

EL PASO

COMMISSIONERS:
DARRYL GLENN (PRESIDENT)
MARK WALLER (PRESIDENT PRO TEMPORE)



COUNTY

STAN VANDERWERF
LONGINOS GONZALEZ
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

TO: El Paso County Board of County Commissioners
Darryl Glenn, President

FROM: Nina Ruiz, PM/Planner II
Mike Hrebenar, PM Group Manager
Gilbert LaForce, PE Engineer II
Craig Dossey, Executive Director

RE: Project File #: P-17-017
Project Name: Springs at Waterview Residential Rezone
Parcel No.: 55072-06-036

OWNER:	REPRESENTATIVE:
Frank W Howard #2 LLLP 3232 Muirfield Drive Colorado Springs, CO 80907	Dakota Springs Engineering LLC 31 N Tejon, Suite 500 Colorado Springs, CO 80903

Commissioner District: 4

Planning Commission Hearing Date:	5/1/2018
Board of County Commissioners Hearing Date:	5/22/2018

EXECUTIVE SUMMARY

A request by Frank W. Howard #2 LLLP for approval of a map amendment (rezoning) of 15.7 acres from the A-5 (Agricultural) zoning district to the RS-5000 (Residential Suburban) zoning district. Concurrent applications for a preliminary plan (SP-16-005) and final plat (SF-16-017) to create 85 residential lots have been submitted for the subject parcel (schedule no. 55072-06-036). The property is located north of Bradley Road and east of Grinnell Boulevard and is within Section 7, Township 15 South, Range 65 West of the 6th P.M. The property is not located within a small area plan.

A. REQUEST/WAIVERS/MODIFICATIONS/AUTHORIZATION

Request: A request for map amendment (rezone) approval from the A-5 (Agricultural) to the RS-5000 (Residential Suburban) zoning district.

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

Waiver(s)/Modification(s): There are no waivers or modifications associated with the request.

Authorization to Sign: There are no associated documents requiring a signature by the Board of County Commissioners President.

B. Planning Commission Summary

Request Heard: May 1, 2018 as a Consent Item

Recommendation: Approval, subject to the conditions and notations. A copy of the Planning Commission Resolution is included as an attachment.

Waiver Recommendation: N/A

Vote: 7 to 0

Vote Rationale: N/A

Summary of Hearing: applicant was represented at the meeting.

Legal Notice: Advertised in *Shopper Press* on May 2, 2018

C. APPROVAL CRITERIA

In approving a Map Amendment (rezoning), the following findings shall be made:

- 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;
- 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;
- The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and
- 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.

D. LOCATION

North: PUD (Planned Unit Development)

Vacant

South: A-5 (Agricultural)

Fountain Valley School

East: PUD (Planned Unit Development)

Single-Family Residential

West: A-5 (Agricultural)

Vacant

E. BACKGROUND

The parcel was zoned A-2 (Agricultural) on May 11, 1942, when zoning was first initiated for this portion of El Paso County. Due to changes in the nomenclature of the El Paso County Land Development Code, the A-2 zoning district has been renamed to the A-5 (Agricultural) zoning district.

The Waterview Sketch Plan (SKP-00-002) was approved by the Board of County Commissioners May 10, 2001 by Resolution No. 01-191. Conditions were imposed limiting all zoning within the sketch plan area to Planned Unit Development (PUD), additionally there was a condition requiring two lanes of Bradley Road, a four lane

arterial, to be built by the completion of Phase 1 (single-family development known as Painted Sky Filings 1-6).

In 2014, the Sketch Plan was amended (SKP-13-001) to change two of the conditions of approval for the 2001 Waterview Sketch Plan. The changes to the conditions included removal of the requirement for Planned Unit Development zoning within the boundaries of the sketch plan and downgrading Bradley Road from Grinnell Boulevard to Powers Boulevard from an arterial roadway to a collector roadway and also required the completion of Bradley Road with Phase 1 from Grinnell Boulevard to Goldfield Road, which has since been constructed. Phase 4 will require the final build-out of Bradley Road from Goldfield Road to Powers Boulevard.

Building the remaining section of Bradley Road from Grinnell Boulevard to Powers Boulevard will occur with a later phase of the overall development. A traffic study will be required with the submittal of any residential preliminary plan and final plat to determine regional cost sharing of intersection/interchange improvements at Bradley Road and Powers Boulevard.

An administrative amendment to the sketch plan was approved on April 2, 2018 to decrease and reconfigure the commercial area from 108.6 acres to 107.5 acres, eliminate one phase of multi-family development reducing the multi-family area from 39.9 acres to 28.5 acres, and increase the single family residential area from 339.8 acres to 351.2 acres. As a result, the total number of dwelling units allowed in the sketch plan area was reduced from 2096 units to 2017 units.

Concurrent applications for a preliminary plan (SP-16-005) and final plat (SF-16-017) to create 85 residential lots have been submitted for the subject parcel (Parcel No. 55072-06-036).

F. ANALYSIS

1. Land Development Code Analysis

The El Paso County Board of County Commissioners made a finding of compatibility and conformity with the previously approved sketch plan (SKP-00-002, SKP-13-001). The same finding was made with the approval of the administrative amendment to the sketch plan (SKP-16-002). The request for a map amendment (rezone) approval from the A-5 (Agricultural) to the RS-5000 (Residential Suburban) zoning district is in conformance with the approved sketch plan.

2. Zoning Compliance

The applicant is requesting to rezone 15.7 acres of the subject parcel to the RS-5000 (Residential Suburban) zoning district. The RS-5000 zoning district is intended to accommodate single-family and two-family residential development. The density and dimensional standards for the RS-5000 zoning district are as follows:

- Minimum lot size – 5000 square feet

- Setbacks – front 25 feet, sides 5 feet, and rear 25 feet.
- Maximum building height – 30 feet
- Maximum lot coverage – 40 or 45 percent

The applicant has submitted concurrent applications for a preliminary plan and final plat that will be scheduled for hearing later this year. The applications, as submitted, demonstrate compliance with the dimensional standards of the Land Development Code (2017).

3. Policy Plan Analysis

The El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues, and provides a framework to tie together the more detailed sub-area elements of the County Master Plan. Relevant policies are as follows:

Policy 6.1.1- Allow for a balance of mutually supporting interdependent land uses, including employment, housing and services in the more urban and urbanizing areas of the County.

Policy 6.1.3

Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.

Policy 6.1.10- Ensure that new development will not create a disproportionately high demand on public services and facilities by virtue of its location, design or timing.

Policy 6.1.11- Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

Policy 10.1.2- Carefully consider the impacts that proposed new developments will have on the viability of existing and proposed water and wastewater systems.

Policy 13.1.2- Support the provision of land use availability to meet the housing needs of county residents.

The parcels located across Grinnell Boulevard are zoned A-5 (Agricultural) but have been designated as open space/drainage on the approved sketch plan. The lots located immediately to the east are within the Painted Sky at Waterview subdivision. The average lot size within the Painted Sky at Waterview subdivision is 5,500

square feet. The parcel located directly to the north is zoned A-5 and is planned for future commercial development in the approved sketch plan.

