



## EL PASO COUNTY

Department of Planning  
& Community Development

MEGGAN HERINGTON, EXECUTIVE DIRECTOR

---

**Date:** March 13, 2025

**To:** Board of County Commissioners

**From:** Ryan Howser, AICP, Principal Planner

**Subject:** A request to grant a 2-year time extension to record the Eagleview Final Plat. The property is zoned RR-2.5 (Residential Rural), and is located on the east side of Arroya Lane/Rodgwick Heights, approximately 1.5 miles west of Meridian Road. (Parcel Nos. 5226000001 and 5226000002) (Commissioner District No. 2)

**Summary:** The Eagleview Estates Subdivision Preliminary Plan (PCD File No. SP06021) was approved by the Board of County Commissioners (BoCC) on February 14, 2008. Final Plats at the time of initial approval were required to be recorded within 1 year from the date of BoCC approval of the Preliminary Plan. Currently, Final Plats are required to be recorded within 2 years from the date of BoCC approval.

On April 28, 2011, the BoCC adopted *A Resolution Extending the Expiration Period of Previously Approved Preliminary Plans and/or Final Plats* (hereafter known as the Extension Resolution) (Resolution No. 11-146). The resolution granted an extension to the time to record and/or implement all Sketch Plans, Preliminary Plans, and Final Plats approved from January 2, 2006, through and including April 28, 2009. Subsequent amendments to the Resolution (Board Resolution Nos. 12-48, 12-386, 13-416, and 14-475) had extended the time to record and/or implement qualifying Sketch Plans, Preliminary Plans, and Final Plats through December 31, 2017. The Extension Resolution has now expired and has not been renewed by the Board of County Commissioners. No Final Plats within the Preliminary Plan boundary were recorded within the approved extension period.

In preparation for the Extension Resolution expiring, the applicants requested and received approval from the BoCC of a two (2) year extension on December 12, 2017 (Resolution 17-355). The BoCC granted a second two-year extension of time to record the plat on December 10, 2019 (Resolution 19-438). The extension required the Plat to be recorded by December 10, 2021 and included a condition of approval that the applicants provide evidence that the basis of the findings of water sufficiency had not changed, revise the final drainage report to reflect current drainage basin fee requirements, and to provide an analysis of the approved construction drawings with associated financial assurance estimates to ensure compliance with current

transportation criteria, stormwater requirements, and construction cost estimates. The Plat was not recorded within the approved extension period.

On February 21, 2023, the BoCC approved a reconsideration of the Eagleview Preliminary Plan. This reconsideration included an updated request for a finding of sufficiency with regards to water quality, quantity, and dependability. Therefore, Final Plats within the Preliminary Plan area are eligible for administrative approval. This approval revised the deadline to record the Final Plat to February 21, 2025.

The applicants are now requesting an additional 2-year extension to record the Final Plat. Approval of the extension requires all fees associated with a Final Plat to be updated to those fees in place at the time of recordation. At the time of recordation, a record of administrative action will be recorded to memorialize the Final Plat approval and to apply conditions of approval.

If the extension request is approved, the deadline to record the Final Plat will be updated to February 21, 2027.

