



APPROVAL OF LOCATION (APPROVED)

Commissioner Curry moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. U-18-002

WHEREAS, Mountain View Electric Association did file an application with the Planning and Community Development Department of El Paso County for the approval of location to allow for a 69kV electrical substation; and

WHEREAS, a public hearing was held by this Commission on November 20, 2018; and

WHEREAS, based on the evidence, testimony, exhibits, study of the master plan for the unincorporated area of the county, comments of the El Paso County Planning and Community Development Department, comments of public officials and agencies, and comments from all interested parties, this Commission finds as follows:

1. That proper posting, publication and public notice was provided as required by law for the hearing of the Planning Commission.
2. That the hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters and issues were submitted and that all interested parties were heard at that meeting.
3. That the authorization or financing of said public way, ground, space, building, structure, or utility does not fall within the province of the Board of County Commissioners.
4. That the application conforms to the El Paso County Land Development Code.
5. That the application conforms to the adopted El Paso County Master Plan.
6. That approval of the proposed application will not result in harmful environmental, service, or fiscal impacts upon the county or its residents.
7. That for the above-stated and other reasons, the proposal is in the best interests of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED that the approval of location of Mountain View Electric Association – Yoder Substation for the following described unincorporated area of El Paso County be approved:

TRACT G: A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14 SOUTH, RANGE 61 WEST OF THE 6TH PRINCIPAL MERIDIAN, SITUATED IN EL PASO COUNTY, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE N01°00'29"W COINCIDENT WITH THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 1382.21 FEET; THENCE N89°07'57"E, A DISTANCE 255.00 FEET; THENCE S01°00'29"E A DISTANCE OF 150.00 FEET; THENCE N89°07'57"E, A DISTANCE OF 986.00 FEET; THENCE S01°00'29"E, A DISTANCE OF 1232.21 FEET TO THE SOUTH LINE OF SAID SECTION 3; THENCE S89°07'57"W COINCIDENT WITH SAID SOUTH LINE OF SECTION 3, A DISTANCE OF 1241.00 FEET TO THE POINT OF BEGINNING CONTAINING A CALCULATED AREA OF 35.983 ACRES MORE OR LESS.

TRACT L: A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14 SOUTH, RANGE 61 WEST OF THE 6TH PRINCIPAL MERIDIAN, SITUATED IN EL PASO COUNTY, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE N01°00'29"W COINCIDENT WITH THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 1382.21 FEET; THENCE N89°07'57"E, A DISTANCE 255.00 FEET; THENCE S01°00'29"E A DISTANCE OF 150.00 FEET; THENCE N89°07'57"E, A DISTANCE OF 986.00 FEET; T HENCE S01°00'29"E, A DISTANCE OF 765.53 FEET; THENCE S89°07'57"W, A DISTANCE OF 466.70 FEET; THENCE S01°00'29"E, A DISTANCE OF 466.68 FEET TO THE SOUTH LINE OF SAID SECTION 3; THENCE S89°07'57"W COINCIDENT WITH SAID SOUTH LINE OF SECTION 3, A DISTANCE OF 774.30 FEET TO THE POINT OF BEGINNING, CONTAINING A CALCULATED AREA OF 30.983 ACRES MORE OR LESS.

TRACT M: A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14 SOUTH, RANGE 61 WEST OF THE 6TH PRINCIPAL MERIDIAN, SITUATED IN EL PASO COUNTY, STATE OF COLORADO, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE N89°07'57"E COINCIDENT WITH THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 774.30 FEET TO THE POINT OF BEGINNING; THENCE N01°00'29"W, A DISTANCE OF 466.68 FEET; THENCE N89°07'57"E, A DISTANCE OF 466.70 FEET; THENCE S01°00'29"E, A DISTANCE OF 466.68 FEET TO THE SOUTH LINE OF SAID SECTION 3; THENCE S89°07'57"W COINCIDENT WITH SAID SOUTH LINE OF SECTION 3, A DISTANCE OF 466.70 FEET TO THE POINT OF BEGINNING, CONTAINING A CALCULATED AREA OF 5.000 ACRES MORE OR LESS.

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

CONDITIONS OF APPROVAL

1. No substantial expansion, enlargement, or modification of the site development plan, shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.

2. The applicant shall seek approval from the Planning and Community Development Department of a site development plan within ninety (90) days of approval unless otherwise administratively extended by the Planning and Community Development Department Director.
3. The applicant shall seek approval from the Planning and Community Development Department of a Subdivision Exemption Plat within ninety (90) days of approval unless otherwise administratively extended by the Planning and Community Development Department Director.
4. The proposed use shall comply with all requirements of the El Paso County Land Development Code and all County, State, and federal regulations except for those portions varied by this action.

NOTATION

1. Approval of location requests are not forwarded to the El Paso County Board of County Commissioners for consideration. Pursuant to C.R.S. § 30-28-110, the final El Paso County action occurs at the Planning Commission.

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

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

Commissioner Egbert	aye
Commissioner Creely	aye
Commissioner Curry	aye
Commissioner Dillon	aye
Commissioner Lucia-Treese	aye
Commissioner Blea-Nunez	aye
Commissioner Bailey	aye

The Resolution was adopted by a unanimous vote of 7 to 0 by the Planning Commission of the County of El Paso, State of Colorado.

DATED: November 20, 2018