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RESOLUTION NO. 26-121

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

APPROVAL OF A TWO (2) YEAR TIME EXTENSION FOR THE
WATERVIEW EAST COMMERCIAL PRELIMINARY PLAN (SP229)

WHEREAS, the El Paso County Board of County Commissioners previously adopted Resolution No. 23-358, approving the Preliminary Plan for Waterview East Commercial Preliminary Plan on October 12, 2023, which notated an expiration date of twenty-four (24) months unless a Final Plat has been approved and recorded or a time extension has been granted;

WHEREAS, the Applicant is now requesting a two-year extension to record the first Final Plat for the Preliminary Plan for Waterview East Commercial with a proposed expiration date of October 12, 2027; and

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the extension of time of two years in which to have the first Final Plat filing recorded for Waterview East Commercial Preliminary Plan request as submitted, for the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated by reference.

BE IT FURTHER RESOLVED that all conditions of approval associated with the original approval of the Waterview East Commercial Preliminary Plan, Resolution No. 23-358, shall remain valid and in full effect.

DONE THIS 9th day of April, 2026, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____

County Clerk & Recorder



By: _____

Chair

EXHIBIT A

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PM, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 9;

THENCE S00°19'32"E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 1613.76 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING THREE (3) COURSES ARE ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID BRADLEY ROAD;

1) THENCE S89°30'29"W A DISTANCE OF 3.77 FEET TO A POINT OF CURVE TO THE LEFT;

2) THENCE ON SAID CURVE, HAVING A RADIUS OF 2759.79 FEET, AN ARC LENGTH OF 730.29 FEET, A DELTA ANGLE OF 15°09'41" WHOSE LONG CHORD BEARS S81°55'38"W A DISTANCE OF 728.16 FEET;

3) THENCE S74°20'48"W A DISTANCE OF 930.15 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID RIGHT-OF-WAY S15°39'12"W A DISTANCE OF 394.68 FEET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT WHOSE RADIAL BEARS N75°43'37"W;

THENCE ON SAID CURVE, HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 56.94 FEET, A DELTA ANGLE OF 43°29'55" WHOSE LONG CHORD BEARS S36°01'21" W A DISTANCE OF 55.58 FEET;

THENCE S57°46'18"W A DISTANCE OF 68.47 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE ON SAID CURVE, HAVING A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 280.72 FEET, A DELTA ANGLE OF 35°44'30" WHOSE LONG CHORD BEARS S39°54'03"W, A DISTANCE OF 267.19 FEET;

THENCE S67°58'24"E A DISTANCE OF 40.00 FEET;

THENCE S22°01'36"W A DISTANCE OF 538.15 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE ON SAID CURVE, HAVING A RADIUS OF 260.00 FEET, AN ARC LENGTH OF 61.46 FEET, A DELTA ANGLE OF 13°32'35", WHOSE LONG CHORD BEARS S28°47'53"W A DISTANCE OF 61.31 FEET;

THENCE S00°00'00"W A DISTANCE OF 148.75 FEET;

THENCE N90°00'00"W A DISTANCE OF 515.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT- OF-WAY LINE OF POWERS BOULEVARD DESCRIBED IN SAID BOOK 5307 AT PAGE 1472 (NOW HIGHWAY 21);

THE FOLLOWING FIVE (5) COURSES ARE ON SAID RIGHT-OF-WAY LINE AND THE NORTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY:

1) THENCE N00°29'10"W A DISTANCE OF 1123.38 FEET TO A POINT OF CURVE TO THE RIGHT;

2) THENCE ON SAID CURVE, HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 229.91 FEET, A DELTA ANGLE OF 87°49'03", WHOSE LONG CHORD BEARS N43°25'21"E A DISTANCE OF 208.05 FEET;

3) THENCE N87°19'53" E A DISTANCE OF 53.06 FEET TO A POINT OF CURVE TO THE LEFT;

4) THENCE ON SAID CURVE, HAVING A RADIUS OF 2,969.79 FEET, AN ARC LENGTH OF 673.03 FEET, A DELTA ANGLE OF 12°59'05", WHOSE LONG CHORD BEARS N80°50'20"E A DISTANCE OF 671.59 FEET;

5) THENCE N47°20'48"E A DISTANCE OF 21.87 FEET TO THE POINT BEGINNING.

PARCEL CONTAINS 963,596 SQUARE FEET OR 22.121 ACRES MORE OR LESS.