of the property shall be landscaped per the discussion and notes from the Early Assistance Meeting. Temporary irrigation will be provided for establishment of the native seed areas. Once established no irrigation will be necessary for the seeded areas. A permanent, automatic, underground drip irrigation system will be provided for any trees and shrubs. A 6' tall opaque fence is planned for the perimeter.

Traffic generation for this site is negligible. A Traffic Study was prepared as part of the Minor Subdivision (MS227) that details the anticipated traffic. Revisions have been made based on County comments and this plan is in conformance with those requested revisions and the Traffic Study.

Public Improvements in the ROW are a requirement for this project. An attached 10' trail (as required by the City of Colorado Springs Parks & Open Space) along with curb and gutter and associated accessible ramps are reflected in the current design on the south side of Space Village. Improvements in the ROW are shown for County reference only. The applicant/developer is aware that a ROW permit is required to be obtained from the City of Colorado Springs Public Works/Traffic Engineering Department prior to construction of the curb, gutter, sidewalk, and ramps and that a drive way access permit is also required prior to construction of the access drives.

County Road Impact Fees, recording fees, and park and school fees will be required with this project. A breakdown of these fees has not yet been provided however, once fees have been provided and or determined, the developer is aware they will need to pay them prior to final approvals of the Site Development Plan.

Minimal noise or odors are anticipated as these lots are intended to be outdoor contractor storage. Limited truck activity for drop off and pick up noise may occur however not dissimilar to existing surrounding uses.

Criteria for Subdivision approvals are identified and addressed below:

- *The subdivision is in substantial compliance with the approved preliminary plan-* Since no development is proposed at this time and it being a minor subdivision, no preliminary plan has been prepared.
- *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 required studies, reports, plans, design, and supporting materials have been provided and the minor subdivision meets the criteria for approval.

- *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- Very limited to no water use is proposed. Regardless, based on the Water Resources Report provided by Cherokee Metro District there is sufficient supply, quality, and dependability for the proposed uses.*
- *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- Existing public sewage infrastructure is available to the property in sufficient capacity. No proposed sanitary uses are proposed.*
- *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)]- According to the Geotechnical Report by Cole Garner Geotechnical and Colorado Geological Survey there are no known hazards or conditions that would preclude any development on this site.*
- *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- As outlined in the Final Drainage Report, adequate drainage improvements can be provided should the lots been improved in the future.*
- *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- Both lots will have legal and physical access to Space Village Avenue. Space Village Avenue is now under the jurisdiction of the City of Colorado Springs and review with the City is underway. All necessary access permits will be obtained prior to construction.*
- *Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision- This area is already serviced and it is anticipated these services are and will be available in the future.*
- *The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code- Cimarron Fire District expressed no concern upon contact with them. They have expressed they will review the proposal once a formal submittal to the County is processed and will confirm fire protection is provided per Chapter 6 of the El Paso County 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- Offsite impacts will be evaluated during formal review. Minimal if any impacts are anticipated as the site configuration and use will remain as it is currently being used.*
- *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 SIA will be finalized during formal review.*
- *The subdivision meets other applicable sections of Chapter 6 and 8; and El Paso County, Colorado Land Development Code Rules Governing Divisions of Land – Chapter 7-Page 10 Effective 05/2016- The minor subdivision meets the minimum criteria required.*
- *The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et seq.] - This has been noted.*

Hampton Partners plans to comply with the County requirements and anticipate that once formal review begins any outstanding information will be provided. Should you have any questions, please do

not hesitate to contact me at (303) 794-4727 x.205. We look forward to your feedback and working with you on this minor subdivision.

Owner:
First Wing Development, LLLP
c/o K-Ventures LLLP
7220 Baker Road
Colorado Springs, CO 80908
Attn: Ken Kvols
kenkvols@gmail.com
719-330-2912

Developer:
Hampton Yards, LLC
201 Fillmore St, Suite 201
Denver, CO 80206
Attn: Tucker Robinson, Jeff Robinson
TUCKER@HAMPTONPARTNERS.NET
303-694-1085

We look forward to working with El Paso County towards a successful project. Should you have any questions, please do not hesitate to contact me at (303) 794-4727 x.205. We look forward to your feedback and working with you on this minor subdivision.

Sincerely,



Jon Spencer
Agent for Applicant

SPACE VILLAGE FILING NO. 4

A PORTION OF THE NORTH 1/2 OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
IN THE COUNTY OF EL PASO, STATE OF COLORADO

SHEET 1 OF 3

EL PASO COUNTY NOTES, CONDITIONS AND RESTRICTIONS:

- NO LOT OR INTEREST THEREIN SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY MORTGAGE, MORTGAGE ASSIGNMENT, OR OTHERWISE, UNLESS THE BUYER AND SELLER HAVE FIRST REVIEWED AND AGREED TO THE COMMON DEVELOPMENT IMPROVEMENTS TO BE CONSTRUCTED AND COMPLETED AND PRELIMINARY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
- THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
- PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT, PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- 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 LISTED SPECIES (E.G., PEBBLE'S MEGALOPUS JUMPING MOUSE).
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT;
- WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION ARE PROVIDED BY THE CHEROKEE METROPOLITAN DISTRICT (CHEROKEE) SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS. THE OFFICE OF THE STATE ENGINEER HAS ISSUED AN OPINION OF WATER ADEQUACY BASED ON ITS ANALYSIS AND INTERPRETATION OF A STIPULATED AGREEMENT CONCERNING THE AVAILABILITY OF CERTAIN WATER RIGHTS FOR USE OUTSIDE OF THE UPPER BLACK SMOULDER CREEK DESIGNATED BASIN, AND THIS FOUND INSUFFICIENCY OF WATER RESOURCES FOR THIS SUBDIVISION BASED ON THAT AGREEMENT. THIS INTERPRETATION DIFFERS FROM CERTAIN OPINIONS ISSUED BY THE OFFICE IN THE PAST. BASED ON ITS OWN REVIEW OF THE STIPULATED AGREEMENT AND ITS HISTORY (AND NOT THE AMOUNT OF WATER ACTUALLY AVAILABLE) THE BOARD OF COUNTY COMMISSIONERS IN AN OPEN AND PUBLIC HEARING DID NOT ACCEPT THE INTERPRETATION OF THE STATE ENGINEER'S OFFICE. THE BOARD OF COUNTY COMMISSIONERS FOUND THAT CHEROKEE HAS COMMITTED TO PROVIDE WATER SERVICE TO THE SUBDIVISION AND ASSURED THAT ITS LONG TERM WATER SERVICE CAPABILITIES ARE SUFFICIENT TO SUPPORT THE BOARD OF COUNTY COMMISSIONERS' INTERPRETATION OF THE STIPULATED AGREEMENT. THE BOARD OF COUNTY COMMISSIONERS CONCLUDED AT THE PUBLIC HEARING HEREBIN THAT THE CHEROKEE ASSURED THAT ITS PLANS AND COORDINATED FINANCIAL INVESTMENT IN INFRASTRUCTURE ARE DESIGNED TO ALLOW CHEROKEE TO CONTINUE TO PROVIDE THIS SUBDIVISION AND ITS EXISTING CUSTOMERS WITH WATER AND WASTEWATER SERVICES FOR 300 YEARS OR MORE.
- THE INDIVIDUAL LOT PURCHASER(S) SHALL BE RESPONSIBLE FOR FINAL DESIGN, CONSTRUCTION, AND MAINTENANCE OF PRIVATE DETENTION POND/WATER QUALITY BMP(S) AS DESCRIBED IN THE APPROVED PRELIMINARY/FINAL DRAINAGE REPORT FOR THIS SUBDIVISION. FINAL DESIGN, CONSTRUCTION DRAWINGS AND DRAINAGE REPORT UPDATES FOR THE DETENTION POND/WATER QUALITY BMP(S) SERVING EACH LOT SHALL BE PROVIDED WITH SITE DEVELOPMENT PLAN SUBMITTALS. THE DETENTION POND/WATER QUALITY BMP(S) SHALL BE CONSTRUCTED AND COMPLETED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS. THE SUBDIVISION DEVELOPER IS RESPONSIBLE FOR PROVIDING FINANCIAL ASSURANCES AS INDICATED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT AND ESTIMATE OF GUARANTEED FUNDS FOR ALL DETENTION POND/WATER QUALITY BMP(S). ALL DETENTION POND/WATER QUALITY BMP(S) SHALL BE CONSTRUCTED PRIOR TO THE RELEASE OF SAID FINANCIAL ASSURANCES.
- INDIVIDUAL LOT PURCHASERS SHALL ENTER INTO A PRIVATE DETENTION BASIN / STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT ("AGREEMENT") PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS. IN THE CASE THAT THE DEVELOPER CONSTRUCTS THE DETENTION POND(S), THE DEVELOPER SHALL ENTER INTO AN AGREEMENT FOR EACH POND CONSTRUCTED.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPIDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- UNLESS OTHERWISE INDICATED, ALL SIDE FRONT AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH 10' BOUNDARIES. ALL CORNERS AND POINTS OF INTERSECTION OF BOUNDARIES ARE HEREBY PLATTED WITH A .20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- LOT 1 AND 2 OF THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN / STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT ("AGREEMENT") AS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY.
- THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-4771), OR ANY AMENDMENTS THEREOF, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTAL.
- THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FIRES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
- GAS AND ELECTRIC: THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
GAS AND ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY **Colorado Springs Utilities**. SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.

BE IT KNOWN BY THESE PRESENTS:

THAT HAMPTON YARD 11, LLC, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 1 AS PLATTED IN COMFERWOOD SAC, AS RECORDED UNDER RECEPTION NO. 205122346, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SPACE VILLAGE AVENUE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S89°53'54"E ON SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1327.50 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO; THENCE S00°12'31"E ON SAID EAST LINE, A DISTANCE OF 757.08 FEET; THENCE S89°56'31"W, A DISTANCE OF 1289.94 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 1; THENCE N03°02'00"W ON THE EASTERLY BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 761.50 FEET TO THE POINT OF BEGINNING.
CONTAINING 994,018 SQUARE FEET OR 22,820 ACRES, 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, TRACTS, STREETS, AND EASEMENTS (USE WHICH ARE APPLICABLE) AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF **SPACE VILLAGE FILING NO. 4**. 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 EL 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 EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO INDICATED WILL BE 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.

