



RECORD OF ADMINISTRATIVE ACTION

APPROVAL OF A FINAL PLAT FOR RIDGE AT LORSON RANCH FILING NO. 2 (SF-22-005)

WHEREAS, Love In Action, and Tralon Homes, LLC, did file an application with the El Paso County Planning and Community Development Department for the approval of a final plat for the Ridge at Lorson Ranch Filing No. 2 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, pursuant to § 30-28-133.5 (1.5), C.R.S., a Board of County Commissioners may delegate to one or more County administrative officials the authority to approve or deny final plats, amendments to final plats, and correction plats provided certain criteria have been met; and

WHEREAS, § 2.2.4 of the El Paso County Land Development Code (“Code”), amended by the Board of County Commissioners of El Paso County, Colorado (“Board”) on August 27, 2019 pursuant to Resolution No. 19-329, delegates to the Planning and Community Development Department Director (“Director”) the authority to approve final plats, vacations, replats, and final plat amendments pursuant to the provisions of the Code; and

WHEREAS, on August 29, 2022, the Director reviewed the studies, reports, plans, designs, documents and other supporting materials submitted with respect to the above application; and

WHEREAS, based on the evidence, exhibits, consideration of the master plan for the unincorporated area of the County, 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, and comments by the general public, the Director finds as follows:

1. The application was properly submitted for consideration by the Planning and Community Development Department Executive Director.
2. Proper publication, and public notice were provided as required by law for the administrative review of the application by the Planning and Community Development Department Director.

3. The administrative review of the application by the Planning and Community Development Department Director was extensive and complete, all pertinent facts, matters and issues were submitted and reviewed, and all interested persons were provided a fourteen (14) day time period to submit comments.
4. All exhibits were received into evidence.
5. The subdivision is in conformance with the goals, objectives, and policies of the Master Plan.
6. The subdivision is in substantial conformance with the 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. At a public hearing on the preliminary plan held on December 21, 2021, the Board found that 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 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 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 Code and Engineering Criteria Manual ("ECM").
12. Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to El Paso County in compliance with the Code and the ECM.

13. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.
14. Final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code.
15. 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 Code.
16. 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 that the impacts of the subdivision will be adequately mitigated.
17. The subdivision meets other applicable sections of Chapters 6 and 8 of the Code.
18. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et. seq.].
19. The proposed subdivision of land conforms to the El Paso County Zoning Resolutions.

The El Paso County Planning and Community Development Department Director, therefore, APPROVES the final plat application for Ridge at Lorson Ranch Filing No. 2 Subdivision.

The following conditions and notations shall be placed upon this approval:

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 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 applicants shall submit the Mylar to Enumerations for addressing.
5. The 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 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 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 ECM Administrator, shall be filed at the time of final plat recordation.
8. Collateral sufficient to ensure completion of the public improvements as listed in the approved Financial Assurance Estimate shall be provided at the time of final plat recordation.
9. The subdivider(s) agrees on behalf of him/herself and any 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 disclose the fee obligation before sale of the property.

10. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.
11. Regional park fees (Region 2) in lieu of land dedication in the amount of \$127,420.00 and urban park fees (Urban Area 3) in lieu of land dedication in the amount of \$80,330.00 shall be paid at the time of final plat recordation. A park lands agreement shall be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat.
12. School fees in lieu of land dedication in the amount of \$57,339.00 to benefit the Widefield School District No. 3 shall be paid at the time of final plat recordation.
13. Drainage, bridge, and surety fees for the Jimmy Camp Creek basin, in the amounts of \$549,959, \$25,735, and \$189,573 respectively, shall be paid at the time of final plat recording. If credits have been established prior to recordation of the final plat, the credits may be applied towards the fees due.
14. The License Agreement shall be filed at the time of final plat recordation.
15. The developer shall participate in a fair and equitable manner in the design and construction of intersection improvements at the intersection of Fontaine Boulevard and Old Glory Drive, which shall include the following:
 - a. Provision of escrow for long-term intersection improvements, in the amount identified in Table 3 of the Traffic Impact Analysis dated July 20, 2022: \$4,233. An escrow agreement for these offsite improvements, as approved by the Planning and Community Development Department Director and the County Attorney's Office, shall be completed at the time of final plat recordation.
16. The developer shall participate in a fair and equitable manner in the construction of the traffic signal at the intersection of Lorson Boulevard and Marksheffel Road, which shall include the following:
 - a. Provision of escrow for traffic signal construction, in the amount identified in Table 4 of the Traffic Impact Analysis dated July 20, 2022: \$53,058. An escrow agreement for these offsite improvements, as approved by the Planning and Community Development Department Director and the County Attorney's Office, shall be completed at the time of final plat recordation.
 - b. Provide and receive approval of construction drawings (CDs) and a Financial Assurances Estimate (FAE) no later than one year following recording of The Ridge at Lorson Ranch Filing No. 1 final plat, and prior to recording any

additional final plats in Lorson Ranch following The Ridge at Lorson Ranch Filing No. 1.

