EL PASO COUNTY
COLORADO

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

SUMMARY MEMORANDUM

TO: El Paso County Board of County Commissioners

FROM: Planning & Community Development

DATE: 11/12/26

RE: CR261 & SP262; The Markets at Bent Grass Rezone and Preliminary Plan

Project Description

A request by Cythia DeYoung and Lena Gail Case for approval of a Map Amendment (Rezoning) of a 17.17-acre property from the I-2 (Industrial) to the CR (Commercial Regional) zoning district and for approval of a 53.91-acre Preliminary Plan creating 14 commercial lots. The properties are located along Woodmen Frontage Road and Bent Grass Meadows Drive and 0.64-miles west of the intersection of Woodmen Road and Meridian Road. The items were heard as a called-up consent items at the October 15, 2026, Planning Commission meeting, and were recommended for approval with a vote of 7-0. (Parcel Nos. 5301000016, 5301000017, & 5301002007) (Commissioner District No. 2)

Notation

Please see the Planning Commission Minutes for a complete discussion of the topic and the project manager's staff report for staff analysis and conditions.

Planning Commission Recommendation and Vote

Wulf moved / Moraes seconded for Approval of the Rezoning utilizing the resolution attached to the staff report, that this item be forwarded to the Board of County Commissioners for their consideration. The motion for Approval was approved (7-0). The item was heard as a called-up consent agenda item.

Bailey moved / Byers seconded for Approval of the Preliminary Plan utilizing the resolution attached to the staff report, that this item be forwarded to the Board of County Commissioners for their consideration. The motion for Approval was approved (7-0). The item was heard as a called-up consent agenda item.

Discussion

The two applications were heard as called-up consent agenda items. Planning Commission members asked general questions regarding the proposed traffic changes along Woodmen Frontage Road and Bent Grass Meadows Drive. During the staff and applicant presentations, the Planning Commission was provided with background information regarding the traffic and drainage studies. It was noted that additional details would be reviewed during subsequent Final Plat applications.

Attachments

1. Planning Commission Minutes from 10/15/2026.
2. Signed Planning Commission Resolutions.
3. Planning Commission Staff Report.
4. Draft BOCC Resolutions.

EL PASO COUNTY PLANNING COMMISSION

MEETING RESULTS (UNOFFICIAL RESULTS)

Planning Commission (PC) Meeting

Thursday, October 15th, 2026, El Paso County Planning and Community Development Department
2880 International Circle, Colorado Springs, Colorado – Second Floor Hearing Room

REGULAR HEARING at 9:00 A.M.

PC MEMBERS PRESENT AND VOTING: Thomas Bailey, Jim Byers, Mae Emrick, Eric Moraes, Tim Trowbridge, Christopher Whitney, and Jason Wulf.

PC MEMBERS PRESENT AND NOT VOTING: Michael Brewer (Virtual).

PC MEMBERS ABSENT: Sarah Brittain Jack, Suzanne Casagrande, Bryce Schuettpelz, and Blaine Brew.

STAFF PRESENT: Meggan Herington, Erika Keech, Jen Uhler, Joe Letke, Ryan Howser, Kari Parsons, Kylie Bagley, Kurt Arnoldussen, Charlene Durham, Daniel Torres, Mindy Schulz, and Marcella Maes.

OTHERS PRESENT AND SPEAKING: Ren Trudel, Sean Murphy, Megan Becher, Randy Goodson, and Scott Souders.

1. REPORT ITEMS

Ms. Herrington informed the Planning Commission that Planning Manager Justin Kilgore had resigned from his position with El Paso County. The next PC Hearing is Thursday, November 5th, 2026, at 9:00 A.M.

2. PUBLIC COMMENT FOR ITEMS NOT ON THE HEARING AGENDA

Mr. Ren Trudel, a resident of northern El Paso County, expressed opposition to the ongoing Buc-ee's development near I-25 and County Line Road. He raised concerns regarding potential traffic congestion, the scale of the proposed development, and impacts to the surrounding community. Mr. Trudel also

questioned the classification of the facility as a convenience store and requested that County staff carefully review the submitted development documents, particularly the soil reports and proposed grading and compaction activities.

