

bcc

Chuck Broerman
08/01/2018 09:59:01 AM
Doc \$0.00
Rec \$0.00

El Paso County, CO

Pages 7
218088702

RESOLUTION NO. 18- 314

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

APPROVE FINAL PLAT FOR RESERVE AT CORRAL BLUFFS FILING NO. 2
(SF-18-010)

WHEREAS, Eagle Development Company did file an application with the El Paso County Planning and Community Development Department for the approval of a final plat for the Carriage Meadows North Filing No. 1 Subdivision for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on July 17, 2018, upon which date the Planning Commission did by formal resolution recommend approval of the final plat application; and

WHEREAS, a public hearing was held by the El Paso County Board of County Commissioners on July 31, 2018; 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, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board 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 hearings before the Planning Commission and the Board of County Commissioners.
3. The hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, all pertinent facts, matters and issues were submitted and reviewed, and all interested persons were heard at those hearings.
4. All exhibits were received into evidence.

5. The subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.
6. The subdivision is in substantial conformance with the approved preliminary plan.
7. The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of El Paso County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.
8. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(1)] and the requirements of Chapter 8 of the Land Development Code.
9. A public sewage disposal system has been established or, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of the Land Development Code.
10. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. §30-28-133(6)(c)].
11. Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of the Land Development Code and Engineering Criteria Manual.
12. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.
13. Final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development 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 Land Development 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 Subdivision Improvements Agreement so the impacts of the subdivision will be adequately mitigated.

16. The subdivision meets other applicable sections of Chapters 6 and 8 of the Land Development Code.
17. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et. seq.].
18. The proposed subdivision of land conforms to the El Paso County Zoning Resolutions.
19. For the above-stated and other reasons, the proposed subdivision is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the final plat application for the Reserve at Corral Bluffs Filing No. 2 Subdivision;

BE IT FURTHER RESOLVED that the following conditions and notations shall be placed upon this approval:

CONDITIONS

1. All Deed of Trust holders shall ratify the plat. The applicant shall provide a current title commitment at the time of submittal of the Mylar for recording.
2. Colorado statute requires that at the time of the approval of platting, the subdivider provide the certification of the County Treasurer's Office that all ad valorem taxes applicable to such subdivided land, or years prior to that year in which approval is granted, have been paid. Therefore, this plat is approved by the Board of County Commissioners on the condition that the subdivider or developer must provide to the Planning and Community Development Department, at the time of recording the plat, a certification from the County Treasurer's Office that all prior years' taxes have been paid in full.
3. The subdivider or developer must pay, for each parcel of property, the fee for tax certification in effect at the time of recording the plat.
4. The Applicant shall submit the Mylar to Enumerations for addressing.

5. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.
6. Driveway permits will be required for each access to an El Paso County owned and maintained roadway. Driveway permits are obtained from the El Paso County Planning and Community Development Department.
7. Collateral sufficient to ensure that the public improvements are constructed as listed in the approved financial assurance estimate shall be provided when the final plat is recorded.
8. 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. 16-454), 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.
9. Park fees in lieu of land dedication for regional parks (Area 2) fees shall be paid at the time of plat recordation.
10. School fees in lieu of school land dedication shall be paid to El Paso County for the benefit of Falcon School District No. 49 at the time of plat recordation.
11. Drainage fees in the amount of \$5,468.65, bridge fees in the amount of \$255.67, and drainage basin surety fee in the amount of \$2,316.63 for the Jimmy Camp Creek drainage basin (FOFO2000) shall be paid to El Paso County at the time of plat recordation.

NOTATION

1. Final plats not recorded within 12 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.

AND BE IT FURTHER RESOLVED that the record and recommendations of the El Paso County Planning Commission be adopted.