- c. Provide financial assurances in the amount of the FAE, minus the amount held in escrow, prior to recording the next final plat beyond The Ridge at Lorson Ranch Filing No. 1.
- d. Construct the signal and intersection improvements within two years of recording the next final plat following The Ridge at Lorson Ranch Filing No. 1.
- e. Written notice by the El Paso County Engineer shall be required prior to initiation of an Application for Work-in-the-Right-of-Way Permit and scheduling of the pre-construction conference.

NOTATIONS

1. Approval of the final plat will expire after twenty-four (24) months unless the final plat has been recorded or a request for extension has been granted.

DONE THIS 29th day of August 2022 at Colorado Springs, Colorado.

KEVIN MASTIN, EXECUTIVE DIRECTOR
EL PASO COUNTY PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT



EXHIBIT A
Legal Description

**THE RIDGE AT LORSON RANCH FILING NO. 2
SE 1/4 SECTION 13 (57.898 ACRES)**

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF THE EASTERLY RIGHT OF WAY LINE OF WALLEYE DRIVE AS SHOWN ON THE PLAT OF "THE HILLS AT LORSON RANCH FILING NO 1" AS RECORDED UNDER RECEPTION NO. 221714880 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING SIX (6) COURSES:

- 1) THENCE N18°59'47"E A DISTANCE OF 567.87 FEET;
- 2) THENCE N61°35'11"E A DISTANCE OF 30.06 FEET;
- 3) THENCE N18°59'47"E A DISTANCE OF 50.00 FEET;
- 4) THENCE N23°47'26"W A DISTANCE OF 29.39 FEET TO A NON-TANGENT CURVE;
- 5) THENCE 267.95 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 868.00 FEET, A CENTRAL ANGLE OF 17°41'14", THE CHORD OF 266.89 FEET BEARS N29°32'04"E TO A POINT OF TANGENT;
- 6) THENCE N38°22'41"E A DISTANCE OF 159.73 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF GRAYLING DRIVE AS SHOWN ON THE AFORESAID PLAT OF "THE HILLS AT LORSON RANCH FILING NO 1";

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES:

- 1) THENCE N51°37'19"W A DISTANCE OF 62.00 FEET;
- 2) THENCE S83°22'41"W A DISTANCE OF 14.14 FEET;

THENCE N38°22'41"E A DISTANCE OF 492.52 FEET;
THENCE N06°13'26"W A DISTANCE OF 20.17 FEET;
THENCE N38°22'41"E A DISTANCE OF 50.00 FEET;
THENCE N78°40'32"E A DISTANCE OF 45.09 FEET;
THENCE N38°22'41"E A DISTANCE OF 39.64 FEET TO A POINT OF CURVE;
THENCE 198.68 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 50°35'40", THE CHORD OF 192.29 FEET BEARS N63°40'30"W TO A POINT OF TANGENT;
THENCE N88°58'20"E A DISTANCE OF 250.65 FEET;
THENCE S01°01'40"E A DISTANCE OF 50.00 FEET;
THENCE S43°58'20"W A DISTANCE OF 43.84 FEET
THENCE S01°01'40"E A DISTANCE OF 54.00 FEET;
THENCE N88°58'20"E A DISTANCE OF 290.80 FEET;
THENCE S78°46'08"E A DISTANCE OF 51.17 FEET;
THENCE N89°46'13"E A DISTANCE OF 294.37 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13;
THENCE S00°13'35"E ALONG SAID EAST LINE A DISTANCE OF 1,625.20 FEET;
THENCE S88°58'20"W A DISTANCE OF 289.60 FEET;
THENCE N01°01'40"W A DISTANCE OF 20.00 FEET;
THENCE S88°58'20"W A DISTANCE OF 457.00 FEET;
THENCE N46°01'40"W A DISTANCE OF 7.07 FEET;
THENCE S88°58'20"W A DISTANCE OF 50.00 FEET;
THENCE S43°58'20"W A DISTANCE OF 7.07 FEET;

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THENCE S88°58'20"W A DISTANCE OF 260.16 FEET TO A POINT OF CURVE;
THENCE 501.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,434.73 FEET, A CENTRAL ANGLE OF 20°01'27", THE CHORD OF 498.87 FEET BEARS N81°00'56"W TO A POINT OF TANGENT;
THENCE N71°00'13"W A DISTANCE OF 278.84 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,522,047 SQUARE FEET (57.898 ACRES, MORE OR LESS).

BASIS OF BEARINGS:

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 13, T15S, R65W OF THE 6th P.M. AS MONUMENTED AT THE QUARTER CORNER COMMON TO SECTION 13 AND SECTION 18, T15S, R64W WITH A NO. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED "JR ENG LTD, T15S, R65W R64W, 1/4, S13 | S18, 2002, RLS 31161" AND AT THE SECTION CORNER COMMON TO SECTIONS 13 AND 24, T15S, R65W OF THE 6th P.M. AND SECTIONS 18 AND 19, T15S, R64W OF THE 6th P.M. WITH A NO. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED " JR ENG LTD, T15S, R65W R64W, S13 | S18 – S24 | S19, 2002, RLS 31161" AND, SAID LINE BEARS S00°13'35"E A DISTANCE OF 2,616.98 FEET.