The proposed rezoning will allow for the proposed 85 dwelling units. Public water, sanitation, gas, and electric are all available for residential development. A finding of consistency with the Policy Plan was made by the El Paso County Board of County Commissioners with the previously approved sketch plans (SKP-00-002 and SKP-13-001). The same finding was made with the approval of the administrative amendment to the sketch plan (SKP-16-002). This request for approval of a map amendment (rezone) from A-5 (Agricultural) to the RS-5000 (Residential Suburban) is in conformance with the approved sketch plan.

4. Small Area Plan Analysis

The subject parcel is not located within a small area plan.

5. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. El Paso County Community Services Department, Environmental Division and Colorado Parks and Wildlife were each sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies no potential deposits in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

No physical hazards were identified in the review of the rezoning request.

2. Wildlife

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential.

3. Floodplain

The property is located within flood zone X in the FEMA Flood Insurance Rate Map (FIRM) panel number 08041C0764F, which is an area of minimal flood hazard and determined to be outside the 500-year floodplain.

4. Drainage and Erosion

The property is located within the Windmill Gulch drainage basin. The basin is included in the El Paso County drainage basin fee program and fees will be due at the time of final plat recordation.

A preliminary drainage report is included with the concurrent preliminary plan request (SP-16-005). The preliminary drainage report provides hydrologic and hydraulic analysis to identify and mitigate drainage impacts to the surrounding properties.

5. Transportation

A traffic impact study is included with the concurrent sketch plan amendment request (SKP-16-002). The study identifies a decrease of approximately 1,360 vehicle trips compared to the previous Waterview Sketch Plan Amendment traffic impact study (SKP-13-001). The 2040 Roadway Improvement Projects (Project ID C16) of the El Paso County Major Transportation Corridor Plan update, 2016 (MTCP) anticipates upgrading Grinnell Boulevard to a 4-lane Minor Arterial; however, no offsite improvements are anticipated with respect to this development.

The traffic generated by the proposed development is not anticipated to cause adverse impacts to the surrounding transportation network.

H. SERVICES

1. Water

Water will be provided by the Security Water and Sanitation District. Findings with regards to water sufficiency are not required with rezoning requests.

2. Sanitation

Sanitary sewer will be provided by the Security Water and Sanitation District.

3. Emergency Services

The property is within the Security Fire Protection District.

4. Utilities

Colorado Springs Utilities will provide electric and natural gas service to the property.

5. Metropolitan Districts

The property is located within the Waterview I Metropolitan District.

6. Parks/Trails

Land dedication and fees in lieu of park land dedications are not required for a rezone application. Fees in lieu of park land dedication will be due at the time of recording the final plat.

7. Schools

Land dedication and fees in lieu of school land dedication are not required for a rezone application. Fees in lieu of school land dedication will be due at the time of recording the final plat.

I. APPLICABLE RESOLUTIONS

See Attached Resolution.

J. STATUS OF MAJOR ISSUES

There are no major outstanding issues.

K. CONDITIONS AND NOTATIONS

Should the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 5.3.5 (Map Amendment, Rezoning) of the El Paso County Land Development Code (2017), staff recommends the following conditions and notations.

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 RS-5000 (Residential Suburban) 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.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified twenty-three (23) adjoining property owners on April 16, 2018, for the Board of County Commissioners' hearing. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map

Letter of Intent

Rezone Map

Approved Sketch Plan

Planning Commission Resolution

Board of County Commissioners' Resolution

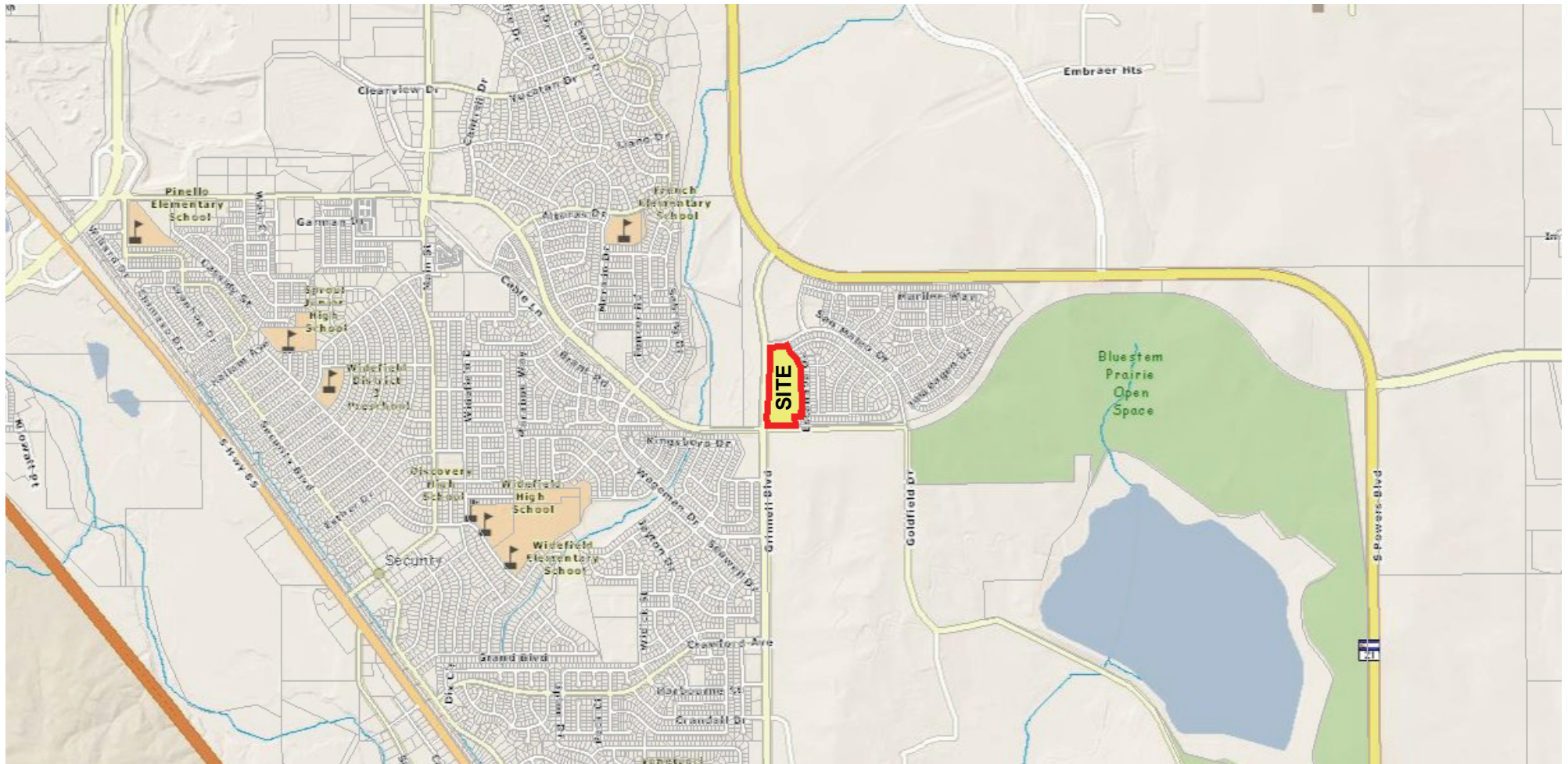
El Paso County Assessor's Office

5908 BRADLEY RD

SCHEDULE: 5507206036

OWNER: FRANK W HOWARD #2 LIMITED
PARTNERSHIP LLLP

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Letter of Intent
Springs at Waterview Zoning
05/17