3. CONSENT ITEMS

A. Adoption of Minutes for meeting held on October 1st, 2026.

PC ACTION: THE MINUTES WERE APPROVED AS PRESENTED (7 - 0)

IN FAVOR: (7) Bailey, Byers, Emrick, Moraes, Trowbridge, Whitney, and Wulf.

IN OPPOSITION: (0) None.

B. P2610 **UHLER**

MAP AMENDMENT (REZONING)

SIESTA GROVE REZONING RR-5 TO RR-2.5

A request by Quentin Dassonville for approval of a Map Amendment (Rezoning) of 35.08 acres from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The property to be rezoned is located at 15850 Siesta Grove and is approximately 1.63 miles southwest of the intersection of Black Forest Road and Hodgen Road. (Parcel No. 6100000292) (Commissioner District No. 1)

NO STAFF OR APPLICANT PRESENTATIONS OR DISCUSSION

PC ACTION: BAILEY MOVED / EMRICK SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3B, FILE NUMBER P2610 FOR A MAP AMENDMENT (REZONING), SIESTA GROVE REZONING RR-5 TO RR-2.5, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TWO (2) CONDITIONS AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (7-0).

IN FAVOR: (7) Bailey, Byers, Emrick, Moraes, Trowbridge, Whitney, and Wulf.

IN OPPOSITION: (0) None.

C. LDC264 **ARNOLDUSSEN**

LAND DEVELOPMENT CODE AMENDMENT

ENFORCEMENT PROCEDURES AND LEGAL REMEDIES AMENDMENT

A request by El Paso County Planning and Community Development to amend Chapter 1, Section 1.15 Definitions, and Chapter 11, Sections 11.1.4 Right to Inspect and 11.3 Zoning Violations, of the El Paso County Land Development Code pursuant to C.R.S. § 30-28-124 and C.R.S. § 30-28-124.5 The purpose of this amendment is to update the requirements for enforcement procedures and legal remedies pursuant to HB 26-1239 and comply with State of Colorado requirements.

NO STAFF OR APPLICANT PRESENTATIONS OR DISCUSSION

PC ACTION: MORAES MOVED / BAILEY SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3C, FILE NUMBER LDC264 FOR A LAND DEVELOPMENT CODE AMENDMENT, ENFORCEMENT PROCEDURES AND LEGAL REMEDIES AMENDMENT, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (7 - 0).

IN FAVOR: (7) Bailey, Byers, Emrick, Moraes, Trowbridge, Whitney, and Wulf.

IN OPPOSITION: (0) None.

D. CR261 **LETKE**

MAP AMENDMENT (REZONING)

THE MARKETS AT BENT GRASS REZONE (I-2 TO CR)

A request by Cythia DeYoung and Lena Gail Case for approval of a Map Amendment (Rezoning) of a 17.17-acre property from the I-2 (Industrial) to the CR (Commercial Regional) zoning district. The property is located along Woodmen Frontage Road and Bent Grass Meadows Drive and 0.64-miles west of the intersection of Woodmen Road and Meridian Road. (Parcel Nos. 5301000016) (Commissioner District No. 2)

PC ACTION: THIS ITEM WAS PULLED TO BE HEARD AS A CALLED-UP CONSENT ITEM PER REQUEST BY PLANNING COMMISSIONER BYERS.

E. SP262 **LETKE**

PRELIMINARY PLAN

THE MARKETS AT BENT GRASS - PRELIMINARY PLAN

A request by Cythia DeYoung and Lena Gail Case for approval of a 53.91-acre Preliminary Plan creating 14 commercial lots. The properties are located along Woodmen Frontage Road and Bent Grass Meadows Drive and 0.64-miles west of the intersection of Woodmen Road and Meridian Road. (Parcel Nos. 5301000016, 5301000017, & 5301002007) (Commissioner District No. 2)

PC ACTION: THIS ITEM WAS PULLED TO BE HEARD AS A CALLED-UP CONSENT ITEM PER REQUEST BY PLANNING COMMISSIONER BYERS.