**Attachments:**

Final Plat  
Resolution



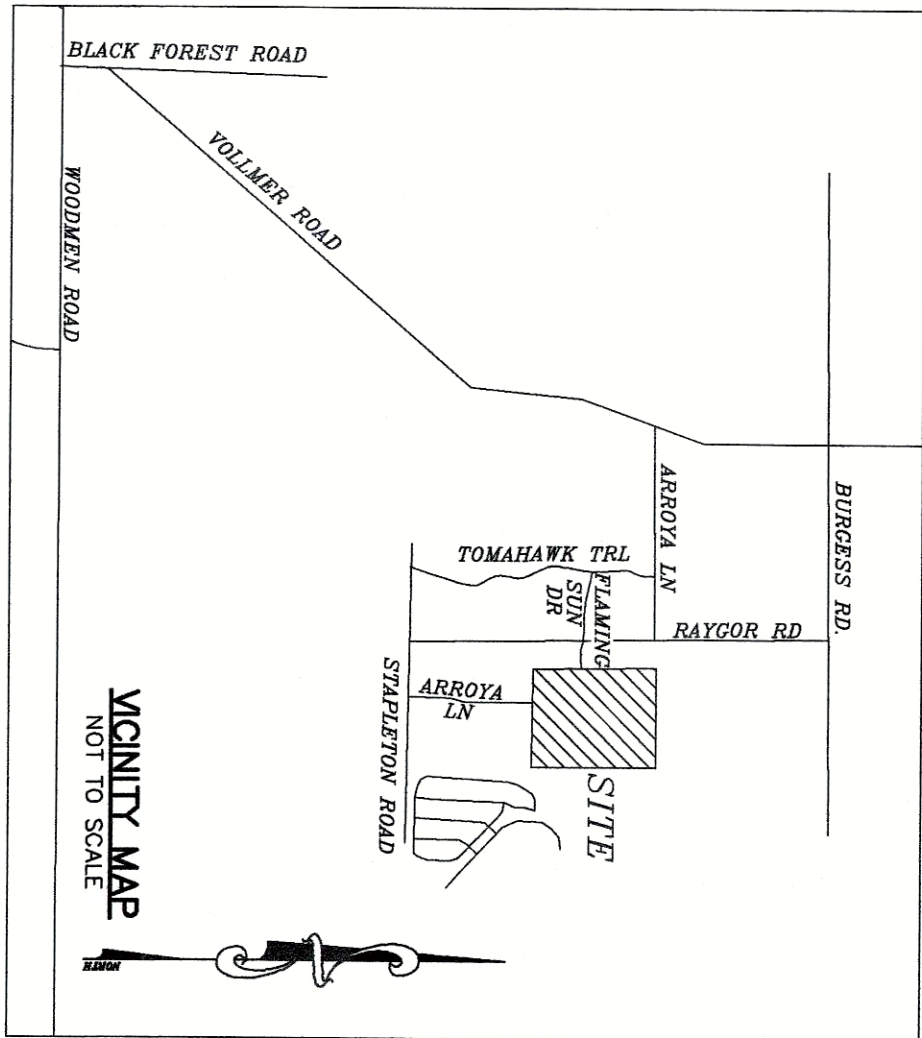




*EAGLEVIEW*  
A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH,  
RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

NOTES:

- 1) ALL DISTANCES AND BEARINGS SHOWN BETWEEN EXISTING MONUMENTS REFLECT ACTUAL DIMENSIONS AS MEASURED. IF THE ACTUAL DIMENSION DIFFERS FROM THE RECORDED DIMENSION, THE RECORDED DIMENSION IS DEEMED CORRECT. IF THE ACTUAL DIMENSION IS DEVIATED WITH A "D=",
- 2) ALL BEARINGS USED ON THIS PLAT ARE BASED UPON GPS OBSERVATIONS USING RTK AT 180 EPOCHS, A BEARING OF S000°21'11"E (SOUTH) 14'E ARE THE RECORDED DEED). THE DISTANCES OF 298.27' INDEED (298.23' FEET OF RECORD) BETWEEN A 1-1/2" ALUMINUM CAP STAMPED "T-5 25887" AT THE CENTER ONE-QUARTER CORNER OF THE NORTHWEST ONE-QUARTER OF SECTION 26 AND A 2" ALUMINUM CAP STAMPED "T-5 25887" AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 26.
- 3) ALL LINEAL UNITS DEPICTED ON THIS SUBDIVISION PLAT ARE U.S. SURVEY FEET.
- 4) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFEATS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COUNTS A CLASS TWO (2) MISDEMEANOR PUNISHABLE TO C.R.S. 16-6-108.
- 5) THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYORS FOR OTHER OWNERSHIP OR EASMENTS OF RECORD. FOR EASMENTS OF RECORD SHOWN HEREON, RAMPART SURVEYORS RELIED ON A TITLE COMMITMENT ISSUED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER: 6255096073 (PURITY DATE: 12/07/2022 AT 5:00 P.M.) AS PROVIDED TO RAMPART SURVEYORS BY THE CLIENT. FOR ALL MATTERS OF RECORD, NO OTHER EVIDENTS OF RECORD ARE SHOWN EXCEPT AS FOUND HEREIN. THE NUMBERS USED BEFORE CORRESPOND WITH THE NUMBERS USED ON (SCHEDULE B PART II), IN THE ABOVE REFERENCED COMMITMENT:
1. LINDA R. RAMPART SURVEYS AND DO NOT ADDRESS THESE ITEMS. THE PROPERTY IS SUBJECT TO ANY INTEREST WHICH MAY HAVE BEEN ACQUIRED BY THE PLATFEE IN AND TO 30 FEET OF SURVEY PROPERTY BY REASON OF RESOLUTION OF BOARD OF COUNTY COMMISSIONERS DATED AND RECORDED OCTOBER 3, 1987, IN PUBLIC BOOK 1 AND TO 30 FEET OF SURVEY PROPERTY BY REASON OF RESOLUTION OF BOARD OF COUNTY COMMISSIONERS DATED AND RECORDED OCTOBER 3, 1987, IN ROAD BOOK A PLAT PAGE 78 WHICH PROVIDED FOR PUBLIC ROADS 60 FEET IN WIDTH BEING 30 FEET ON EITHER SIDE OF SECTION LINES ON THE PUBLIC DOMAIN. (AS SHOWN HEREON)
9. THE PROPERTY IS SUBJECT TO ANY INTEREST WHICH MAY HAVE BEEN ACQUIRED BY THE PLATFEE IN AND TO 30 FEET OF SURVEY PROPERTY BY REASON OF RESOLUTION OF BOARD OF COUNTY COMMISSIONERS DATED AND RECORDED OCTOBER 3, 1987, IN ROAD BOOK A PLAT PAGE 78 WHICH PROVIDED FOR PUBLIC ROADS 60 FEET IN WIDTH BEING 30 FEET ON EITHER SIDE OF SECTION LINES ON THE PUBLIC DOMAIN. (AS SHOWN HEREON)
10. THE PROPERTY IS SUBJECT TO RESERVATIONS AS CONTAINED IN THE PUBLIC DOMAIN OF THE UNITED STATES RECORDED DECEMBER 05, 1984, IN BOOK 35 AT PAGE 364. (BLANKET IN NATURE, NOT SHOWN)
11. THE PROPERTY IS SUBJECT TO THE EFFECT OF INCLOSURE OF SURVEY PROPERTY IN THE BLACK SQUARE, SOIL CONSERVATION DISTRICT, RECORDED JULY 03, 1964, IN BOOK 957 AT PAGE 321. (BLANKET IN NATURE, NOT SHOWN)
12. THE PROPERTY IS SUBJECT TO AN OIL AND GAS LEASE BETWEEN RALPH BENNETT AND PEARL BENNETT AND WILSON HOGAN, RECORDED FEBRUARY 09, 1954, IN BOOK 1416 AT PAGE 221 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN. (BLANKET IN NATURE, NOT SHOWN)
13. THE PROPERTY IS SUBJECT TO MINERAL RESERVATIONS CONTAINED IN DEED RECORDED FEBRUARY 24, 1954 IN BOOK 1419 AT PAGE 198. (BLANKET IN NATURE, NOT SHOWN)
14. THE PROPERTY IS SUBJECT TO THE EFFECT OF MINERAL DEED, RECORDED MAY 22, 1959, IN BOOK 1745 AT PAGE 136. (BLANKET IN NATURE, NOT SHOWN)
15. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BARRENS AND OBLIGATIONS AS SET FORTH IN MINERAL DEED RECORDED MAY 09, 1968 UNDER RECEPTION NO. 1699723. (BLANKET IN NATURE, NOT SHOWN)
16. THE PROPERTY IS SUBJECT TO THE EFFECT OF AFFIDAVIT REGARDING KNOWN AGGREGATE VALUE, RECORDED JULY 12, 2000, UNDER RECEPTION NO. 2000081217. (BLANKET IN NATURE, NOT SHOWN)
17. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BARRENS AND OBLIGATIONS AS SET FORTH IN AGGREGATE LEASE RECORDED JULY 12, 2000 UNDER RECEPTION NO. 2000081016. (BLANKET IN NATURE, NOT SHOWN)
18. THE PROPERTY IS SUBJECT TO THE EFFECT OF TRUSTEE'S DEED (WATER RIGHTS), RECORDED OCTOBER 31, 2002, UNDER RECEPTION NO. 202180198. (BLANKET IN NATURE, NOT SHOWN)
19. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BARRENS AND OBLIGATIONS AS SET FORTH IN EASEMENT RECORDED APRIL 14, 2004 UNDER RECEPTION NO. 204060338.
20. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 04-159, RECORDED APRIL 30, 2004, UNDER RECEPTION NO. 204070341. (20' STRIP, LOCATION NOT SPECIFIED, NOT SHOWN)
21. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BARRENS AND OBLIGATIONS AS SET FORTH IN COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER RECORDED AUGUST 02, 2005 UNDER RECEPTION NO. 205171659. (DOWNSIDE CHANGE, NOT SHOWN)
22. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BARRENS AND OBLIGATIONS AS SET FORTH IN COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER RECORDED AUGUST 02, 2005 UNDER RECEPTION NO. 205171659. (BLANKET IN NATURE, NOT SHOWN)
23. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BARRENS AND OBLIGATIONS AS SET FORTH IN COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER RECORDED AUGUST 02, 2005 UNDER RECEPTION NO. 205171660. (BLANKET IN NATURE, NOT SHOWN)
24. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BARRENS AND OBLIGATIONS AS SET FORTH IN COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER RECORDED AUGUST 02, 2005 UNDER RECEPTION NO. 205171661. (BLANKET IN NATURE, NOT SHOWN)
25. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BARRENS AND OBLIGATIONS AS SET FORTH IN COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER RECORDED AUGUST 16, 2005 UNDER RECEPTION NO. 205172098. (BLANKET IN NATURE, NOT SHOWN)
26. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BARRENS AND OBLIGATIONS AS SET FORTH IN COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER RECORDED OCTOBER 04, 2005 UNDER RECEPTION NO. 205157500. (BLANKET IN NATURE, NOT SHOWN)
27. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 08-77, RECORDED JULY 02, 2008, UNDER RECEPTION NO. 208073839. (ZONING CHANGE, NOT SHOWN)
28. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 08-78, RECORDED JULY 02, 2008, UNDER RECEPTION NO. 208077033. (BLANKET IN NATURE, NOT SHOWN)
29. THE PROPERTY IS SUBJECT TO THE EFFECT OF MEMORANDUM OF OIL AND GAS LEASE, RECORDED APRIL 27, 2011, UNDER RECEPTION NO. 211044253. (BLANKET IN NATURE, NOT SHOWN)
30. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BARRENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF OPTION RECORDED AUGUST 26, 2013 UNDER RECEPTION NO. 219100222. (BLANKET IN NATURE, NOT SHOWN)
31. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BARRENS AND OBLIGATIONS AS SET FORTH IN EASEMENT AND AGREEMENT RECORDED DECEMBER 08, 2020 UNDER RECEPTION NO. 220145388, AND 220146339. (EASEMENT EXPIRED SEPTEMBER 3, 2022)
32. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BARRENS AND OBLIGATIONS AS SET FORTH IN NOTICE REQUEST RECORDED FEBRUARY 22, 2021 UNDER RECEPTION NO. 22134156. (BLANKET IN NATURE, NOT SHOWN)
33. WATER TO BE PROVIDED VIA INDIANOLA ON SITE WELLS. INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
34. WATER IN THE GROUND BASIN ADDRESS IS ALLOCATED BASED ON A 100-PAGE AQUIFER LIFE. HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE GROUND BASIN ADDRESS IS DIVIDED INTO TWO PORTIONS. THE FIRST PORTION IS THE SUBDIVISION OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN GROUND BASIN ADDRESS IS NOT THE SAME AS THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN ANOTHER GROUND BASIN ADDRESS. ALTERNATIVE FUTURE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
35. WATER WINDMILLS AND WELLS ARE SUBJECT TO LIMITATIONS, RESTRICTIONS, REPLACEMENT REQUIREMENTS AND RESPONSIBILITIES AS FOUND WITHIN THE CONSTRAINTS OF THIS SUBDIVISION RECORDED AT RECEPTION NO. DETERMINATION OF WATER RIGHT NO. 746-00. RECEPTION NO. 205127086.
36. SERVICE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. WASTE WATER TO BE INDIVIDUAL ON SITE SEPTIC SYSTEMS. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES, THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL. THESE SYSTEMS MAY COST MORE TO DESIGN, INSTALL AND MAINTAIN.