OWNER: HAMPTON YARD 11, LLC, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, HAS EXECUTED THIS INSTRUMENT ON THIS DAY _____ OF _____, 2024, A.D.

BY: _____ OF HAMPTON YARD 11, LLC, COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP.

TITLE: _____ AS _____ FOR HAMPTON YARD

NOTARY:

STATE OF COLORADO)
COUNTY OF _____) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024.

11, LLC, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

GENERAL NOTES:

- BASE OF BEARINGS SHOWN HEREON ARE BASED UPON THE NORTHERLY LINE OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN. PER THE PLAT OF COMFERWOOD SAC RECORDED AUGUST 9, 2005 AT RECEPTION NO. 205122346 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF EL PASO, STATE OF COLORADO, WHICH BEARS SOUTH 89°53'54" EAST BETWEEN THE MONUMENTS SHOWN AND DESCRIBED HEREON.
- THE DATE OF PREPARATION IS MAY 23, 2022.
- FLOODPLAIN STATEMENT: THIS PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) AS ESTABLISHED BY FEMA PER FIRM PANEL 08041007346, EFFECTIVE DATE DECEMBER 7, 2016.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OF LAND MONUMENT OR ACCESSORY, COMMITTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS OR ALTERNATIVELY UNTIL ACCEPTABLE ASSURANCES INCLUDING BUT NOT LIMITED TO BOND OR LETTERS OF CREDIT FROM A FINANCIAL INSTITUTION ARE PROVIDED TO THE CITY OF COLORADO SPRINGS. ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, DRAINAGE, STREET AND EROSION CONTROL HAVE BEEN PLACED ON FILE WITH EL PASO COUNTY.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY ALTURA LAND CONSULTANTS, LLC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, TITLE AND OTHER MATTERS OF RECORD, ALTURA LAND CONSULTANTS RELIED ON TITLE COMMITMENT ORDER NO. SC255101684-1 AS PREPARED BY LAND TITLE GUARANTEE COMPANY, WITH AN EFFECTIVE DATE OF NOVEMBER 13, 2023.
- BOUNDARY CORNER MONUMENTATION IS SET NAIL AND DISK OR #5 REBAR W/GREEN PLASTIC CAP "P/S 38081" FLUSH WITH THE GROUND AT ALL CORNERS, UNLESS SHOWN OTHERWISE.
- LINEAL UNITS USED FOR THIS SURVEY AS U.S. SURVEY FEET.
- EASEMENTS DEDICATED PER THIS PLAT ARE AS SHOWN, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE PROPERTY OWNER.
- THE PROPERTY SHOWN HEREON HAS A GROSS AREA OF 994,018 SQUARE FEET OR 22,820 ACRES. MORE OR
- NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYING STATEMENT:

I, JESUS A. LUGO, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE PERSONALLY REVIEWED THE SURVEY AND RECORDS THEREON AND THAT I AM AWARE OF THE TRUE AND CORRECT MEANING AND INTENT OF THE INSTRUMENTS LISTED AS SHOWN HEREON. THAT I HAVE NOTICED AND CORRECTED ANY ERRORS OR AMBIGUITIES IN THE INSTRUMENTS LISTED AS SHOWN HEREON THAT WOULD CAUSE CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE THIS _____ DAY OF _____, 2024.

JESUS A. LUGO, PLS 38081
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF ALTURA LAND CONSULTANTS, LLC

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR SPACE VILLAGE FILING NO. 4 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON _____ DAY OF _____, 2024. THE BOARD OF COUNTY COMMISSIONERS HAS REVIEWED THE INSTRUMENTS LISTED AS SHOWN HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL, THE CONDITIONS OF LAND TO THE PUBLIC (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, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT _____ DATE _____

EASEMENTS:
EASEMENTS DEDICATED PER THIS PLAT ARE AS SHOWN, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE PROPERTY OWNER.

NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT:

THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS.

GEOLOGICAL HAZARD NOTE:

THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE GEOCHEMICAL ENGINEERING REPORT BY COLE GARNER, GEOCHEMICAL DATED AUGUST 16, 2022 IN FILE SPACE VILLAGE RD MINOR SUBDIVISION UNDER FILE NUMBER MS227, AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

- DOWNSLOPE CREEP: NONE
- ROCKFALL SOURCE: NONE
- ROCKFALL RUNOUT ZONE: NONE
- POTENTIALLY SEASONALLY HIGH GROUNDWATER: NONE
- OTHER HAZARD: NONE

DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.