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4. CALLED-UP CONSENT ITEMS:

3D. CR261 **LETKE**

MAP AMENDMENT (REZONING)

THE MARKETS AT BENT GRASS REZONE (I-2 TO CR)

A request by Cythia DeYoung and Lena Gail Case for approval of a Map Amendment (Rezoning) of a 17.17-acre property from the I-2 (Industrial) to the CR (Commercial Regional) zoning district. The property is located along Woodmen Frontage Road and Bent Grass Meadows Drive and 0.64-miles west of the intersection of Woodmen Road and Meridian Road. (Parcel Nos. 5301000016) (Commissioner District No. 2)

STAFF & APPLICANT PRESENTATIONS

DISCUSSION: Mr. Trowbridge asked whether any outstanding easement or right-of-way issues would affect the project. **Ms. Charlene Durham,** Principal Engineer, explained that the necessary easements and right-of-way requirements would be finalized during the final plat process. **Mr. Trowbridge** also asked about the status of the FEMA floodplain map revision and whether its approval would be required prior to final plat approval. **Ms. Durham** clarified that the map revision is a separate process and would not delay final plat approval, as the anticipated floodplain changes had already been accounted for in the project design.

Mr. Byers asked for clarification regarding the proposed traffic modifications at Golden Sage Road and Woodman Road. **Mr. Sean Murphy,** with Evergreen Dev Co, Inc., explained that the existing signal at

Golden Sage Road would remain but would be modified to a continuous green T-intersection, allowing westbound Woodman Road traffic to proceed without stopping. He stated that certain turning movements would be redirected to the proposed signal at Switchgrass Drive, with the final configurations to be determined during construction drawing review in coordination with the County and City of Colorado Springs.

Mr. Byers also asked about the removal of a portion of Woodman Frontage Road and whether the associated right-of-way would be vacated. **Mr. Murphy** clarified that the right-of-way would remain under County ownership and would be repurposed for drainage conveyance.

Ms. Emrick asked how residents of the surrounding neighborhoods would access Meridian Road following the proposed roadway modifications. **Mr. Murphy** explained that residents would continue to have multiple access options utilizing the existing frontage road connections or the proposed roundabout and signalized intersection improvements.

Ms. Emrick also asked whether speed limits along Bentgrass Meadows Drive or Woodman Frontage Road would change. **Mr. Murphy** stated that the speed limit would be reduced to 25 mph along portions of Bentgrass Meadows Drive adjacent to the proposed roundabout.

Mr. Wulf asked whether the proposed improvements to Woodman Road would be completed prior to or concurrently with the development. **Mr. Murphy** explained that the new signal at Switchgrass Drive and modifications to Golden Sage Road are intended to be constructed in a single phase concurrent with the development, as identified in the Traffic Impact Study.

NO PUBLIC COMMENTS OR APPLICANT REBUTTAL

PC ACTION: WULF MOVED / MORAES SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3D, FILE NUMBER CR261 FOR A MAP AMENDMENT (REZONING), THE MARKETS AT BENT GRASS REZONE (I-2 TO CR), UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TWO (2) CONDITIONS AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (7 - 0).

IN FAVOR: (7) Bailey, Byers, Emrick, Moraes, Trowbridge, Whitney, and Wulf.

IN OPPOSITION: (0) None.

3E. SP262 **LETKE**

PRELIMINARY PLAN

THE MARKETS AT BENT GRASS - PRELIMINARY PLAN

A request by Cythia DeYoung and Lena Gail Case for approval of a 53.91-acre Preliminary Plan creating 14 commercial lots. The properties are located along Woodmen Frontage Road and Bent Grass Meadows Drive and 0.64-miles west of the intersection of Woodmen Road and Meridian Road. (Parcel Nos. 5301000016, 5301000017, & 5301002007) (Commissioner District No. 2)

STAFF & APPLICANT PRESENTATIONS AND DISCUSSION IN COMBINATION WITH ITEM 3D CR261

PC ACTION: BAILEY MOVED / BYER SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3E, FILE NUMBER SP262 FOR A PRELIMINARY PLAN, THE MARKETS AT BENT GRASS - PRELIMINARY PLAN, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH FOUR (4) CONDITIONS, THREE (3) NOTATIONS, ONE (1) WAIVER, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (7 - 0).

