

FINAL PLAT (RECOMMEND APPROVAL)

Commissioner Trowbridge moved that the following Resolution be adopted:

**BEFORE THE PLANNING COMMISSION  
OF THE COUNTY OF EL PASO  
STATE OF COLORADO  
RESOLUTION NO. SF-20-012  
THE RESERVE AT CORRAL BLUFFS FILING NO. 5**

WHEREAS, Corral Ranches 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 The Reserve at Corral Bluffs Filing No. 5 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 this Commission on September 2, 2021; 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 subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.
6. The subdivision is in substantial conformance with any applicable 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 that the Planning Commission recommends approval of the application for the final plat of the The Reserve at Corral Bluffs Filing No. 5 Subdivision with the following conditions and notations:

**CONDITIONS**

1. All Deed of Trust holders shall ratify the plat. The applicant shall provide a current title commitment at the time of submittal of the Mylar for recording.
2. Colorado statute requires that at the time of the approval of platting, the subdivider provides the certification of the County Treasurer's Office that all ad valorem taxes applicable to such subdivided land, or years prior to that year in which approval is granted, have been paid. Therefore, this plat is approved by the Board of County Commissioners on the condition that the subdivider or developer must provide to the Planning and Community Development Department, at the time of recording the plat, a certification from the County Treasurer's Office that all prior years' taxes have been paid in full.
3. The subdivider or developer must pay, for each parcel of property, the fee for tax certification in effect at the time of recording the plat.
4. The applicant shall submit the Mylar to Enumerations for addressing.
5. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.
6. Driveway permits will be required for each access to an El Paso County owned and maintained roadway. Driveway permits are obtained from the El Paso County Planning and Community Development Department.
7. The Subdivision Improvements Agreement, including the Financial Assurance Estimate, as approved by the El Paso County Planning and Community Development Department, shall be filed at the time of recording the final plat.
8. Collateral sufficient to ensure that the public improvements as listed in the approved Financial Assurance Estimate shall be provided when the final plat is recorded.

9. The subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
10. Park fees in lieu of land dedication for regional parks (Area 4) in the amount of \$3,736.00 shall be paid at the time of plat recordation. Urban park fees are not applicable with this project.
11. Fees in lieu of school land dedication in the amount of \$1,920.00 shall be paid to El Paso County for the benefit of Falcon School District No. 49 at the time of plat recording.
12. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.
13. Drainage fees in the amount of \$5,667.95, bridge fees in the amount of \$265.22, and surety fees in the amount of \$2,163.65 for Jimmy Camp Creek drainage basin (FOFO2000) shall be paid to El Paso County at the time of final plat recordation.

**NOTATIONS**

1. Final plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.
2. Site grading or construction, other than installation or initial temporary control measures, may not commence until a Preconstruction Conference is held with Planning and Community Development Inspections and a Construction Permit is issued by the Planning and Community Development Department.

AND BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein be forwarded to the El Paso County Board of County Commissioners for its consideration.

Commissioner Lucia-Treese seconded the adoption of the foregoing Resolution.

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

Commissioner Risley	aye
Commissioner Bailey	aye
Commissioner Trowbridge	aye

Commissioner Moraes	aye
Commissioner Carlson	aye
Commissioner Lucia-Treese	aye
Commissioner Brittain Jack	aye
Commissioner Fuller	aye
Commissioner Merriam	aye

The Resolution was adopted by a vote of 9 to 0 by the El Paso County Planning Commission, State of Colorado.

DATED: September 2, 2021

  
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Brian Risley, Chair

## EXHIBIT A

***LWA Land Surveying, Inc.***

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### THE RESERVE AT CORRAL BLUFFS FILING 5

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

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6, THE RESERVE AT CORRAL BLUFFS SUBDIVISION FILING NO. 2 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NUMBER 219714397 OF THE EL PASO COUNTY RECORDS;

THENCE S88°46'26"E ON THE SOUTH LINE OF LOT 6 A DISTANCE OF 278.38 FEET;

THENCE N46°41'53"E ON THE EAST LINE OF LOT 6 A DISTANCE OF 492.78 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF SOLBERG COURT AS PLATTED BY SAID SUBDIVISION;

THE FOLLOWING FIVE (5) COURSES ARE ALONG THE SOUTHERLY RIGHT OF WAY OF SAID SOLBERG COURT;

1. THENCE SOUTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 78°26'12", AN ARC DISTANCE OF 82.14 FEET, THE LONG CHORD OF WHICH BEARS S52°31'13"E A DISTANCE OF 75.87 FEET;

2. THENCE N88°15'41"E A DISTANCE OF 46.46 FEET;

3. THENCE SOUTHEASTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.55 FEET, THROUGH A CENTRAL ANGLE OF 22°30'00", AN ARC DISTANCE OF 39.49 FEET;

4. THENCE S69°14'19"E A DISTANCE OF 53.10 FEET;

5. THENCE NORTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET, THROUGH A CENTRAL ANGLE OF 68°14'00", AN ARC DISTANCE OF 631.18 FEET TO THE MOST WESTERLY CORNER OF LOT 6, THE RESERVE AT CORRAL BLUFFS SUBDIVISION FILING NO. 3;

THENCE S44°13'37"E ON THE SOUTHWESTERLY LINE OF SAID LOT 6 A DISTANCE OF 631.00 FEET;

THENCE N59°06'27"E ON THE SOUTHEASTERLY LINE OF SAID LOT 6 A DISTANCE OF 287.04 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THE TRACT DESCRIBED IN BOOK 5952 AT PAGE 1459 OF SAID EL PASO COUNTY RECORDS;

THENCE S12°02'29"W ON THE WESTERLY LINE OF SAID TRACT A DISTANCE OF 37.92 FEET TO AN ANGLE POINT THEREON;

THENCE S00°28'40"E CONTINUING ON SAID WESTERLY LINE A DISTANCE OF 1184.78 FEET TO INTERSECT THE SOUTH LINE OF 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;

THENCE N88°18'46"W ON SAID SOUTH LINE OF THE SOUTHEAST QUARTER A DISTANCE OF 2122.51 FEET TO THE SOUTHWEST CORNER THEREOF AS MONUMENTED BY A 2-1/2" DIAMETER ALUMINUM CAP LS #32439;

THENCE N01°13'34"E ON THE WEST LINE OF SAID SOUTHEAST QUARTER AS SHOWN ON SAID LAND SURVEY PLAT A DISTANCE OF 1065.08 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN.

THE DESCRIBED TRACT CONTAINS 60.986 ACRES, MORE OR LESS.