LOT SUMMARY TABLE	
LOT	SQ. FT. ACREAGE
LOT 1	489,303 11.233
LOT 2	504,715 11.587
TOTAL (2 LOTS)	994,018 22.820

CLERK AND RECORDER:

STATE OF COLORADO) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M. THIS _____ DAY OF _____, 2024, A.D., AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO

CHUCK BROGEMAN, RECORDER
FEE: _____
SURCHARGE: _____

BY: _____ DEPUTY

FEES:

- SCHOOL FEE: _____
- BRIDGE FEE: _____
- PARK FEE: _____
- DRAINAGE FEE: _____

PCD FILING NO. MS-22-007

NO.	DATE:	REVISION DESCRIPTION:	BY:	DATE:
4	09/12/23	4TH SUBMITTAL REVIEW REVISION	KJS	MAY 23, 2022
5	11/13/23	5TH SUBMITTAL REVIEW REVISION	KJS	KJS
6	01/26/24	6TH SUBMITTAL REVIEW REVISION	KJS	2023Z

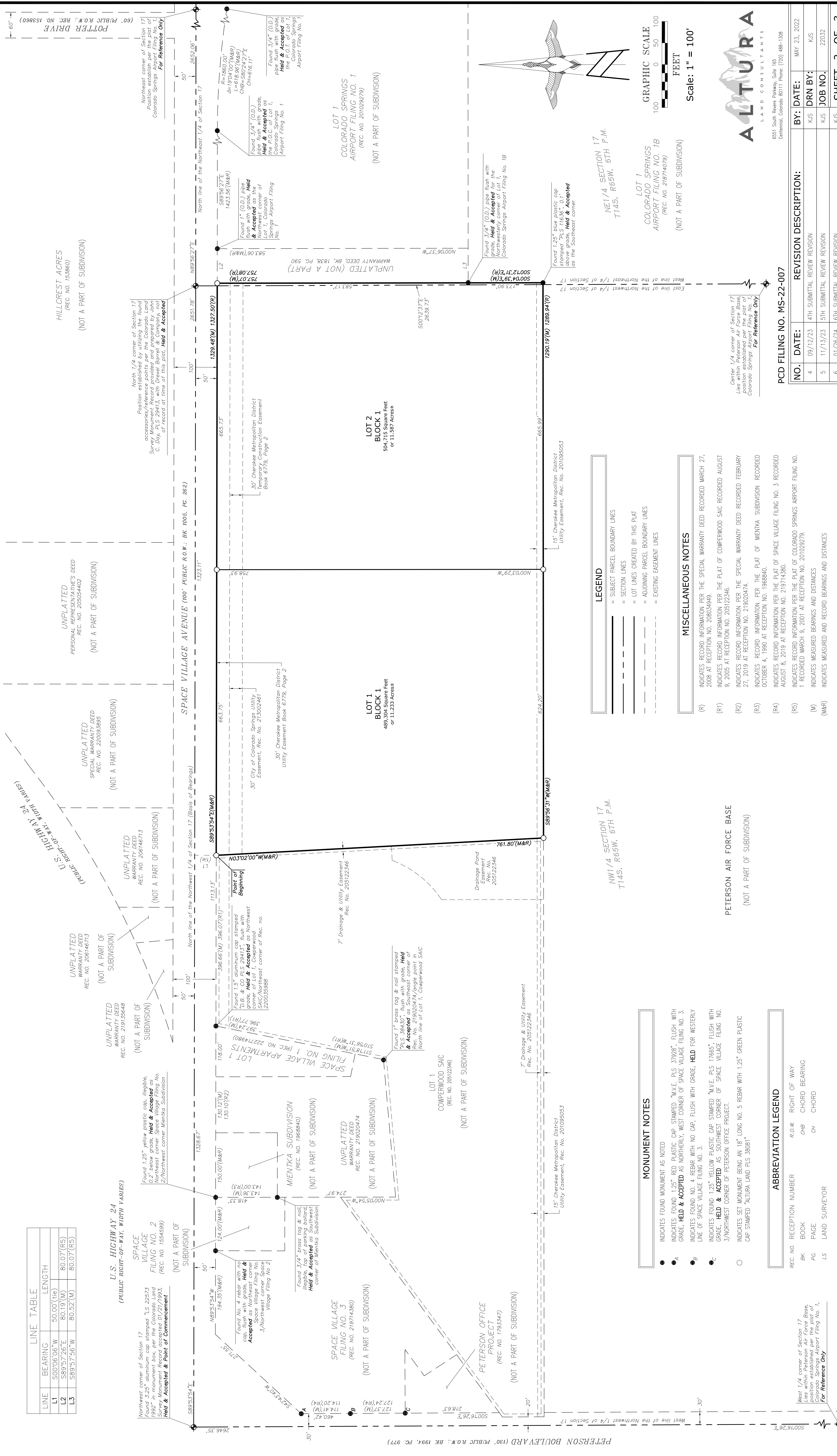
OWNER:
HAMPTON YARD 11, LLC
201 FILLMORE ST., SUITE 201
DENVER, CO. 80206

SUBDIVIDER:
JESUS A. LUGO, PLS 38081
ALTURA LAND CONSULTANTS, LLC
6950 SOUTH TUCSON WAY, UNIT C
CENTENNIAL, COLORADO 80112
(720) 488-1303

SPACE VILLAGE FILING NO. 4

A PORTION OF THE NORTH 1/2 OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE COUNTY OF EL PASO, STATE OF COLORADO
SHEET 2 OF 3

LINE	BEARING	LENGTH
L1	S00°06'06"W	50.00(14)
L2	S89°57'26"E	80.19(M)
L3	S89°57'36"W	80.52(M)



LEGEND

- SUBJECT PARCEL BOUNDARY LINES
- SECTION LINES
- LOT LINES CREATED BY THIS PLAT
- ADJOINING PARCEL BOUNDARY LINES
- EXISTING EASEMENT LINES

MISCELLANEOUS NOTES

(R) INDICATES RECORD INFORMATION PER THE SPECIAL WARRANTY DEED RECORDED MARCH 27, 2008 AT RECEPTION NO. 20804949.