IN FAVOR: (7) Bailey, Byers, Emrick, Moraes, Trowbridge, Whitney, and Wulf.

IN OPPOSITION: (0) None.

5. REGULAR ITEMS

A. ID261 **PARSONS**

SPECIAL DISTRICT SERVICE PLAN

BENT GRASS COMMERCIAL METROPOLITAN DISTRICT

A request from McGeady Becher Cortese Williams, P.C., for approval of a Colorado Revised Statutes Title 32 Special District Service Plan for Bent Grass Commercial Metropolitan District. The District is approximately 54 acres and is located at the northeast corner of the intersection of Bent Grass Meadows Drive and Woodmen Frontage Road. The 17.17-acre portion included within the request is zoned I-2 (Industrial) and is anticipated to be rezoned to CR (Commercial Regional), and 36.76 acres is within the CR (Commercial Regional) zone district. The service plan includes the following: a maximum debt authorization of $33,000,000.00, a debt service mill levy of 45 mills for commercial,

and an operations and maintenance mill levy of 15 mills, for a total maximum combined mill levy of 60 mills.

The statutory purposes of the district include the provision of the following:

1) design, construction, and maintenance of water systems including fire hydrants;
2) design, construction, and maintenance of sanitation systems;
3) street improvements, transportation, safety protection;
4) design, construction, and maintenance of drainage facilities;
5) design, land acquisition, construction, and maintenance of recreation facilities;
6) mosquito control;
7) covenant enforcement;
8) security services; and
9) solid waste disposal.

Parcel Nos. 5301000016, 5301000017, and 5301002007

(Commissioner District No. 2)

STAFF & APPLICANT PRESENTATIONS

DISCUSSION: Mr. Moraes, Mr. Whitney, and Mr. Bailey asked for clarification regarding the proposed commercial metropolitan district and its relationship to the existing Bentgrass Metropolitan District. **Ms. Parsons** explained that the proposed commercial district would operate independently from the existing district, with a special exclusion agreement preventing the existing district from issuing new debt obligations against the affected property. However, the property would remain responsible for its share of the existing district's debt obligations until those obligations are satisfied. **Ms. Parsons** further clarified that the proposed commercial district would have its own mill levy limitations consistent with the County's service plan policies. She explained that the overlapping financial obligations could result in a higher combined mill levy until the existing debt is paid. Additional discussion addressed the proposed district boundaries and a potential future inclusion area. **Ms. Parsons** explained that the additional inclusion area was identified to accommodate possible future commercial development or

redevelopment without requiring the creation of another metropolitan district, consistent with County policies intended to limit the proliferation of special districts.

Mr. Moraes asked about the proposed district's ability to repay its debt, noting that a significant portion of the projected revenue appeared to depend on a single commercial tenant. **Mr. Murphy** explained that the district's bonding capacity would be based on independently evaluated revenue projections and would be reduced if anticipated development or sales revenues did not materialize. He further explained that if revenues declined after bonds were issued, the district may need to consider options such as restructuring or refinancing its debt. **Mr. Moraes** also asked about the fixed annual payment of $20,000 over 30 years and whether inflation had been considered. **Mr. Murphy** explained that the amount was negotiated with the existing metropolitan district to address anticipated operation and maintenance costs following the exclusion. He stated that a fixed payment was selected to provide financial predictability for both districts over the 30-year period.

Ms. Emrick asked for clarification regarding the proposed funding allocation for parks and whether those funds would be used for future trail improvements. **Mr. Murphy** explained that the parks category includes various eligible public improvements, such as open space, landscaping, and water quality facilities, rather than exclusively traditional park facilities. He further clarified that while the proposed district would have the ability to contribute toward future trail improvements, those costs are not currently included in the proposed financial plan.