NOTES (CONT.):

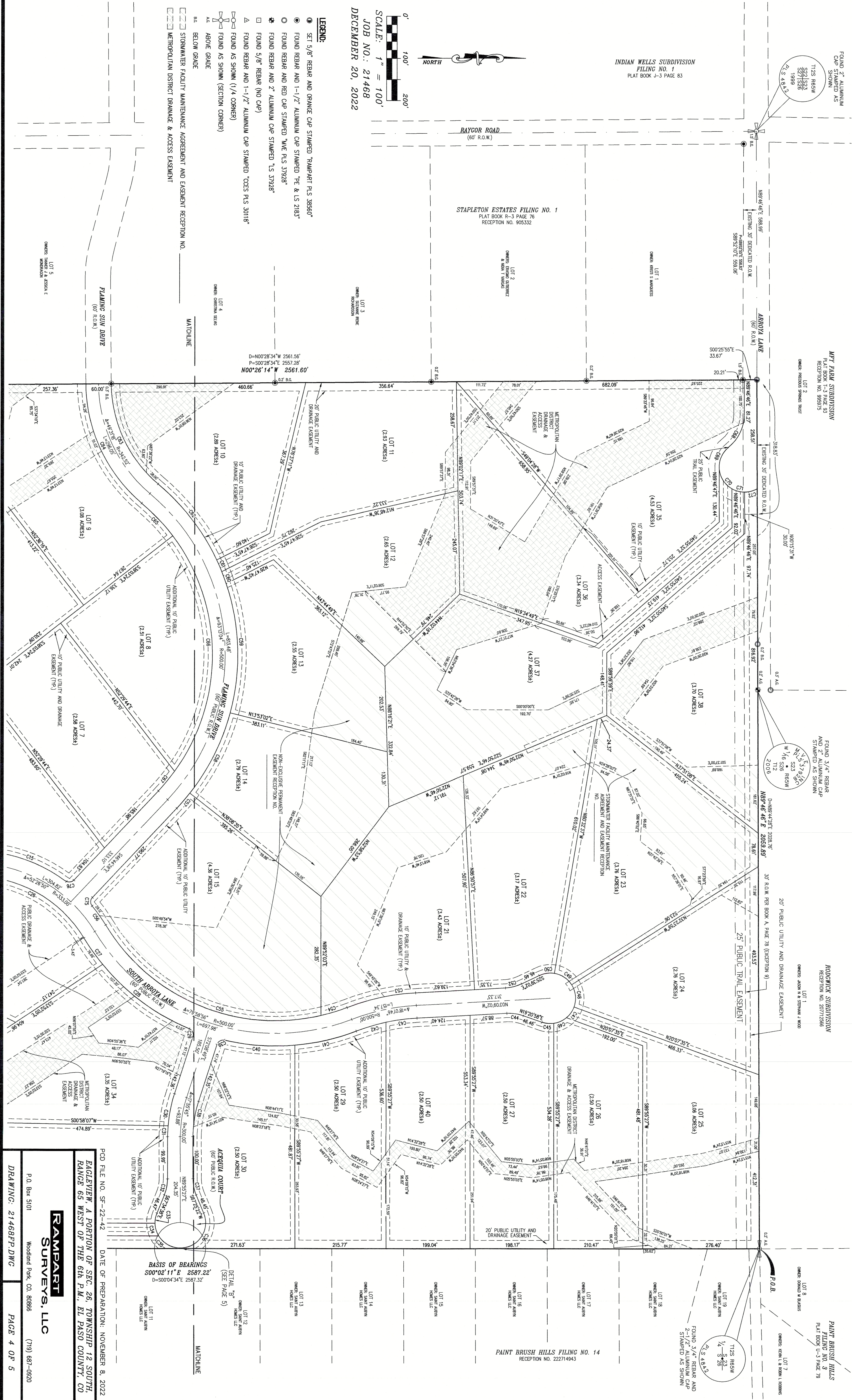
- 10) THIS PROPERTY IS LOCATED WITHIN AND SERVED BY MOUNTAIN NEW ELECTRIC ASSOCIATION DISTRICT, BLACK HILLS ENERGY SERVICE DISTRICT, FALCON RIVER PROTECTION DISTRICT, AND THE FALCON SCHOOL DISTRICT. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
- 11) MOUNTAIN NEW ELECTRIC ASSOCIATION REQUIRES THAT THEIR EASEMENTS BE EXCLUSIVE OF GRADING AND DRAINAGE EASEMENTS.
- 12) THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY, FLOODING REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, GEOTECHNICAL REPORT, FIRE PROTECTION REPORT, WILDFIRE HAZARD REPORT, NATURAL FEATURES REPORT.
- 13) THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC CONSTRAINTS AND HAZARDOUS MITIGATION MEASURES AND A MAP OF THE AREAS CAN BE FOUND AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: (a) LOT 1, (b) LOT 2, (c) LOT 3, (d) LOT 4, (e) LOT 5, (f) LOT 6, (g) LOT 7, (h) LOT 8, (i) LOT 9, (j) LOT 10, (k) LOT 11, (l) LOT 12, (m) LOT 13, (n) LOT 14, (o) LOT 15, (p) LOT 16, (q) LOT 17, (r) LOT 18, (s) LOT 19, (t) LOT 20, (u) LOT 21, (v) LOT 22, (w) LOT 23, (x) LOT 24, (y) LOT 25, (z) LOT 26, (aa) LOT 27, (ab) LOT 28, (ac) LOT 29, (ad) LOT 30, (ae) LOT 31, (af) LOT 32, (ag) LOT 33, (ah) LOT 34, (ai) LOT 35, (aj) LOT 36, (ak) LOT 37, (al) LOT 38, (am) LOT 39, (an) LOT 40, (ao) LOT 41, (ap) LOT 42, (aq) LOT 43, (ar) LOT 44, (as) LOT 45, (at) LOT 46, (au) LOT 47, (av) LOT 48, (aw) LOT 49, (ax) LOT 50, (ay) LOT 51, (az) LOT 52, (ba) LOT 53, (bb) LOT 54, (bc) LOT 55, (bd) LOT 56, (be) LOT 57, (bf) LOT 58, (bg) LOT 59, (bh) LOT 60, (bi) LOT 61, (bj) LOT 62, (bk) LOT 63, (bl) LOT 64, (bm) LOT 65, (bn) LOT 66, (bo) LOT 67, (bp) LOT 68, (bq) LOT 69, (br) LOT 70, (bs) LOT 71, (bt) LOT 72, (bu) LOT 73, (bv) LOT 74, (bw) LOT 75, (bx) LOT 76, (by) LOT 77, (bz) LOT 78, (ca) LOT 79, (cb) LOT 80, (cc) LOT 81, (cd) LOT 82, (ce) LOT 83, (cf) LOT 84, (cg) LOT 85, (ch) LOT 86, (ci) LOT 87, (cj) LOT 88, (ck) LOT 89, (cl) LOT 90, (cm) LOT 91, (cn) LOT 92, (co) LOT 93, (cp) LOT 94, (cq) LOT 95, (cr) LOT 96, (cs) LOT 97, (ct) LOT 98, (cu) LOT 99, (cv) LOT 100, (cw) LOT 101, (cx) LOT 102, (cy) LOT 103, (cz) LOT 104, (da) LOT 105, (db) LOT 106, (dc) LOT 107, (dd) LOT 108, (de) LOT 109, (df) LOT 110, (dg) LOT 111, (dh) LOT 112, (di) LOT 113, (dj) LOT 114, (dk) LOT 115, (dl) LOT 116, (dm) LOT 117, (dn) LOT 118, (do) LOT 119, (dp) LOT 120, (dq) LOT 121, (dr) LOT 122, (ds) LOT 123, (dt) LOT 124, (du) LOT 125, (dv) LOT 126, (dw) LOT 127, (dx) LOT 128, (dy) LOT 129, (dz) LOT 130, (ea) LOT 131, (eb) LOT 132, (ec) LOT 133, (ed) LOT 134, (ee) LOT 135, (ef) LOT 136, (eg) LOT 137, (eh) LOT 138, (ei) LOT 139, (ej) LOT 140, (ek) LOT 141, (el) LOT 142, (em) LOT 143, (en) LOT 144, (eo) LOT 145, (ep) LOT 146, (eq) LOT 147, (er) LOT 148, (es) LOT 149, (et) LOT 150, (eu) LOT 151, (ev) LOT 152, (ew) LOT 153, (ex) LOT 154, (ey) LOT 155, (ez) LOT 156, (fa) LOT 157, (fb) LOT 158, (fc) LOT 159, (fd) LOT 160, (fe) LOT 161, (ff) LOT 162, (fg) LOT 163, (fh) LOT 164, (fi) LOT 165, (fj) LOT 166, (fk) LOT 167, (fl) LOT 168, (fm) LOT 169, (fn) LOT 170, (fo) LOT 171, (fp) LOT 172, (fq) LOT 173, (fr) LOT 174, (fs) LOT 175, (ft) LOT 176, (fu) LOT 177, (fv) LOT 178, (fw) LOT 179, (fx) LOT 180, (fy) LOT 181, (fz) LOT 182, (ga) LOT 183, (gb) LOT 184, (gc) LOT 185, (gd) LOT 186, (ge) LOT 187, (gf) LOT 188, (gg) LOT 189, (gh) LOT 190, (gi) LOT 191, (gj) LOT 