(R1) INDICATES RECORD INFORMATION PER THE PLAT OF COMPERWOOD SAIC RECORDED AUGUST 9, 2005 AT RECEPTION NO. 205122346.

(R2) INDICATES RECORD INFORMATION PER THE SPECIAL WARRANTY DEED RECORDED FEBRUARY 27, 2019 AT RECEPTION NO. 219020474.

(R3) INDICATES RECORD INFORMATION PER THE PLAT OF MIENTKA SUBDIVISION RECORDED OCTOBER 4, 1990 AT RECEPTION NO. 1968840.

(R4) INDICATES RECORD INFORMATION PER THE PLAT OF SPACE VILLAGE FILING NO. 3 RECORDED AUGUST 8, 2019 AT RECEPTION NO. 219714380.

(R5) INDICATES RECORD INFORMATION PER THE PLAT OF COLORADO SPRINGS AIRPORT FILING NO. 1 RECORDED MARCH 9, 2001 AT RECEPTION NO. 201092279.

(M) INDICATES MEASURED BEARINGS AND DISTANCES.

(M&R) INDICATES MEASURED AND RECORD BEARINGS AND DISTANCES.

MONUMENT NOTES

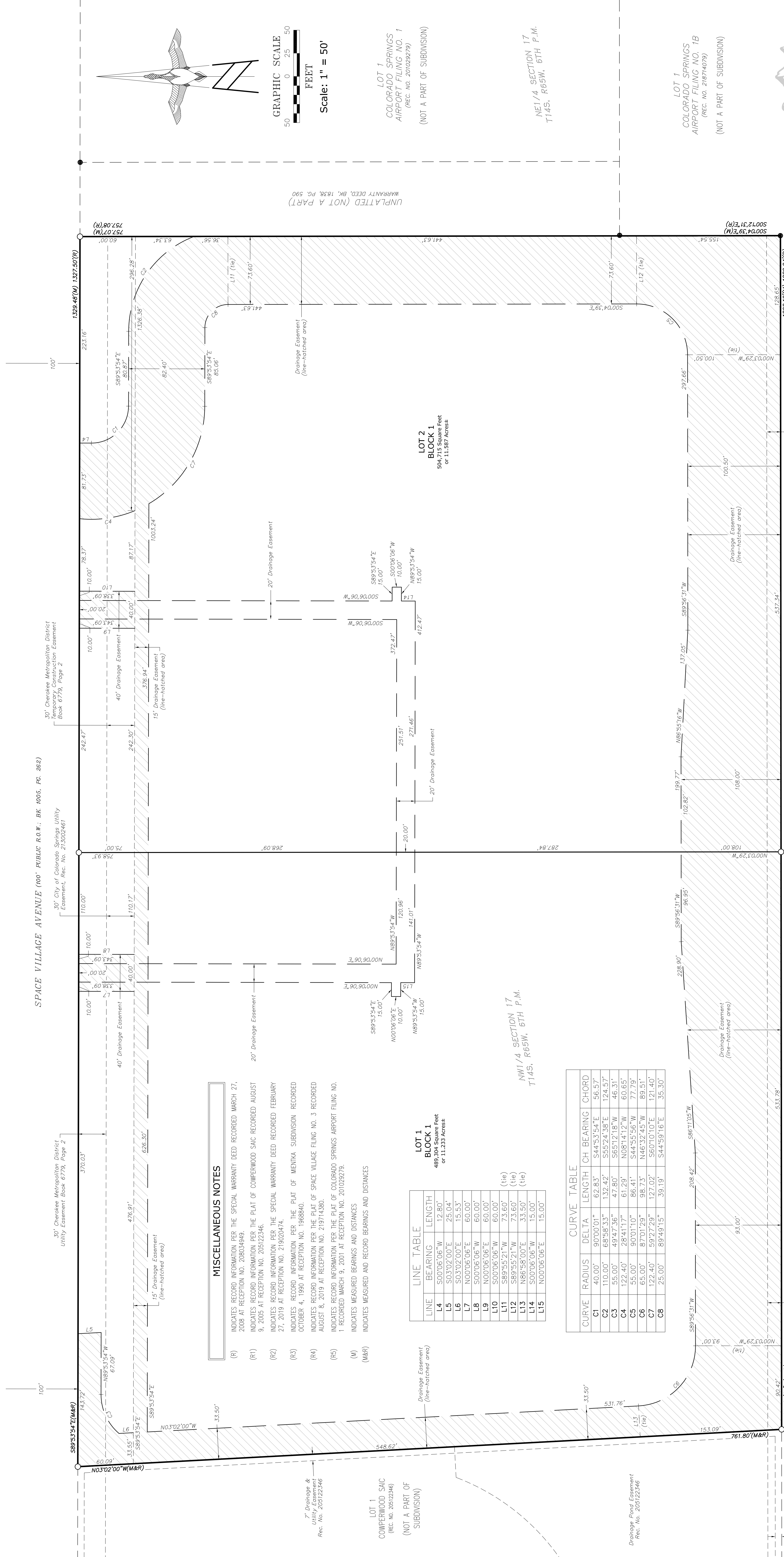
- INDICATES FOUND MONUMENT AS NOTED
- INDICATES FOUND 1.25" RED PLASTIC CAP STAMPED "M.V.E. PLS 37928", FLUSH WITH GRADE, HELD & ACCEPTED AS NORTHERLY WEST CORNER OF SPACE VILLAGE FILING NO. 3.
- INDICATES FOUND NO. 4 REBAR WITH NO. CAP, FLUSH WITH GRADE, HELD FOR WESTERLY LINE OF SPACE VILLAGE FILING NO. 3.
- INDICATES FOUND 1.25" YELLOW PLASTIC CAP STAMPED "M.V.E. PLS 17665", FLUSH WITH GRADE, HELD & ACCEPTED AS SOUTHWEST CORNER OF SPACE VILLAGE FILING NO. 3/NORTHWEST CORNER OF PETERSON OFFICE PROJECT.
- INDICATES SET MONUMENT BEING AN 18" LONG NO. 5 REBAR WITH 1.25" GREEN PLASTIC CAP STAMPED "ALURA LAND PLS 38081"