NO PUBLIC COMMENTS OR APPLICANT REBUTTAL

PC ACTION: MORAES MOVED / WULF SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5A, FILE NUMBER ID261 FOR A SPECIAL DISTRICT SERVICE PLAN, BENT GRASS COMMERCIAL METROPOLITAN DISTRICT, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH SIX (6) CONDITIONS AND ONE (1) NOTATION, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (7 - 0).

IN FAVOR: (7) Bailey, Byers, Emrick, Moraes, Trowbridge, Whitney, and Wulf.

IN OPPOSITION: (0) None.

B. PUDSP251 **HOWSER**

PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN

MAYBERRY PHASE 2

A request by Mayberry Communities, LLC, for approval of a Map Amendment (Rezoning) of 18.70 acres from a conceptual PUD (Planned Unit Development) to a site-specific PUD (Planned Unit Development) with approval of a Preliminary Plan illustrating 92 single-family attached lots, 6 single-family detached lots, 1 clubhouse lot, for a total of 99 lots, 8 tracts, including 5.99 acres of open space provisions and 2.33 acres of land dedicated for public right-of-way. The property is located at the southeast corner of the intersection of State Highway 94 and Mayberry Drive. (Parcel Nos. 3400000472, 3400000473, 3414201024, 3414205001, and 3414206001) (Commissioner District No. 4)

STAFF & APPLICANT PRESENTATIONS

DISCUSSION: Mr. Bailey asked for clarification regarding the additional condition of approval included in the resolution. **Mr. Howser** confirmed that an updated resolution containing the additional condition had been provided to the Planning Commission.

Mr. Trowbridge asked whether a traffic signal would be installed at Highway 94 and whether the developer would be required to contribute funding toward the improvement. **Ms. Durham** explained that a traffic signal was not currently warranted and that any future installation would be subject to CDOT's schedule. She stated that she was unaware of any existing funding arrangements and deferred further clarification to the applicant.

Mr. Moraes asked whether the outstanding disagreement between staff and the applicant regarding permitted encroachments into side yard setbacks had been resolved. **Mr. Howser** explained that the issue remained under review and was addressed through Condition of Approval No. 7, requiring all outstanding staff comments to be resolved prior to final approval and recording of the plan. He clarified that staff's primary concern was ensuring adequate stormwater drainage between structures, particularly given the narrow side yard setbacks. Mr. Howser stated that the proposed resolution would restrict encroachments into side yard setbacks while allowing certain encroachments within front and rear setbacks.

Mr. Moraes asked whether the outstanding concerns from the Ellicott Fire Department were limited to wildfire mitigation or included additional fire protection requirements. **Mr. Randy Goodson,** President

of Mayberry Communities, explained that the applicant had experienced difficulties obtaining consistent responses from the Fire Department throughout the review process, despite submitting responses to previous comments. **Mr. Moraes** asked whether qualified fire protection professionals had participated in preparing the applicant's responses. **Mr. Scott Souders,** Director of Development with Mayberry Communities, confirmed that fire protection consultants had been involved and explained that the applicant believed the proposed development complied with applicable fire and building code requirements. **Mr. Moraes** expressed concern regarding the Fire Department's operational capacity to serve the proposed development, noting that compliance with adopted codes does not necessarily establish the availability of adequate emergency response resources. **Mr. Souders** acknowledged the concern and suggested that broader coordination among the Fire Department, County officials, and area developers may be necessary to address long-term service capabilities. **Mr. Goodson** further noted that the development would contribute additional tax revenue to the Fire Department and referenced existing fire protection facilities serving the area.

Mr. Moraes asked for clarification regarding the water supply available for fire protection. **Mr. Goodson** explained that Ellicott Utilities Company has an agreement with Cherokee for 200,000 gallons of storage capacity in an existing tank at Mayberry, of which 180,000 gallons is designated for fire flow.