DONE THIS 31st day of July, 2018, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO



By: Ray Glenn
President

EXHIBIT A

LEGAL DESCRIPTION

THE RESERVE AT CORRAL BLUFFS FILING 2

THE SOUTHEAST QUARTER OF SECTION 31, T13S, R64W OF THE 6th P.M, EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 3, CORRAL RANCHES SUBDIVISION FILING NO. 3 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK O-3 AT PAGE 90 OF THE EL PASO COUNTY RECORDS;

THENCE S00°31'20"W ON THE EAST LINE OF LOT 2, SPRIGGS SUBDIVISION AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK S-3 AT PAGE 60 OF SAID EL PASO COUNTY RECORDS A DISTANCE OF 615.21 FEET TO THE SOUTHEAST CORNER OF LOT 2 AS MONUMENTED BY A REBAR AND YELLOW PLASTIC CAP "UPE LS 11624";

THENCE N87°22'33"W ON THE SOUTH LINE OF LOT 2 A DISTANCE OF 33.24 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER THE SOUTHEAST QUARTER OF SECTION 31 AS SHOWN ON THE LAND SURVEY PLAT PREPARED BY CLARK LAND SURVEYING IN JUNE OF 2002 AND DEPOSITED IN THE RECORDS OF THE EL PASO COUNTY LAND SURVEY PLATS UNDER RECEPTION NO. 202900119, SAID POINT BEING 5.66 FEET SOUTH OF THE NORTHWEST CORNER OF THE SAID NORTHWEST QUARTER THE SOUTHEAST QUARTER AS MONUMENTED BY CLARK;

THENCE S01°13'34"W ON SAID WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AS SHOWN ON SAID LAND SURVEY PLAT A DISTANCE OF 462.50 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF THE RESERVE AT CORRAL BLUFFS FILING NO. 1 AND THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN. THE FOLLOWING FIVE (5) COURSES ARE ALONG THE SOUTHERLY BOUNDARY OF SAID RESERVE AT CORRAL BLUFFS FILING NO. 1;

1. THENCE S88°46'26"E A DISTANCE OF 80.00 FEET;
 2. THENCE S39°08'26"E A DISTANCE OF 371.00 FEET;
 3. THENCE N53°30'27"E A DISTANCE OF 798.72 FEET;
 4. THENCE NORTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 970.00 FEET, THROUGH A CENTRAL ANGLE OF 8°52'56", AN ARC DISTANCE OF 150.37 FEET, THE LONG CHORD OF WHICH BEARS N32°03'05"W A DISTANCE OF 150.22 FEET;
 5. THENCE N76°11'18"E A DISTANCE OF 297.00 FEET;
- THENCE S61°17'45"E A DISTANCE OF 495.00 FEET;

THENCE SOUTHWESTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET, THROUGH A CENTRAL ANGLE OF 16°39'02", AN ARC DISTANCE OF 154.02 FEET, THE LONG CHORD OF WHICH BEARS S20°22'44"W A DISTANCE OF 153.48 FEET;
THENCE S12°03'13"W A DISTANCE OF 186.35 FEET;
THENCE SOUTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 970.00 FEET, THROUGH A CENTRAL ANGLE OF 3°32'41", AN ARC DISTANCE OF 60.01 FEET, THE LONG CHORD OF WHICH BEARS S78°05'52"E A DISTANCE OF 60.00 FEET;
THENCE S12°03'13"W A DISTANCE OF 241.36 FEET;

THENCE SOUTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET, THROUGH A CENTRAL ANGLE OF 98°42'28", AN ARC DISTANCE OF 913.07 FEET;
THENCE N69°14'19"W A DISTANCE OF 53.10 FEET;
THENCE NORTHWESTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.55 FEET, THROUGH A CENTRAL ANGLE OF 22°30'00", AN ARC DISTANCE OF 39.49 FEET;
THENCE S88°15'41"W A DISTANCE OF 46.46 FEET;
THENCE NORTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 78°26'12", AN ARC DISTANCE OF 82.14 FEET;
THENCE S46°41'53"W A DISTANCE OF 492.78 FEET;
THENCE N88°46'26"W A DISTANCE OF 278.38 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31;
THENCE N01°13'34"E ON SAID WEST LINE A DISTANCE OF 1075.59 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN.

THE DESCRIBED TRACT CONTAINS 33.116 ACRES, MORE OR LESS.