Owners: Frank W. Howard #2 Limited Partnership, LLLP
3232 Muirfield Dr.
Colorado Springs, Co. 80907
(719) 440-6879

Applicant: SWV, LLC
31 North Tejon St., Suite 500
Colorado Springs, Co. 80903
(719) 377-0244

Consultant: Dakota Springs Engineering
31 North Tejon St., Suite 500
Colorado Springs, CO 80903
(719) 227-7388

Tax Schedule Nos.: 5507206036

Site Information:

Springs at Waterview is a proposed 85 lot subdivision on 15.67 acres. The parcel legal description is as follows:

PARCEL A, WATERVIEW PUMP STATION SUBDIVISION EXEMPTION AN EXEMPTION PLAT OF TRACT D OF PAINTED SKY AT WATERVIEW FILING NO. 1, RECORDED JUNE 22, 2015 UNDER RECEPTION NO. 215713634, COUNTY OF EL PASO, STATE OF COLORADO

The site lies in Section 7 of Township 15 South, Range 65 West. The parcel is south of Goldfield Drive, north of Bradley Rd, east of Grinnell Road and west of Escanaba Drive.

The property is presently zoned A5 and is part of the of the Waterview Sketch Plan. An Amendment to the Waterview Sketch Plan. Preliminary Plan and Final Plat are being submitted simultaneously with this Zoning application. The amendment proposes that the 15.67 acres be modified from a multifamily residential and commercial use to a single family residential use. Based on this proposed land use, the applicant has acquired the property and commissioned the design of lots, grading utilities, etc. for future residential development.

Request and Reason:

To approve an RS-5000 Zoning application for an 85 lot residential subdivision. This letter serves as a request to receive El Paso County approval of RS-5000 Zoning for this site.

The proposed RS-5000 Zone is in conformance with the County Policy Plan based on the following Policy analysis:

Policy 5.3.5: The application meets this policy by locating land uses where they are most appropriate based on adjacent uses. The proposed zone conforms to and promotes the County Master Plan by being in general conformance with the currently approved Waterview Sketch Plan and specific conformance with the Waterview Sketch Plan Amendment being processed simultaneously with this application. The rezoning is in compliance with applicable statutory provisions. The proposed Zone is compatible with the existing and permitted zone districts surrounding the property. The site is suitable for the intended use including the ability to meet the Land Development Code of Chapter 5 along with approved deviations.

Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.

This application meets this policy by maintaining density and land use within the parameters of the adjacent residential properties; the accompanying applications propose a reduction in density and elimination of commercial uses while matching the adjacent residential properties east of Escanaba. Access will be from Escanaba Drive via Grinnell Road and Goldfield Drive and also from Bradley Road. Capacity of these roads is addressed in the accompanying TIS.

Policy 6.1.6: Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.

This application meets this policy by taking advantage of existing urban supporting facilities provided by Security Water and Sanitation Districts. Service will be provided based on a previous inclusion agreement with this district.

Policy 10.1.2: Carefully consider the impacts that proposed new developments will have on the viability of existing and proposed water and wastewater systems.

The Security Water District and Security Sanitation District has indicated the ability to serve the property as well as the State Engineers Office from previous reviews. The proposed project is within the service boundary of the Security Water and Sanitation Districts; an inclusion agreement is being processed simultaneously with this application.

Policy 10.2.2: Carefully consider the availability of water and wastewater services prior to approving new development.

The Security Water District and Security Sanitation District has indicated the ability to serve the property as well as the State Engineers Office from previous reviews. The water and wastewater services are available to serve this property.

This request meets the criteria for approval outlined in Section 5.3.5 of the El Paso County Land Development Code by the following:

- The application is in general conformance with the County Master Plan and previous county approvals; in this case residential land uses.
- The proposed Land Use and Zone District is compatible with the existing and permitted land uses in the area.
- The site is suitable for the intended use.

This request meets the criteria for approval outlined in Section 7.2.1 of the El Paso County Land Development Code by the following:

- The application for RS-5000 Zoning is in conformance with the County Master Plan.
- The RS-5000 Zone request is in conformance with the accompanying Preliminary Plan application and the application to amend the Sketch Plan.
- The proposed RS-5000 Zone is consistent with the adjacent PUD Zone.
- The proposed water supply is adequate and will be provided by the Security Water District. The estimated water requirement is 40 ac-ft. per year.
- The proposed sewage disposal is to be provided by the Security Sanitation District.
- Adequate drainage solutions are provided and follow Preliminary, MDDP and DBPS recommendations.
- Necessary services (fire protection, police, recreation, utilities) have been provided and will continue to be provided by the Security Water District and Security Sanitation District, Security Fire Protection District, El Paso County and the City of Colorado Springs (gas and electric).
- Fire Protection will be provided by the Security Fire Protection District.
- Offsite impacts are minimal and will be mitigated as part of construction.
- Adequate public facilities and infrastructure are provided.
- The subdivision meets all other El Paso County criteria or waivers have been requested in this document.
- No mineral extraction is planned for this site.

Existing and Proposed Facilities:

The site currently is vacant. Proposed (already existing) services in the development include the following:

- Water-Security Water and Sanitation Districts
- Sewer- Security Water and Sanitation Districts
- Electric Service – City of Colorado Springs
- Natural Gas Service – City of Colorado Springs
- Telephone Service – Qwest
- Fire Protection – Security Fire District

Offsite Improvements

None anticipated.

Traffic Impact Fees:

The applicant requests that platted lots within Springs at Waterview be included in the county wide Public Improvements District (PID 2) being formed and implemented as part of the Traffic Impact Fee resolution.

The estimated Traffic Impact Fee for Springs at WaterView is \$78,455 (85 lots x \$923.00 per lot) based on the inclusion in the PID 2.

Impact Identification:

Preexisting wildlife habitats and migration routes are noted for Pronghorn and the usual prairie animals.