192, (gk) LOT 193, (gl) LOT 194, (gm) LOT 195, (gn) LOT 196, (go) LOT 197, (gp) LOT 198, (gq) LOT 199, (gr) LOT 200, (gs) LOT 201, (gt) LOT 202, (gu) LOT 203, (gv) LOT 204, (gw) LOT 205, (gx) LOT 206, (gy) LOT 207, (gz) LOT 208, (ha) LOT 209, (hb) LOT 210, (hc) LOT 211, (hd) LOT 212, (he) LOT 213, (hf) LOT 214, (hg) LOT 215, (hh) LOT 216, (hi) LOT 217, (hj) LOT 218, (hk) LOT 219, (hl) LOT 220, (hm) LOT 221, (hn) LOT 222, (ho) LOT 223, (hp) LOT 224, (hq) LOT 225, (hr) LOT 226, (hs) LOT 227, (ht) LOT 228, (hu) LOT 229, (hv) LOT 230, (hw) LOT 231, (hx) LOT 232, (hy) LOT 233, (hz) LOT 234, (ia) LOT 235, (ib) LOT 236, (ic) LOT 237, (id) LOT 238, (ie) LOT 239, (if) LOT 240, (ig) LOT 241, (ih) LOT 242, (ii) LOT 243, (ij) LOT 244, (ik) LOT 245, (il) LOT 246, (im) LOT 247, (in) LOT 248, (io) LOT 249, (ip) LOT 250, (iq) LOT 251, (ir) LOT 252, (is) LOT 253, (it) LOT 254, (iu) LOT 255, (iv) LOT 256, (iw) LOT 257, (ix) LOT 258, (iy) LOT 259, (iz) LOT 260, (ja) LOT 261, (jb) LOT 262, (jc) LOT 263, (jd) LOT 264, (je) LOT 265, (jf) LOT 266, (jg) LOT 267, (jh) LOT 268, (ji) LOT 269, (jj) LOT 270, (jk) LOT 271, (jl) LOT 272, (jm) LOT 273, (jn) LOT 274, (jo) LOT 275, (jp) LOT 276, (jq) LOT 277, (jr) LOT 278, (js) LOT 279, (jt) LOT 280, (ju) LOT 281, (jv) LOT 282, (jw) LOT 283, (jx) LOT 284, (jy) LOT 285, (jz) LOT 286, (ka) LOT 287, (kb) LOT 288, (kc) LOT 289, (kd) LOT 290, (ke) LOT 291, (kf) LOT 292, (kg) LOT 293, (kh) LOT 294, (ki) LOT 295, (kj) LOT 296, (kk) LOT 297, (kl) LOT 298, (km) LOT 299, (kn) LOT 300, (ko) LOT 301, (kp) LOT 302, (kq) LOT 303, (kr) LOT 304, (ks) LOT 305, (kt) LOT 306, (ku) LOT 307, (kv) LOT 308, (kw) LOT 309, (kx) LOT 310, (ky) LOT 311, (kz) LOT 312, (la) LOT 313, (lb) LOT 314, (lc) LOT 315, (ld) LOT 316, (le) LOT 317, (lf) LOT 318, (lg) LOT 319, (lh) LOT 320, (li) LOT 321, (lj) LOT 322, (lk) LOT 323, (ll) LOT 324, (lm) LOT 325, (ln) LOT 326, (lo) LOT 327, (lp) LOT 328, (lq) LOT 329, (lr) LOT 330, (ls) LOT 331, (lt) LOT 332, (lu) LOT 333, (lv) LOT 334, (lw) LOT 335, (lx) LOT 336, (ly) LOT 337, (lz) LOT 338, (ma) LOT 339, (mb) LOT 340, (mc) LOT 341, (md) LOT 342, (me) LOT 343, (mf) LOT 344, (mg) LOT 345, (mh) LOT 346, (mi) LOT 347, (mj) LOT 348, (mk) LOT 349, (ml) LOT 350, (mn) LOT 351, (mo) LOT 352, (mp) LOT 353, (mq) LOT 354, (mr) LOT 355, (ms) LOT 356, (mt) LOT 357, (mu) LOT 358, (mv) LOT 359, (mw) LOT 360, (mx) LOT 361, (my) LOT 362, (mz) LOT 363, (na) LOT 364, (nb) LOT 365, (nc) LOT 366, (nd) LOT 367, (ne) LOT 368, (nf) LOT 369, (ng) LOT 370, (nh) LOT 371, (ni) LOT 372, (nj) LOT 373, (nk) LOT 374, (nl) LOT 375, (nm) LOT 376, (nn) LOT 377, (no) LOT 378, (np) LOT 379, (nq) LOT 380, (nr) LOT 381, (ns) LOT 382, (nt) LOT 383, (nu) LOT 384, (nv) LOT 385, (nw) LOT 386, (nx) LOT 387, (ny) LOT 388, (nz) LOT 389, (oa) LOT 390, (ob) LOT 391, (oc) LOT 392, (od) LOT 393, (oe) LOT 394, (of) LOT 395, (og) LOT 396, (oh) LOT 397, (oi) LOT 398, (oj) LOT 399, (ok) LOT 400, (ol) LOT 401, (om) LOT 402, (on) LOT 403, (oo) LOT 404, (op) LOT 405, (oq) LOT 406, (or) LOT 407, (os) LOT 408, (ot) LOT 409, (ou) LOT 410, (ov) LOT 411, (ow) LOT 412, (ox) LOT 413, (oy) LOT 414, (oz) LOT 415, (pa) LOT 416, (pb) LOT 417, (pc) LOT 418, (pd) LOT 419, (pe) LOT 420, (pf) LOT 421, (pg) LOT 422, (ph) LOT 423, (pi) LOT 424, (pj) LOT 425, (pk) LOT 426, (pl) LOT 427, (pm) LOT 428, (pn) LOT 429, (po) LOT 430, (pp) LOT 431, (pq) LOT 432, (pr) LOT 433, (ps)





