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RESOLUTION NO. 21-165

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

**SUBDIVISION EXEMPTION FOR SECURITY FIRE STATION NO.4
SUBDIVISION (EX-20-004)**

WHEREAS, Section 30-28-101(10)(d), C.R.S., as amended, authorizes the Board of County Commissioners pursuant to resolution to exempt from the requirements of the subdivision regulations any division of land if the Board of County Commissioners determines that such division is not within the purposes of the statutory provisions governing subdivisions; and

WHEREAS, Glen Investment Group No. II, LLC, has applied for an exemption from the El Paso County Subdivision Regulations with reference to a parcel located at the northeast corner of the Mesa Ridge Parkway and Powers Boulevard intersection; and

WHEREAS, Glen Investment Group No. II, LLC, intends to utilize this 20.54-acre parcel for a fire station and two (2) tracts for future development; and

WHEREAS, a public hearing was held by this Board on April 27, 2021; and

WHEREAS, the El Paso County Board of County Commissioners has found the proposed division does not fall within the purposes of the Colorado statutory provisions concerning subdivisions;

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 Board finds as follows:

1. That the exemption is consistent with and conforms to the El Paso County Land Development Code and the Master Plan.
2. That the exemption is a division of land determined not to be within the purpose of C.R.S. §§30-28-101, et. seq.
3. That legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with the Land Development Code and the Engineering Criteria Manual.

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4. That the size, location, and availability of services to the proposed lots or parcels are reasonable, appropriate, and customary for the proposed use.
5. That no beneficial purpose would be served by requiring the platting of the subject property.

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the petition by Glen Investment Group No. II, LLC, for a Subdivision Exemption of a 20.54 acre parcel of property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated by reference;

BE IT FURTHER RESOLVED the following condition shall apply to this approval:

CONDITIONS

1. The land survey plat, as approved by the Board of County Commissioners, shall be deposited in the El Paso County Clerk and Recorder's Office.
2. The property owner shall provide a copy of the deed transferring ownership of the exemption parcel to Security Fire Protection District for recording prior to depositing the land survey (exemption) plat with the El Paso County Clerk and Recorder's Office.

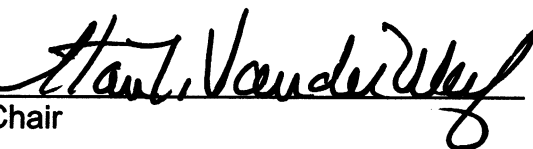
NOTATION

1. Approval of a site development plan will be required prior to initiating site disturbing activities and prior to issuance of any permits.

DONE THIS 27th day of April, 2021, at Colorado Springs, Colorado.

ATTEST:
By: 
County Clerk & Recorder

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By: 
Chair

Resolution No. 21-165
EXHIBIT A

LAND DESCRIPTION: (SECURITY FIRE STATION NO. 4 SUBDIVISION EXEMPTION)

A TRACT OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 21 AND THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 2, AS RECORDED AT RECEPTION NO. 201107269 OF THE RECORDS OF SAID EL PASO COUNTY; THENCE N 75°34'08" E, A DISTANCE OF 529.73 FEET ALONG THE SOUTHERLY LINE OF SAID THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 2 TO THE SOUTHEAST CORNER OF LOT 38, BLOCK 1 OF SAID THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 2. SAID POINT BEING ALSO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WAYFARER DRIVE AS DESCRIBED IN THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 4 AS RECORDED AT RECEPTION NO. 203290551 OF THE RECORDS OF SAID EL PASO COUNTY;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WAYFARER DRIVE, THE FOLLOWING SIX (6) COURSES:

- 1.) THENCE S 08°56'26" E, A DISTANCE OF 227.19 FEET TO A POINT OF CURVE TO THE LEFT;
- 2.) THENCE 698.63 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 605.00 FEET, HAVING A CENTRAL ANGLE OF 66°09'45" AND BEING SUBTENDED BY A CHORD BEARING S 42°01'19" E, 660.45 FEET TO A POINT TANGENT;
- 3.) THENCE S 75°06'11" E, A DISTANCE OF 90.87 FEET;
- 4.) THENCE S 14°53'49" W, A DISTANCE OF 10.00 FEET;
- 5.) THENCE S 75°06'11" E, A DISTANCE OF 583.69 FEET TO A POINT OF CURVE TO THE RIGHT;
- 6.) THENCE 406.81 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 253.03 FEET, A CENTRAL ANGLE OF 92°07'03" AND BEING SUBTENDED BY A CHORD BEARING S 29°02'39" E, 364.39 FEET TO A POINT OF COMPOUND CURVE ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MESA RIDGE PARKWAY, AS RECORDED AT RECEPTION NO. 207135953 OF THE RECORDS OF SAID EL PASO COUNTY;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID MESA RIDGE PARKWAY THE FOLLOWING FOUR (4) COURSES:

1.) THENCE 141.37 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD BEARING S 62°00'52" W, 127.28 FEET;

2.) THENCE N 72°59'09", A DISTANCE OF 743.29 FEET TO A POINT OF CURVE TO THE LEFT;

3.) THENCE 577.50 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1680.00 FEET, A CENTRAL ANGLE OF 19°41'43" AND BEING SUBTENDED BY A CHORD BEARING N 82°50'00" W, 574.66 FEET TO A POINT OF REVERSE CURVE;

4.) THENCE 59.10 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 920.00 FEET, A CENTRAL ANGLE OF 03°40'50" AND BEING SUBTENDED BY A CHORD BEARING S 89°09'33" W, 59.09 FEET;

THENCE N 27°50'21" W, A DISTANCE OF 36.73 FEET;

THENCE 26.51 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 112.00 FEET, A CENTRAL ANGLE OF 13°33'42" AND BEING SUBTENDED BY A CHORD BEARING N 21°03'16" W, 26.45 FEET;

THENCE N 14°16'21" W, A DISTANCE OF 45.30 FEET;

THENCE 66.93 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 104.00 FEET, A CENTRAL ANGLE OF 36°52'23" AND BEING SUBTENDED BY A CHORD BEARING N 32°42'33" W, 65.78 FEET;

THENCE N 51°08'51" W, A DISTANCE OF 167.96 FEET;

THENCE S 41°45'04" W, A DISTANCE OF 180.09 FEET;

THENCE 30.88 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 25°16'32" AND BEING SUBTENDED BY A CHORD BEARING S 29°06'48" E, 30.63 FEET;

THENCE S 16°28'33" W, A DISTANCE OF 27.48 FEET TO A POINT ON THE NORTH LINE OF SAID MESA RIDGE PARKWAY;

THENCE N 67°40'00" W, A DISTANCE OF 34.91 FEET ALONG THE NORTH LINE OF SAID MESA RIDGE PARKWAY TO A POINT ALONG THE EASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD.

THENCE 719.66 FEET ALONG THE EAST LINE OF SAID POWERS BOULEVARD ALONG THE ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1220.76 FEET, A CENTRAL ANGLE OF 33°46'37" AND BEING SUBTENDED BY A CHORD BEARING N 02°26'40" E, 709.29 FEET;

THENCE N 14°26'40" W, A DISTANCE OF 61.85 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 894,795 SF. (20.542 ACRES) MORE OR LESS.