Waiver Requests:

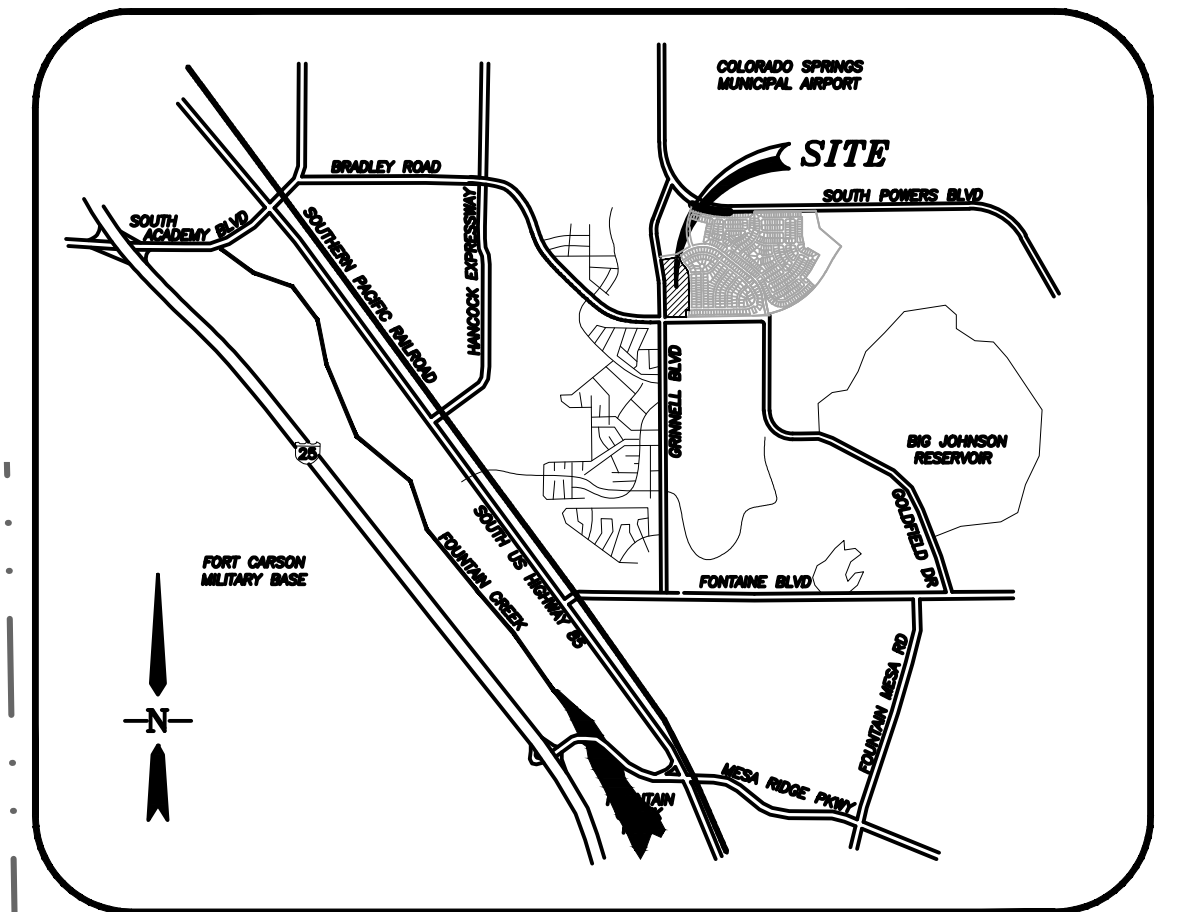
None anticipated.

Respectfully,

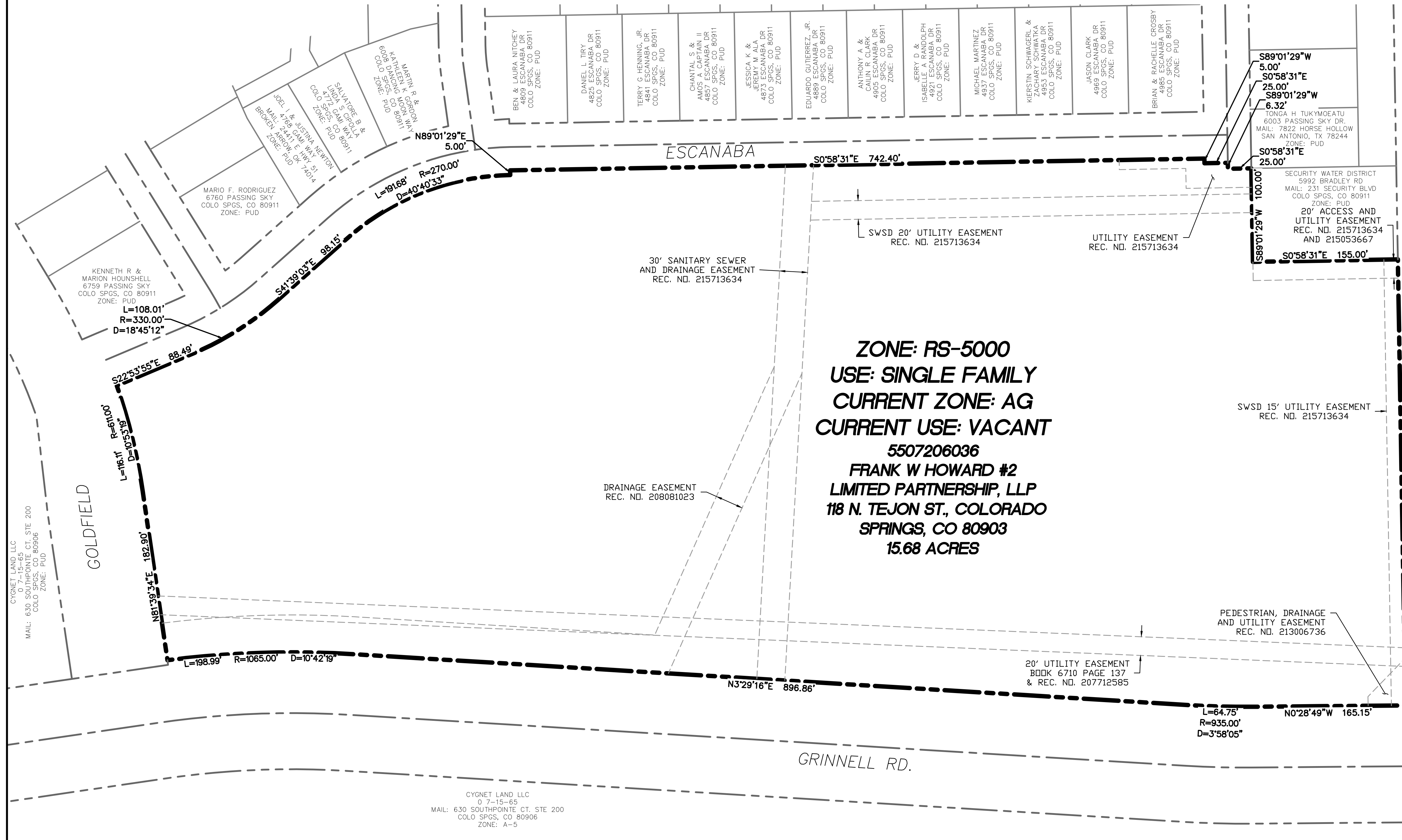
P.A.Koscielski
SWV, LLC

SPRINGS AT WATERVIEW ZONING MAP

LOCATED IN THE NW 1/4 OF SECTION 7, T15S, R65W OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO



VICINITY MAP
N.T.S.