ABBREVIATION LEGEND

REC. NO.	RECEPTION NUMBER	R.O.W.	RIGHT OF WAY
BK	BOOK	CHB	CHORD BEARING
PG.	PAGE	CH	CHORD
LS	LAND SURVEYOR		

SPACE VILLAGE FILING NO. 4

A PORTION OF THE NORTH 1/2 OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
IN THE COUNTY OF EL PASO, STATE OF COLORADO
SHEET 3 OF 3



MISCELLANEOUS NOTES

(R) INDICATES RECORD INFORMATION PER THE SPECIAL WARRANTY DEED RECORDED MARCH 27, 2008 AT RECEPTION NO. 208034949.

(R1) INDICATES RECORD INFORMATION PER THE PLAT OF COMPERWOOD SAC RECORDED AUGUST 3, 2005 AT RECEPTION NO. 209122346.

(R2) INDICATES RECORD INFORMATION PER THE SPECIAL WARRANTY DEED RECORDED FEBRUARY 27, 2019 AT RECEPTION NO. 219020474.

(R3) INDICATES RECORD INFORMATION PER THE PLAT OF MENTHA SUBDIVISION RECORDED OCTOBER 4, 1990 AT RECEPTION NO. 1968840.

(R4) INDICATES RECORD INFORMATION PER THE PLAT OF SPACE VILLAGE FILING NO. 3 RECORDED AUGUST 8, 2019 AT RECEPTION NO. 219714388.

(R5) INDICATES RECORD INFORMATION PER THE PLAT OF COLORADO SPRINGS AIRPORT FILING NO. 1 RECORDED MARCH 9, 2001 AT RECEPTION NO. 201028279.

(M) INDICATES MEASURED BEARINGS AND DISTANCES

(M&R) INDICATES MEASURED AND RECORD BEARINGS AND DISTANCES

LOT 1
BLOCK 1
489,304 Square Feet
or 11.2123 Acres

LINE	BEARING	LENGTH
L4	S00°06'06"W	12.80'
L5	S03°02'00"E	25.04'
L6	S03°02'00"E	15.53'
L7	N00°06'06"E	60.00'
L8	N00°06'06"W	60.00'
L9	N00°06'06"E	60.00'
L10	S00°06'06"W	60.00'
L11	S89°55'21"W	73.60' (1e)
L12	N89°55'21"W	73.60' (1e)
L13	N86°58'00"E	33.50' (1e)
L14	S00°06'06"W	15.00'
L15	N00°06'06"E	15.00'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CH	BEARING	CHORD
C1	40.00'	90°00'01"	62.83'	S44°53'54"E	56.57'	
C2	110.00'	68°58'33"	132.42'	S55°24'38"E	124.57'	
C3	55.00'	49°47'36"	47.80'	S65°12'18"W	46.31'	
C4	122.40'	28°41'17"	61.29'	N08°14'12"W	60.65'	
C5	55.00'	90°01'10"	86.41'	S44°55'56"W	77.79'	
C6	65.00'	87°01'29"	98.73'	N46°32'45"W	89.51'	
C7	122.40'	59°27'28"	127.02'	S60°10'10"E	121.40'	
C8	25.00'	89°48'15"	39.19'	S44°59'16"E	35.30'	

MONUMENT NOTES

- INDICATES FOUND MONUMENT AS NOTED (SEE DESCRIPTIONS ON SHEET 2 OF 3)
- INDICATES SET MONUMENT BEING AN 18" LONG NO. 5 REBAR WITH 1.25" GREEN PLASTIC CAP SHIMPED ALIURA LAND PLS 38081