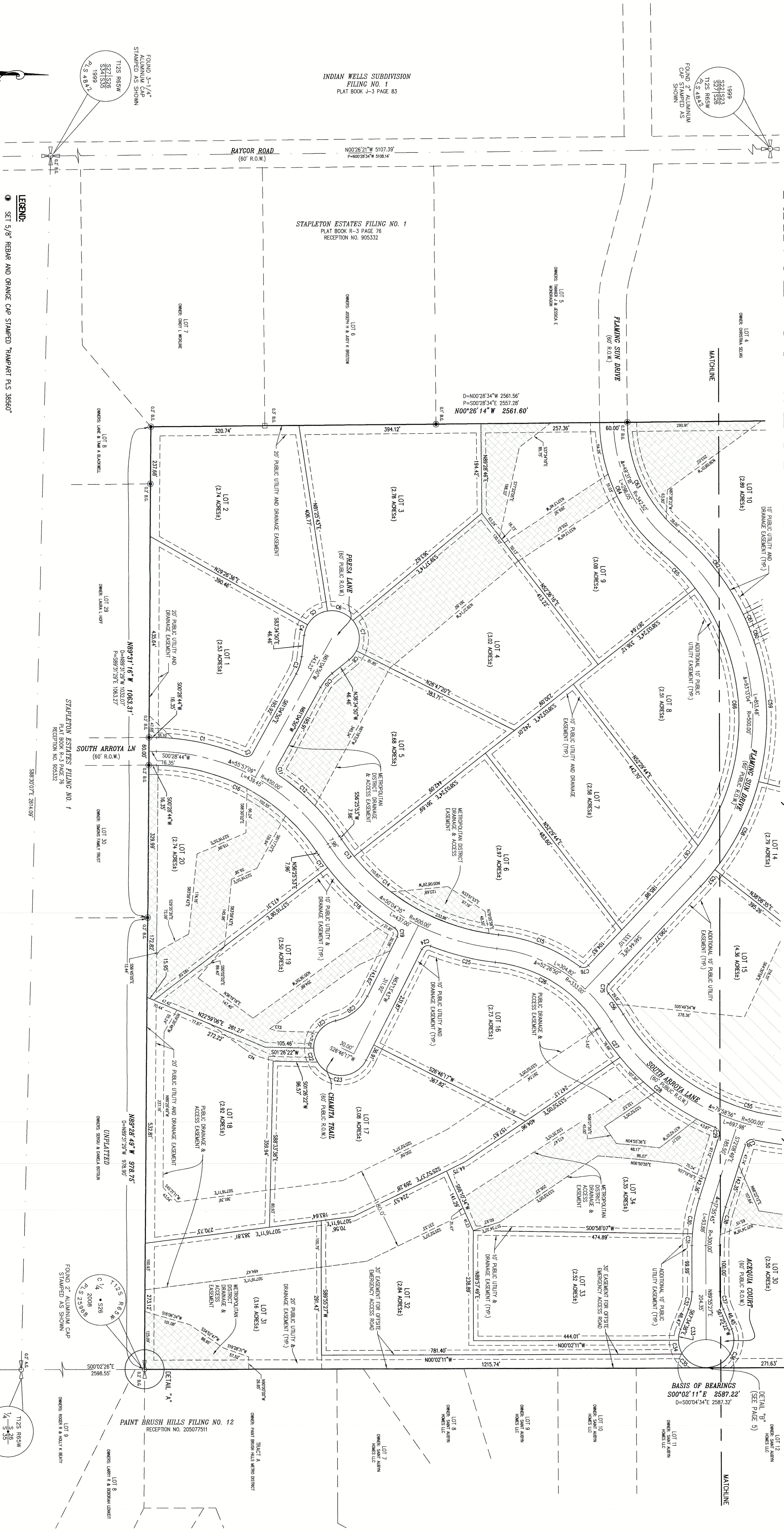


EAGLEVIEW  
A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH,  
RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



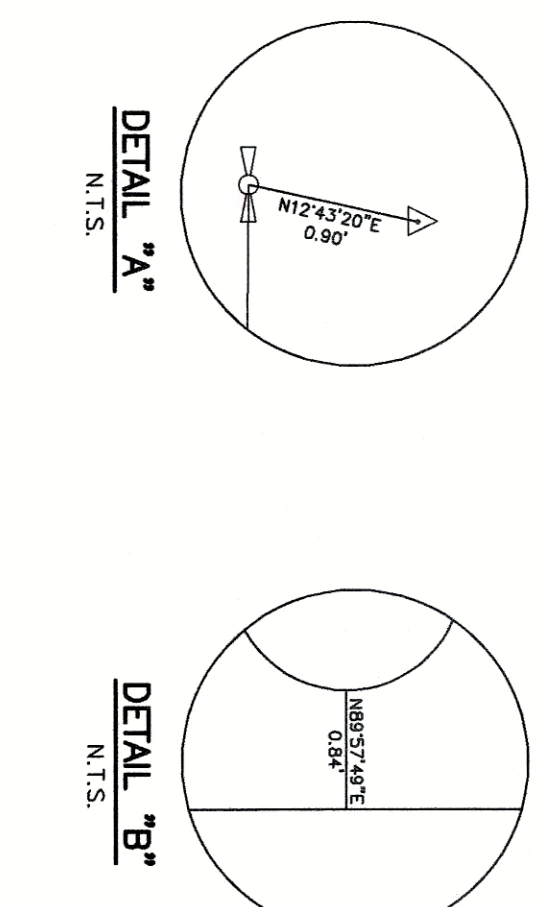


EAGLEVIEW  
A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH,  
RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