ZONE: RS-5000
USE: SINGLE FAMILY
CURRENT ZONE: AG
CURRENT USE: VACANT
5507206036
FRANK W HOWARD #2
LIMITED PARTNERSHIP, LLP
118 N. TEJON ST., COLORADO
SPRINGS, CO 80903
15.68 ACRES

LAND OWNER:
FRANK W. HOWARD #2 LIMITED PARTNERSHIP, LLP
118 N. TEJON ST., SUITE 305
COLORADO SPRINGS, CO 80903

SUBDIVIDER/PETITIONER:
SWV, LLC
31 N. TEJON ST., SUITE 500
COLORADO SPRINGS, CO 80903

PLAN PREPARED BY:
DAKOTA SPRINGS ENGINEERING, LLC
31 N. TEJON, SUITE 500
COLORADO SPRINGS, CO 80903

SITE DATA:
NAME OF SUBDIVISION: THE SPRINGS AT WATERVIEW
EXISTING ZONING: AG
PROPOSED ZONING: RS-5000
PROPOSED USE: DETACHED SINGLE FAMILY RESIDENTIAL
DWELLINGS AND OPEN SPACE
AREA (GROSS): 15.68 ac.
NO. OF RESIDENTIAL LOTS: 85
D.U./ACRES (GROSS): 5.42 ac.
MINIMUM LOT AREA: 5,000 s.f.
ALLOWED LOT AREA COVERAGE: 40%
STREET PAVEMENT TYPE: BITUMINOUS PAVEMENT (TYPICAL RESIDENTIAL)

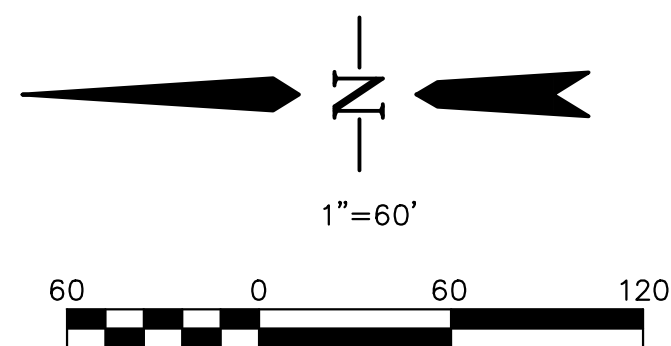
LEGAL DESCRIPTION:

THAT AREA OF LAND LOCATED IN THE NW 1/4 OF SECTION 7, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

SAID AREA INCLUDES:

PARCEL A, WATERVIEW PUMP STATION SUBDIVISION EXEMPTION AN EXEMPTION PLAT OF TRACT D OF PAINTED SKY AT WATERVIEW FILING NO. 1, RECORDED JUNE 22, 2015 UNDER RECEPTION NO. 215713634, COUNTY OF EL PASO, STATE OF COLORADO.

TOTAL AREA CONTAINS 15.68 ACRES, MORE OR LESS.



REVISIONS:		
NO.	DESCRIPTION	DATE
1	CITY REVIEW COMMENTS	2/5/18

ENGINEER:
DESIGNED BY: BG DATE: 7-6-16
DRAWN BY: JJM DATE: 7-29-16
CHECKED BY: _____ DATE: _____

48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
1-800-922-1987
CITY OF COLORADO SPRINGS DEPT. OF UTILITIES
GAS, ELECTRIC, WATER AND WASTEWATER