ABBREVIATION LEGEND

R.O.W. RIGHT OF WAY
CHB CHORD BEARING
CH CHORD
LS LAND SURVEYOR

PETERSON AIR FORCE BASE
(NOT A PART OF SUBDIVISION)

LEGEND

- SUBJECT PARCEL BOUNDARY LINES
- LOT LINES CREATED BY THIS PLAT
- ADJOINING PARCEL BOUNDARY LINES
- EXISTING EASEMENT LINES
- EASEMENT LINES CREATED BY THIS PLAT

PCD FILING NO. MS-22-007

NO.	DATE:	REVISION DESCRIPTION:
4	09/12/23	4TH SUBMITTAL REVIEW REVISION
5	11/13/23	5TH SUBMITTAL REVIEW REVISION
6	01/26/24	6TH SUBMITTAL REVIEW REVISION

ALTIURA
LAND CONSULTANTS
651 South Bowen Parkway, Suite 105
Centennial, Colorado 80111 Phone: (720) 888-1308

BY: DATE: MAY 23, 2022
KJS
DRN BY: KJS
JOB NO. 22032
SHEET 3 OF 3



August 23, 2022

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

RE: Space Village Road Minor Subdivision
Part N1/2 of Sec. 17, Twp. 14S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 30439

To Whom It May Concern:

We have received the submittal concerning the above-referenced proposal to subdivide a 22.8 acre tract of land into 2 lots to be used for self-storage facilities. According to the submittal, the proposed supply of water and wastewater disposal is to be served by Cherokee Metropolitan District (“Cherokee”).

Water Supply Demand

The Commitment Letter No. 2022-11 from Cherokee, provided with the submittal references a demand of 0.3 acre-feet/year for the Space Village Road Minor Subdivision.

Source of Water Supply

The source of water for the proposed development is to be served by the Cherokee Metropolitan District, and a May 23, 2022 letter of commitment from Cherokee was provided with the submittal confirming 0.3 acre-feet have been committed to Space Village Road Minor Subdivision

Additional Comments

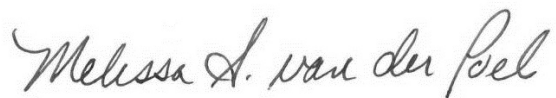
Should the development include construction and/or modification of any storm water structure(s), the Applicant should be aware that, unless the storm water structure(s) can meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), Colorado Revised 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: <http://water.state.co.us/DWRIPub/Documents/DWR%20Storm%20Water%20Statement.pdf>, to ensure that the notice, construction and operation of the proposed structure meets statutory and administrative requirements.



State Engineer's Office Opinion

According to this office's records, it appears Cherokee 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,

A handwritten signature in cursive script that reads "Melissa A. van der Poel".

Melissa A van der Poel, P.E.
Water Resource Engineer

cc: Bill Tyner, Division 2 Engineer
Jacob Olson, 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

March 18, 2024

MS-22-7 Space Village Filing No. 4
Minor Subdivision

Reviewed by: Lori L. Seago, Senior Assistant County Attorney
April Willie, Paralegal

WATER SUPPLY REVIEW AND RECOMMENDATIONS

Project Description

1. This is a proposal by Hampton Yard 11 LLC (“Applicant”) to subdivide a 22.8 acre tract of land into 2 lots. The property is currently zoned I-3 CAD-O (Heavy Industrial - Commercial Airport Overlay District).

Estimated Water Demand

2. Pursuant to the *Water Supply Information Summary* (“WSIS”), the annual subdivision demand is 0.28 total acre-feet for irrigation of 0.698 acres. Based on this, the Applicant must provide a supply of 84 acre-feet of water (0.28 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 Cherokee Metropolitan District (“District” or “Cherokee”). As identified in the Water Resource Report dated June 2023, the annual water demand for the development is 0.28 acre-feet per year to be used for landscaping on the property. Per the Water Provider’s

ASSISTANT COUNTY ATTORNEYS

Supplement to the Water Resources Report, Cherokee's total available water supply is approximately 4,364.8 acre-feet/year, while its existing water commitments total 4,144.8 acre-feet per year. After commitment of 0.28 acre-feet per year to Space Village Filing No. 4, the District will have 219.7 acre-feet per year remaining for additional commitments.

4. The General Manager of the District provided a letter dated February 28, 2024, committing to provide water service of 0.28 acre-feet per year for irrigation of Space Village Filing 4, which is located within the District's boundaries.

The District notes that this commitment is "hereby made exclusively for this specific development project at this site within the District." The District's commitment is only a conditional commitment: "[t]o confirm this commitment you must provide the District with a copy of the final plat approval from El Paso County Development Services within 12 months of the date of this letter. Otherwise, the District may use this allocation for other developments requesting a water commitment."

State Engineer's Office Opinion

5. In a letter dated August 23, 2022, the State Engineer reviewed the application to subdivide the 22.8-acre tract into 2 lots to be used for self-storage facilities. The State Engineer confirmed that the Cherokee Metropolitan District has committed an adequate amount of water. Further, the State Engineer states that "[a]ccording to this office's records, it appears Cherokee has sufficient water resources to serve the proposed development." Further, the State Engineer declared 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 can be provided without causing injury to decreed water rights."