0' 100' 200'  
NORTH  
SCALE: 1" = 100'  
JOB NO.: 21468  
DECEMBER 20, 2022

- LEGEND:**
- SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38660"
  - FOUND REBAR AND 1-1/2" ALUMINUM CAP STAMPED "PE & LS 2183"
  - FOUND REBAR AND RED CAP STAMPED "MVE PLS 37928"
  - FOUND REBAR AND 2" ALUMINUM CAP STAMPED "LS 37928"
  - FOUND 5/8" REBAR (NO CAP)
  - FOUND REBAR AND 1-1/2" ALUMINUM CAP STAMPED "CCS PLS 30118"
  - FOUND AS SHOWN (1/4 CORNER)
  - FOUND AS SHOWN (SECTION CORNER)
  - BELOW GRADE
  - ABOVE GRADE
  - STORMWATER FACILITY MAINTENANCE AGREEMENT AND EASEMENT RECEPTION NO. \_\_\_\_\_
  - METROPOLITAN DISTRICT DRAINAGE & ACCESS EASEMENT



POD FILE NO. SF-22-42 DATE OF PREPARATION: NOVEMBER 8 2022  
EAGLEVIEW: A PORTION OF SEC. 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, CO  
RAMPART SURVEYS, LLC  
P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0820  
DRAWING: 21468PP.DWG PAGE 5 OF 5



RESOLUTION NO. 25\_\_\_\_\_

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

REQUEST TO APPROVE A 2-YEAR TIME EXTENSION TO RECORD THE FINAL PLAT  
THE EAGLEVIEW FINAL PLAT (SF2242)

WHEREAS, the Board of County Commissioners of El Paso County, Colorado previously approved the Eagleview Preliminary Plan on February 21, 2023; and

WHEREAS, the deadline to record a Final Plat within the boundary of the Eagleview Preliminary Plan boundary is February 21, 2025; and

WHEREAS, the applicant is requesting a 2-year extension to record the first Final Plat within the boundary of the Eagleview Preliminary Plan area; and

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the time extension of 2 years in which to have the Final Plat recorded for the Eagleview Final Plat request as submitted, updating the deadline to record the Final Plat to February 21, 2027, for the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated by reference;

DONE THIS 13<sup>th</sup> day of March 2025 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS  
OF EL PASO COUNTY, COLORADO

ATTEST:

By: \_\_\_\_\_

By: \_\_\_\_\_  
County Clerk and Recorder



EXHIBIT A

LEGAL DESCRIPTION:

AS DESCRIBED IN TITLE COMMITMENT:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 26, AS ACCEPTED AND USED IN THE PLATS OF MFY FARM SUBDIVISION AND PAINT BRUSH HILLS FILING NO. 3, RECORDED IN PLAT BOOK T-3 AT PAGE 93 AND IN PLAT BOOK U-3 AT PAGE 79, RESPECTIVELY, OF THE RECORDS OF SAID EL PASO COUNTY; THENCE SOUTH 00 DEGREES 04 MINUTES 34 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 26, 2587.32 FEET TO THE CENTER CORNER OF SAID SECTION 26; THENCE NORTH 89 DEGREES 31 MINUTES 29 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 26, 978.90 FEET TO THE NORTHEAST CORNER OF LOT 30 OF STAPLETON ESTATES FILING NO. 1, AS RECORDED IN PLAT BOOK R-3 AT PAGE 76 OF THE RECORDS OF SAID EL PASO COUNTY; THENCE CONTINUING ALONG THE BOUNDARY LINE OF SAID STAPLETON ESTATES FILING NO. 1, NORTH 89 DEGREES 31 MINUTES 29 SECONDS WEST, ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, 1032.07 FEET; THENCE NORTH 00 DEGREES 28 MINUTES 34 SECONDS WEST, 2561.56 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 26; THENCE NORTH 89 DEGREES 44 MINUTES 28 SECONDS EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID MFY FARM SUBDIVISION, 2028.78 FEET TO THE POINT OF BEGINNING.

AS MEASURED:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 26, AS ACCEPTED AND USED IN THE PLATS OF MFY FARM SUBDIVISION AND PAINT BRUSH HILLS FILING NO. 3, RECORDED IN PLAT BOOK T-3 AT PAGE 93 AND IN PLAT BOOK U-3 AT PAGE 79, RESPECTIVELY, OF THE RECORDS OF SAID EL PASO COUNTY; THENCE S00°02'11"E,



ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 26, A DISTANCE OF 2587.22 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 26; THENCE N89°28'49"W, A DISTANCE OF 978.75 FEET TO THE NORTHEAST CORNER OF LOT 30 OF STAPLETON ESTATES FILING NO. 1, AS RECORDED IN PLAT BOOK R-3 AT PAGE 76 OF THE RECORDS OF SAID EL PASO COUNTY; THENCE N89°31'16"W, ALONG THE BOUNDARY LINE OF SAID STAPLETON ESTATES FILING NO. 1, A DISTANCE OF 1063.31 FEET TO THE NORTHWEST CORNER OF LOT 8 OF SAID

Page 3 of 3

STAPLETON ESTATES FILING NO. 1; THENCE N00°26'14"W ALONG THE EAST LINE OF SAID STAPLETON ESTATES FILING NO. 1, A DISTANCE OF 2561.60 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 26; THENCE N89°46'46"E, ALONG SAID NORTH LINE AND ALONG THE SOUTHERLY BOUNDARY LINE OF SAID MFY FARM SUBDIVISION, A DISTANCE OF 2059.89 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 121.20 ACRES OF LAND, MORE OR LESS.

PREPARED BY:

KEVIN F. LLOYD, COLORADO P.L.S. NO. 26965  
FOR AND ON BEHALF OF RAMPART SURVEYS, INC.  
P.O. BOX 5101  
WOODLAND PARK, COLORADO 80866  
719-687-0920