COUNTY FILE NO: P-17-017

DSE Dakota Springs
Engineering

31 N. TEJON, SUITE 500
COLORADO SPRINGS, CO 80903
P: (719) 227-7388
F: (719) 227-7392

PROJECT SPRINGS AT WATERVIEW

SHEET TITLE ZONING MAP

FROM _____ TO _____

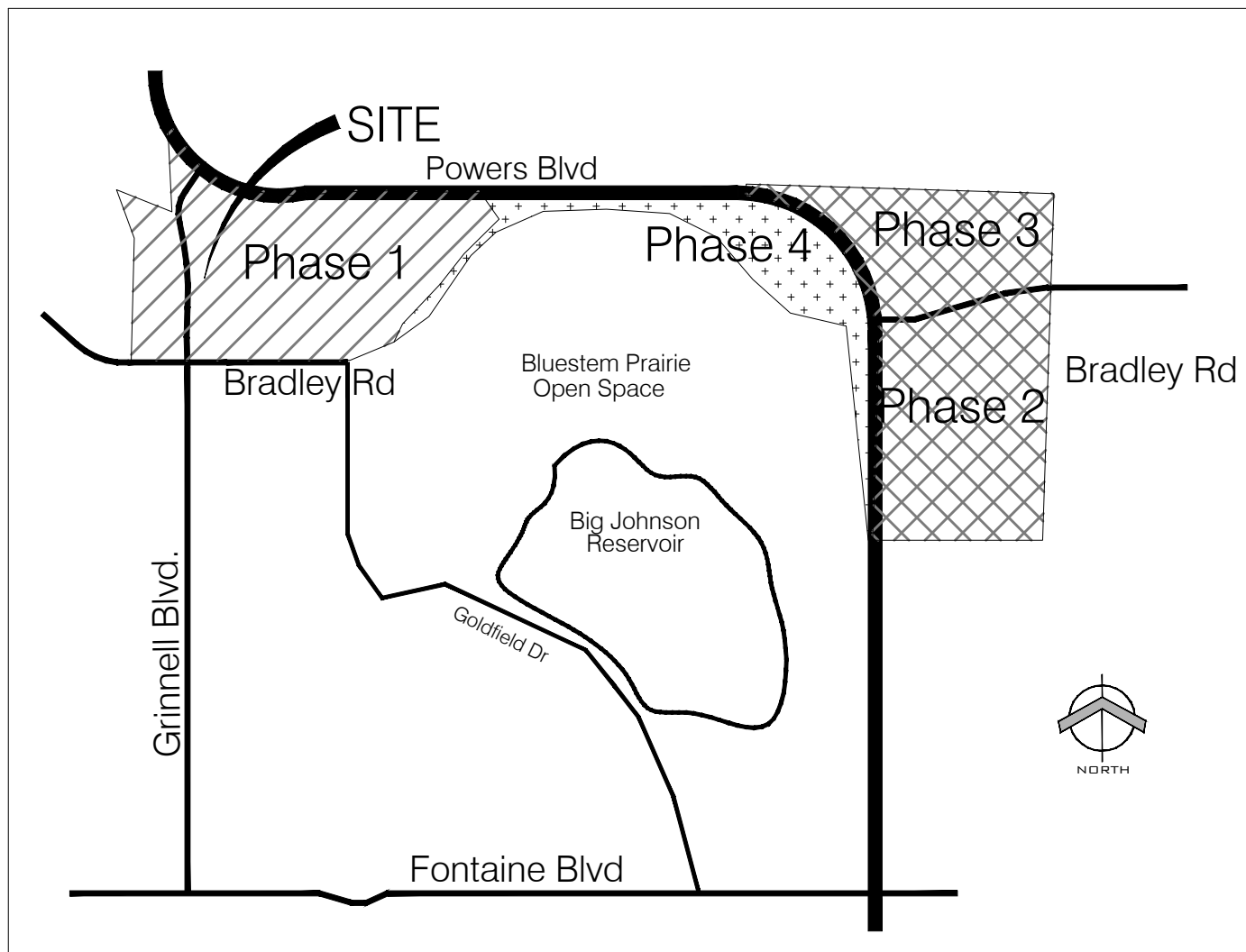
JOB NO. 0001-02-16-01 SHEET 1 OF 1



WATERVIEW 2016 SKETCH PLAN AMENDMENT

A PORTION OF SECTIONS 6, 7, 8, 9, AND 17, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
AND A PORTION OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN.

Vicinity Map / Phase Map



Authority

The authority of this Development Plan is Part IV, Section 16 (Planned Unit Development District) of the El Paso County Zoning Resolution. The Authority for Section 16 of the El Paso County Zoning Resolution is the Colorado Planned Unit Development Act of 1972.

Adoption

The adoption of this Development Plan shall evidence the findings and decision of the Board of El Paso County Commissioners that this Development Plan for Meridian Ranch is in general conforming with the El Paso County Master Plan, is authorized by the provisions of Part IV, Section 16 and this Development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

Relationship to County Regulations

The provisions of this Development Plan shall prevail and govern the development of Meridian Ranch, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provision of the El Paso County Zoning Resolution, as amended, or any other applicable resolutions or regulations of El Paso County, shall be applicable.

Development Data

Existing Zoning: A5 & PUD
Total Amended Area: 520.3 Acres

General Notes

- 1) ALL INTERSECTIONS ALONG POWERS BOULEVARD PER CDOT EA DESIGN REQUIREMENTS.
- 2) ALL ACCESS LOCATIONS INDICATED ON THE SKETCH PLAN ARE CONCEPTUAL. DEVIATION REQUESTS MUST BE APPROVED SEPARATELY IF THE LOCATION IS NOT IN CONFORMANCE WITH ENGINEERING CRITERIA MANUAL STANDARDS.
- 3) ANY PLATS SUBMITTED FOR THE WATERVIEW SKETCH PLAN THAT HAVE BEEN IDENTIFIED AS POTENTIALLY NEEDED FOR POWERS BOULEVARD RIGHT-OF-WAY SHALL BE COORDINATED WITH CDOT.
- 4) SERVICE PROVIDERS FOR THIS SKETCH PLAN ARE:
 - SCHOOL: WIDEFIELD SCHOOL DISTRICT 3
 - FIRE: SECURITY FIRE DISTRICT

- 5) PER THE APPROVED DEVIATION REQUEST (PCD FILE NO. DEV17-6), THE $\frac{3}{4}$ MOVEMENT ACCESS POINT TO BRADLEY ROAD PARCEL P-5 MAY BE FURTHER RESTRICTED IF BRADLEY ROAD IS CONNECTED BETWEEN POWER BOULEVARD AND GOLDFIELD DRIVE OR AS DETERMINED BY THE COUNTY ENGINEER

UTILITY SERVICE PROVIDERS

		CSU- Gas	CSU- Electricity	Security Water & Sanitation District	Widefield Water & Sanitation District	Mountain View Electric	Black Hill Energy- Gas
PHASE I	P-1	X	X	X			
	P-2	X	X	X			
	P-3	X	X	X			
	P-5	X	X	X			
	P-6	X	X	X			
	P-7	X	X	X			
	P-10	X	X	X			
PHASE II	P-11	X	X	X			
	P-12	X	X	X			
PHASE III	P-17	X				X	
	P-18	X				X	
PHASE IV	P-14				X		
	P-15				X		
EXISTING	P-13	X	X				
	P-16	X	X				
	P-8	X	X	X			
	P-9	X	X	X			

General Legal Description

A TRACT OF LAND LOCATED IN A PORTION OF SECTIONS 6, 7, 8, 9 AND 17, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND A PORTION OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAIDSECTION 6;

1. THENCE N00°47'00"W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 984.76 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS FILED FOR RECORD IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY, SAID POINT ALSO BEING ON A NON-TANGENT CURVE TO THE LEFT;

2. THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE, TO THE LEFT WITH A RADIUS OF 2105.00 FEET, A DELTA ANGLE OF 64°07'48", AN ARC LENGTH OF 2356.09 FEET, WHOSE LONG CHORD BEARS S58°37'34"E A DISTANCE OF 2235.01 FEET;

3. THENCE N89°18'32"E CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF POWERS BOULEVARD, A DISTANCE OF 6786.84 FEET;

4. THENCE N00°4'01"W A DISTANCE OF 209.74 FEET TO THE NORTH LINE OF SAID SECTION 8;

5. THENCE N89°38'44"E ALONG SAID NORTH LINE, A DISTANCE OF 1984.14 FEET TO THE NORTHWEST CORNER OF SAID SECTION 9;

6. THENCE S89°54'34"E ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 2638.56 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 9;

7. THENCE S00°19'34"E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 5252.06 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 9;

8. THENCE S89°33'36"W ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 2638.79 FEET TO THE NORTHEAST CORNER OF SAID SECTION 17;

9. THENCE S00°53'56"E ALONG THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 122.92 FEET;

10. THENCE S89°05'57"W A DISTANCE OF 67.54 FEET;

11. THENCE N06°24'05"W A DISTANCE OF 3312.25 FEET;

12. THENCE S89°34'46"W A DISTANCE OF 105.49 FEET TO A POINT OF CURVE TO THE RIGHT;

13. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 1645.00 FEET, A DELTA ANGLE OF 53°38'50", AN ARC LENGTH OF 1540.25 FEET, WHOSE LONG CHORD BEARS N63°35'48"W A DISTANCE OF 1484.60 FEET;

14. THENCE N36°46'24"W A DISTANCE OF 297.03 FEET TO A POINT OF CURVE TO THE LEFT;

15. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 1895.00 FEET, A DELTA ANGLE OF 53°55'04", AN ARC LENGTH OF 1783.27 FEET, WHOSE LONG CHORD BEARS N63°43'59"W A DISTANCE OF 1718.20 FEET;

16. THENCE S89°18'32"W A DISTANCE OF 1051.99 FEET TO A POINT OF CURVE TO THE LEFT;

17. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 1895.00 FEET, A DELTA ANGLE OF 60°25'32", AN ARC LENGTH OF 1986.51 FEET, WHOSE LONG CHORD BEARS S59°05'46"W A DISTANCE OF 1907.17 FEET;

