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El Paso County, CO

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RESOLUTION NO. 26-160

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

APPROVAL OF MAP AMENDMENT (REZONING)
COLORADO SPRINGS EXCHANGE) (P261)

WHEREAS, Vertex Consulting Services, LLC , LLC did file an application with the El Paso County Planning and Community Development Department for an amendment to the El Paso County Zoning Map to rezone for property located within the unincorporated area of the County, more particularly described in Exhibit A, which is attached hereto and incorporated by reference from the CR (Commercial Regional) and A-5 (Agricultural) zoning districts to the I-2 (Limited Industrial) zoning district; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on May 7, 2026, upon which date the Planning Commission did by formal resolution recommend approval of the subject Map Amendment application; and

WHEREAS, a public hearing was held by the El Paso County Board of County Commissioners on May 28, 2026; 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. That the application was properly submitted for consideration by the Board of County Commissioners;
2. That 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. That the hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, that all pertinent facts, matters, and issues were submitted and reviewed, and that all interested persons were heard at those hearings;
4. That all exhibits were received into evidence;



5. That the proposed land use does not permit the use of any 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. That changing conditions clearly require amendment to the Zoning Resolutions;
7. That for the above-stated and other reasons, the proposed Amendment to 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; and

WHEREAS, this Board further finds that the request meets the criteria for approval outlined in Section 5.3.5.B of the Land Development Code (as amended):

1. The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;
2. The rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111 § 30-28-113, and § 30-28-116;
3. The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and
4. The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

NOW, THEREFORE, BE IT RESOLVED that the El Paso County Board of County Commissioners hereby approves the petition of Vertex Consulting Services, LLC to amend the El Paso County Zoning Map to rezone property located in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated by reference, from the CR (Commercial Regional) and A-5 (Agricultural) zoning districts to the I-2 (Limited Industrial) zoning district.

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

CONDITIONS

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include but are not limited to: the Colorado Parks and 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 threatened species.

2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the I-2 (Industrial) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.

NOTATIONS

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

DONE THIS 28th day of May 2026, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____

County Clerk & Recorder



By: _____

Chair

A handwritten signature in black ink, appearing to read 'Carrizo', is written over a horizontal line. The signature is cursive and somewhat stylized.

EXHIBIT A

A TRACT OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

THE NORTH LINE OF NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY TWO REFERENCE MONUMENTS BEING 3-1/2" ALUMINUM CAPS STAMPED "PLS 24313" AT GRADE AND AT THE EASTERLY END BY A 3-1/2" ALUMINUM CAP STAMPED "URS WC 6' T14S R66W S35 S36 S2 S1 T15S R66W 2012 PLS 24313" AT GRADE, ASSUMED TO BEAR N89°33'12"E A DISTANCE OF 2,644.67 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF HIGHWAY ACQUISITION AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NUMBER 20907404, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON THE BOUNDARY LINE OF SAID WARRANTY DEED THE FOLLOWING TEN (10) COURSES:

1. N89°33'12"E A DISTANCE OF 329.56 FEET;
2. S84°48'16"E A DISTANCE OF 303.34 FEET;
3. N89°46'53"E A DISTANCE OF 301.23 FEET;
4. S86°32'43"E A DISTANCE OF 172.68 FEET
5. N89°35'07"E A DISTANCE OF 307.71 FEET;
6. S29°00'54"E A DISTANCE OF 61.18 FEET;
7. S00°41'01"E A DISTANCE OF 90.85 FEET;
8. S02°35'52"E A DISTANCE OF 390.19
9. S00°46'16"E A DISTANCE OF 213.28 FEET;
10. N89°36'17"E A DISTANCE OF 7.96 FEET TO THE WESTERLY RIGHT-OF-WAY OF HANCOCK EXPRESSWAY AS RECORDED IN BOOK 2005, AT PAGE 753;

THENCE S00°46'16"E ON SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 641.21 FEET; THENCE S89°13'44"W 1,379.62 FEET; THENCE S00°47'31"E A DISTANCE OF 137.31 FEET; THENCE S57°19'44"E A DISTANCE OF 397.59 FEET TO THE MOST NORTHWEST CORNER OF CLEARVIEW DRIVE AS PLATTED IN, CLEAR VIEW INDUSTRIAL PARK FILING NO. 1, RECORDED UNDER PLAT BOOK N-2 AT PAGE 19; THENCE S32°40'16"W ON SAID RIGHT-OF-WAY LINE A DISTANCE OF 80.00 FEET; THENCE N57°19'44"W A DISTANCE OF 525.11 FEET; THENCE N32°40'37"E A DISTANCE OF 80.00 FEET; THENCE S85°08'21"E A DISTANCE OF 26.56 FEET; THENCE N00°50'57"W A DISTANCE OF 1,509.86 FEET TO THE POINT OF BEGINNING.

EXCEPTING OUT THE TRACT OF LAND AS DESCRIBED IN WARRANTY DEED RECORDED UNDER RECEPTION NUMBER 225103087.

CONTAINING A CALCULATED TOTAL NET AREA OF 2,091,962 FEET OR 48.025 ACRES.