Recommended Findings

6. Quantity and Dependability. Applicant's water demand for Space Village Filing No. 4 is 0.28 acre-feet per year to be supplied by Cherokee Metropolitan District. **Based on the water demand of 0.28 acre-feet/year for the development and the District's availability of water sources, but given the conditional nature of the District's commitment to serve, the County Attorney's Office recommends a finding of conditional sufficiency as to water quantity and dependability for Space Village Filing No. 4.**

7. Quality. Section 8.4.7(B)(10)(g) of the El Paso County Land Development Code allows for a presumption of water quality when water is supplied from an existing Community Water Supply operating in conformance with the Colorado Primary Drinking Water Regulations unless there is evidence to the contrary.

8. Basis: The County Attorney's Office reviewed the following documents in preparing this review: the Water Supply Information Summary, the Water Resources Report dated June 2023, the Water Provider's Supplement to the Water Resources

Report for the Space Village Minor Subdivision dated March 1, 2024, the Cherokee Metropolitan District letter dated February 28, 2024, and the State Engineer's Office Opinion dated August 23, 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 requirement 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, and specifications set by the District.

B. Applicant must obtain final plat approval and provide evidence thereof to the District within 12 months of the District's commitment letter dated February 28, 2024 (approval must be provided by February 28, 2025), to retain the District's water commitment. **If Applicant fails to do so, this recommended finding of conditional sufficiency will be deemed moot and no longer valid. Once Applicant provides proof to the District that satisfies the District's condition of final plat approval, this conditional finding of sufficiency will automatically convert to a full sufficiency finding.**

cc: Ashlyn Mathy, Project Manager, Planner



Prevent • Promote • Protect

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

Space Village Minor Subdivision, MS-22-7

Please accept the following comments from El Paso County Public Health regarding the project referenced above:

- The existing 23-acre lot is proposed to be split into two lots. Both lots are approximately 11.4 acres in size and will be served water by Cherokee Metropolitan District (CMD). There is a finding for sufficiency in terms of water quality for CMD. The Colorado Department of Public Health and Environment has assigned PWSID# CO-0121125 to CMD.
- Cherokee Metropolitan District is available and has agreed to provide wastewater service if needed for the structures.
- Radon resistant construction building techniques/practices are encouraged in this area. The EPA has determined that Colorado, and specifically the El Paso County area, have higher radon levels than other areas of the country.
- The water quality basins must have mosquito control responsibilities included as a part of the construction design and maintenance plan to help control mosquito breeding habitat and minimize the potential for West Nile Virus.

Mike McCarthy
El Paso County Public Health
719-332-5771
mikemccarthy@elpasoco.com
05October2022

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. MS227
SPACE VILLAGE RD MINOR SUBDIVISION

WHEREAS, Jon Spencer did file an application with the El Paso County Planning and Community Development Department for approval of a Final Plat for the Space Village Filing No. 4 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 May 2, 2024; 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 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 minor subdivision, the Planning Commission and Board of County Commissioners 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 (as amended):

1. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
2. The subdivision is consistent with the purposes of the Land Development Code ("Code");
3. 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.
4. 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.
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 the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)].
7. 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.
8. 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.
9. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County and in compliance with the Code and the ECM.
10. 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.

11. Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision.
12. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code.
13. The proposed subdivision meets other applicable sections of Chapters 6 and 8 of the Code.
14. 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.
15. 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.
16. 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 Drew Makings for a minor subdivision final plat of the Gunners Ridge subdivision 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 appropriate El Paso County staff.
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. Drainage fees in the amount of \$239,037 and bridge fees in the amount of \$18,122 be paid for the Peterson Field (FOFO3400) at the time of plat recordation.

11. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated 3/18/2024, as provided by the County Attorney's Office.
12. Applicant shall comply with all requirements contained in the City of Colorado Springs review and recommendations.
13. Applicant shall provide collateral for landscaping as identified in the Financial Assurance Estimate (FAE) at time of plat recording. The dollar amount shall be included in the Subdivision Improvement Agreement (SIA).

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.
3. Road access to Space Village Avenue must be approved by the City of Colorado Springs.

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
Bryce Schuettpeiz	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 ___to___ by the Planning Commission of the County of El Paso, State of Colorado.

DONE THIS 2nd day of May 2024 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: _____
_____, Chair

EXHIBIT A

THAT PART OF N2N2 SEC 17-14-65 AS FOLS: BEG AT A PT ON ELY R/W LN OF PETERSON RD FROM WHENCE THE CEN OF SD SEC BEARS S 55<18'44" E ON AN ASSUMED BEARING 3211.93 FT, TH N 0<29'47" W ALG AFSD ELY R/W LN 100.0 FT, N 53<47'20" E 1124.66 FT TO SLY R/W LN OF HWY 94, N 89<59'43" E ALG SD R/W LN TO INTEC N-S C/L OF SEC, SLY ON SD LN 600.0 FT M/L, ELY AT R/A 25.0 FT M/L S 0<12'31" E 173.89 FT, TH S 89<51'09" W 2634.38 FT TO POB EX THAT 2.00 ACRE TRACT CONV BY BK 3679-489, EX PT PLATTED TO COWPERWOOD SAIC PLAT 12088 (54170-01-004)