18. THENCE S28°53'00"W A DISTANCE OF 349.75 FEET TO A POINT OF CURVE TO THE RIGHT;

19. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 2105.00 FEET, A DELTA ANGLE OF 50°18'41", AN ARC LENGTH OF 1848.40 FEET, WHOSE LONG CHORD BEARS S54°02'21"W A DISTANCE OF 1789.59 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD;

20. THENCE N01°02'36"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 104.10 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD; THE FOLLOWING TWO (2) COURSES FOLLOW SAID NORTHERLY RIGHT-OF-WAY LINE:

21. THENCE S89°01'29"W A DISTANCE OF 2763.58 FEET;

22. THENCE N89°48'34"W A DISTANCE OF 585.09 FEET;

23. THENCE N00°30'28"E A DISTANCE OF 809.66 FEET;

24. THENCE N00°15'44"W A DISTANCE OF 808.32 FEET;

25. THENCE N21°59'54"W A DISTANCE OF 786.45 FEET;

26. THENCE S70°00'20"E A DISTANCE OF 905.06 FEET TO THE WEST LINE OF SAID SECTION 7;

27. THENCE N00°43'01"W ALONG SAID WEST LINE, A DISTANCE OF 578.85 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

EXCEPTING FROM THE ABOVE TRACT: POWERS BOULEVARD RIGHT-OF-WAY AS FILED FOR RECORD IN BOOK 5307 AT PAGE 1472, GRINNELL BOULEVARD RIGHT-OF-WAY AS FILED FOR RECORD AT RECEPTION NO. 098080408 AND BRADLEY ROAD (NEW DRENNAN ROAD) RIGHT-OF-WAY AS FILED FOR RECORD IN BOOK 5307 AT PAGE 1472. ALL OF THE RECORDS OF SAID EL PASO COUNTY, COLORADO, THE GROSS ACREAGE OF THIS DESCRIPTION IS 739.88 ACRES, MORE OR LESS. THE NET ACREAGE AFTER THE ROAD RIGHT-OF-WAYS ARE REMOVED IS 621.59 ACRES, MORE OR LESS. BASIS OF BEARINGS IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, T15S, R 65 W OF THE 6th P.M., EL PASO COUNTY, COLORADO, WHICH IS ASSUMED TO BEAR N00°43'01"W FROM THE WEST QUARTER CORNER OF SAID SECTION 7 (A 3 1/2" X 30" AL. MONUMENT IS 11496) TO THE NORTHWEST CORNER OF SAID SECTION 7 (A RAILROAD SPIKE W/PUNCH MARK IN CONCRETE).

Adjacent Parcels

REF. NUMBER	ZONING	OWNER	ADDRESS
1	APD	CITY OF COLORADO SPRINGS	PO BOX 1575 MAIL CODE 455 COLORADO SPRINGS CO 80901-1575
2	I-2	NEARON-DOYAS PROPERTIES LLC	580 LA GONDA WAY STE 210 DANVILLE CA 94526-1747
3	PUD	KIEHELE FAMILY PARTNERSHIP LLLP	2065 MULLIGAN DR COLORADO SPRINGS CO 80920-1603
4	PIP2	MARKSHEFFEL-WOODMEN INVEST LLC	102 E PIKES PEAK AVE STE 200 COLORADO SPRINGS CO 80903-1818
5	MP2	ULTRA RESOURCES INC	304 INVERNESS WAY S STE 295 ENGLEWOOD CO 80102-5825
6	A-5	STATE OF COLORADO	635 17TH ST STE 1520 DENVER CO 80202-3689
7	A-5	CO SPRGS CITY OF C/O PARKS & REC DEPT	PO BOX 1575 MAIL CODE 455 COLORADO SPRINGS CO 80901-1575
8	A-5	FOUNTAIN VALLEY SCHOOL	6755 FOUNTAIN VALLEY SCHOOL RD COLORADO SPRINGS CO 80911-2251
9	RS-6000 CC	FVR LAND INVESTMENTS LLC	3 WIDEFIELD BLVD COLORADO SPRINGS CO 80911-2126
10	RS-6000	BOARD OF COUNTY COMMISSIONERS EL PASO COUNTY,	277 E VERMILION AVE COLORADO SPRINGS CO 80903-2209
11	A-5	HASSELL MICHAEL S	104 S CASCADE AVE STE 101 COLORADO SPRINGS CO 80903-5101
12	PUD	ROBERT BELL	5908 DANCING SUN WAY COLORADO SPRINGS CO 80911-8307
13	PUD	CHRISTOPHER & ADDE MURANSKY	5915 DANCING SUN WAY COLORADO SPRINGS CO 80911-8307
14	PUD	WATERVIEW INVESTMENTS LLC	7251 W 20TH ST BLDG L STE 200 GREELEY CO 80634-1426
15	PUD	KENNETH & MARION HOUNSHELL	6759 PASSING SKY DR COLORADO SPRINGS CO 80911-3816
16	PUD	JASON & REBECCA CHILDERS	6769 PASSING SKY DR COLORADO SPRINGS CO 80911-3816
17	PUD	JOE & JUSTINA NEWTON	4768 EAM WAY COLORADO SPRINGS CO 80911-3817
18	PUD	ALEXANDER HALL	4772 EAM WAY COLORADO SPRINGS CO 80911-3817
19	PUD	MARTIN & KATHLEEN GORDON	6008 DANCING MOON WAY COLORADO SPRINGS CO 80911-3879
20	PUD	CODY DILLON TERBITT	4809 ESCANABA DR COLORADO SPRINGS CO 80911-3882
21	PUD	DANIEL TRY	4825 ESCANABA DR COLORADO SPRINGS CO 80911-3882
22	PUD	TERRY HENNING	4811 ESCANABA DR COLORADO SPRINGS CO 80911-3882
23	PUD	GERARDO LLAMAS & NELLY GARCIA	3 E35EN PL FORT BRAGGS NC 28707-4026
24	PUD	TIMOTHY PALOWSKI	4873 ESCANABA DR COLORADO SPRINGS CO 80911-3882
25	PUD	BEAUL & COURTNEY KEMPE	4889 ESCANABA DR COLORADO SPRINGS CO 80911-3882
26	PUD	JEFFERY GRUOL	4905 ESCANABA DR COLORADO SPRINGS CO 80911-3883
27	PUD	PEIRO & JENNIFER GARZA	3504 TATONKA DR KILLEEN TX 75543-3950
28	PUD	MICHAEL MARTINEZ	4937 ESCANABA DR COLORADO SPRINGS CO 80911-3883
29	PUD	KHRISTINE STRICKLAND	PO BOX 573 DRYDEN WA 98821-0573
30	PUD	BRYAN TEMPLE	4969 ESCANABA DR COLORADO SPRINGS CO 80911-3883
31	PUD	LARRY BOYLE	4985 ESCANABA DR COLORADO SPRINGS CO 80911-3883
32	PUD	JASON & MICHELLE HOLCOMBE	6003 PASSING SKY DR COLORADO SPRINGS CO 80911-3875
33	PUD	WILLIAM HUEY	6015 PASSING SKY DR COLORADO SPRINGS CO 80911-3875

Sketch Plan Land Uses

PHASE I					
	Multi-Family Residential	P-1	8.7 acres	12 DU/AC	104 units
	Park / OS	P-2	23.3 acres		
	Multi-Family Residential	P-3	19.8 acres	12 DU/AC	238 units
	Single Family Residential	P-5	11.1 acres	5-7 DU/AC	70 units
	Single Family Residential	P-6	4.6 acres	5-7 DU/AC	30 units
	Commercial	P-7	16.8 acres		
	Park / OS	P-12	5.2 acres		
EXISTING/ DEVELOPED PHASE I	Single Family Residential	P-8	50.6 acres	4-6 DU/AC	201 units
	Park / OS	P-9	5.0 acres		
	Single Family Residential	P-10	105.8 acres	4-6 DU/AC	459 units
	Single Family Residential	P-11	9.9 acres	4-6 DU/AC	50 units
PHASE II					
	Commercial	P-17	26.0 acres		
	Single Family Residential	P-18	169.2 acres	4-6 DU/AC	865 units
PHASE III					
	Industrial	P-14	81.4 acres		
	Commercial	P-15	34.7 acres		
PHASE IV					
	Proposed Open Space	P-13	78.9 acres		
	Commercial	P-16	30.0 acres		
	Total All		681.0 acres		

Phasing Plan

Phase I: 1-5 years
Phase II: 3-7 years
Phase III: 5-10 years
Phase IV: 8-15 years

NOTE: PHASING IS BASED UPON THE MARKET AND SUBJECT TO CHANGE.

COVER SHEET

SHEET NO.

1
OF 2 SHEETS

JOB_NO_0001-02-16-01

DATE: 12-3-16
BY: B.GOODWIN
DRAWN: B.GOODWIN
APPROVED: C.K.COTHERN

REVISIONS:

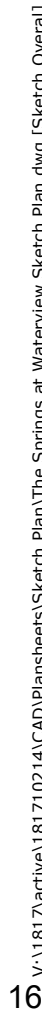
DATE: BY: COMMENTS:

Owner/Subdivider:

WVS, LLC
31 N. Tejon St., Suite 500
Colorado Springs, CO 80903

CPR ENTITLEMENTS, LLC
31 N. Tejon St., Suite 500
Colorado Springs, CO 80903

PCD PROJECT NO. SKP-16-002



WATERVIEW

SKETCH PLAN AMENDMENT

DATE: 12-3-16
DRAWN: B.GOODWIN
APPROVED: C.K.COTHERN

REVISIONS:		
DATE:	BY:	COMMENTS:

PLAN SHEET

SHEET NO.

2 OF 2

JOB NO 0001-02-16-01

MAP AMENDMENT (REZONING) (RECOMMEND APPROVAL)

Commissioner Gioia moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. P-17-017

WHEREAS, Frank W. Howard #2 LLLP did file an application with the El Paso County Planning and Community Development Department for Springs at Waterview for an amendment of the El Paso County Zoning Map to rezone property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference from the A-5 (Agricultural) zoning district to the RS-5000 (Residential Suburban) zoning district; and

WHEREAS, a public hearing was held by this Commission on May 1, 2018; 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, and comments by the El Paso County Planning Commission Members during the hearing, this Commission finds as follows:

The application was properly submitted for consideration by the Planning Commission.

Proper posting, publication and public notice was provided as required by law for the hearing before the Planning Commission.

The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested persons were heard at that hearing.

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.

The proposed land use or zone district is compatible with existing and permitted land uses and zone districts in all directions.

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

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.

For the above-stated and other reasons, the proposed amendment of 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.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the petition of Gary and Brenda Brinkman for an amendment to the El Paso County Zoning Map to rezone property located in the unincorporated area of El Paso County from the A-5 (Agricultural) zoning district to the RS-5000 (Residential Suburban) zoning district be approved by the Board of County Commissioners:

See Exhibit A

BE IT FURTHER RESOLVED that the Planning Commisison recommends 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 RS-5000 (Residential Suburban) 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.

AND BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein be forwarded to the Board of County Commissioners for its consideration.

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

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

Commissioner Gioia	aye
Commissioner Curry	aye
Commissioner Friedman	aye
Commissioner Wood	aye
Commissioner Dillon	aye
Commissioner Lucia-Treese	aye
Commissioner Risley	aye

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

EXHIBIT A

LEGAL DESCRIPTION

PARCEL A, WATERVIEW PUMP STATION SUBDIVISION EXEMPTION AN EXEMPTION PLAT OF TRACT D OF PAINTED SKY AT WATERVIEW FILING NO. 1, RECORDED JUNE 22, 2015 UNDER RECEPTION NO. 215713634, COUNTY OF EL PASO, STATE OF COLORADO

RESOLUTION NO. 18-

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

**APPROVAL OF THE SPRINGS AT WATERVIEW RESIDENTIAL MAP
AMENDMENT (REZONING) (P-17-017)**

WHEREAS Frank W. Howard #2 LLLP 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 A-5 (Agricultural) zoning district to the RS-5000 (Residential Suburban) zoning district; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on May 1, 2018, 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 this Board on May 22, 2018; 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. The application was properly submitted for consideration by the Board of County Commissioners.
2. 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 of El Paso County.
3. The hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, all pertinent facts, matters and issues were submitted and reviewed, and all interested persons were heard at those hearings.
4. The proposed zoning is in compliance with the recommendations set forth in the Master Plan for the unincorporated area of the county.

5. The proposed land use will be compatible with existing and permitted land uses in the area.
6. 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.
7. Changing conditions clearly require amendment to the Zoning Resolutions.
8. 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.

NOW, THEREFORE, BE IT RESOLVED the El Paso County Board of County Commissioners hereby approves the petition of Frank W. Howard #2 LLLP 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 A-5 (Agricultural) zoning district to the RS-5000 (Residential Suburban) zoning district;

BE IT FURTHER RESOLVED 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 RS-5000 (Residential Suburban) 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.

AND BE IT FURTHER RESOLVED the record and recommendations of the El Paso County Planning Commission be adopted, except as modified herein.

DONE THIS 22nd day of May, 2018, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
President

By: _____
County Clerk & Recorder

EXHIBIT A

LEGAL DESCRIPTION

PARCEL A, WATERVIEW PUMP STATION SUBDIVISION EXEMPTION AN
EXEMPTION PLAT OF TRACT D OF PAINTED SKY AT WATERVIEW FILING
NO. 1, RECORDED JUNE 22, 2015 UNDER RECEPTION NO. 215713634,
COUNTY OF EL PASO, STATE OF COLORADO