Mr. Moraes also asked whether the applicant intended to pursue a modification to the required setbacks adjacent to open space. **Mr. Goodson** confirmed that the modification was still being requested to accommodate the proposed pedestrian-oriented design and direct trail access from the homes.

Mr. Trowbridge asked about the proposed residential density in relation to the overall Mayberry Sketch Plan and expressed concerns regarding the proximity of structures and potential impacts to fire safety and drainage. **Mr. Goodson** explained that while the proposed development falls within the highest density category identified in the Sketch Plan, it would not have the highest number of dwelling units per acre compared to other planned residential areas.

Ms. Emrick asked whether fire sprinklers had been considered for the proposed residential units, expressing concerns regarding the proximity of structures and accessibility for emergency vehicles**. Mr. Goodson** explained that the proposed roadways, fire hydrant locations, and building configurations were designed to meet applicable fire code requirements, including emergency vehicle access.

Mr. Wulf asked for clarification regarding staff's assessment of the outstanding fire protection concerns, given the lack of support from the Ellicott Fire District. **Ms. Herrington** explained that staff could not determine the extent of any outstanding issues due to unsuccessful attempts to coordinate with the Fire District. She noted that a qualified third-party fire consultant had reviewed the project for compliance with the adopted International Fire Code. Ms. Herrington further clarified that the Fire District would have an additional opportunity to review and sign off on individual building permits through the Pikes Peak Regional Building Department.

NO PUBLIC COMMENT OR APPLICANT REBUTTAL

PLANNING COMMISSION DISCUSSION: Mr. Moraes expressed concerns regarding the proposed development's compliance with approval criteria related to the capacity of public facilities, particularly fire protection services. He acknowledged the applicant's efforts to meet applicable code requirements but questioned whether the Ellicott Fire District had the operational capacity to adequately serve future residents, given its lack of participation in the review process. Mr. Moraes also noted concerns regarding the justification for certain requested modifications and waivers but emphasized that the unresolved fire protection concerns were his primary hesitation in recommending approval to the Board of County Commissioners.

Mr. Bailey stated that he supported the motion to recommend approval to the Board of County Commissioners. He expressed concern that allowing a public agency's lack of response or participation in the review process to prevent a project from moving forward could establish a problematic precedent. He emphasized that property owners and developers should not be penalized when no specific deficiencies or inability to provide services have been established.

PC ACTION: BAILEY MOVED / BYERS SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5B, FILE NUMBER PUDSP251 FOR A PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN, MAYBERRY PHASE 2, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH EIGHT (8) CONDITIONS, FIVE (5) NOTATIONS, ONE (1) WAIVER, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL FAILED (3 - 4).

IN FAVOR: (3) Bailey, Byers, and Trowbridge.

IN OPPOSITION: (4) Emrick, Moraes, Whitney, and Wulf.

6. NON-ACTION ITEMS

None.

MEETING ADJOURNED at 12:15 P.M.

Minutes Prepared By: Marcella Maes & Jessica Merriam

MAP AMENDMENT (REZONING) (RECOMMEND APPROVAL)

Mr Wulf moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. CR261
THE MARKETS AT BENT GRASS REZONE (I-2 TO CR)

WHEREAS, Cynthia DeYoung & Lena Gail Case did file an application with the El Paso County Planning and Community Development Department for approval of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property in the unincorporated area of El Paso County as described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated herein by reference, from the I-2 (Limited Industrial) zoning district to the CR (Commercial Regional) zoning district; and

WHEREAS, a public hearing was held by this Commission on October 15, 2026; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission Members during the hearing, this Commission finds as follows:

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

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

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

4. All exhibits were received into evidence;

5. That changing conditions clearly require amendment to the Zoning Resolutions;

6. 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.

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

1. The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;

2. The rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111, § 30-28-113, and § 30-28-116;

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

4. The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

NOW, THEREFORE, BE IT RESOLVED, that the El Paso County Planning Commission recommends that the petition of Cynthia DeYoung & Lena Gail Case for approval of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property located in the unincorporated area of El Paso County from the I-2 (Limited Industrial) zoning district to the CR (Commercial Regional) zoning district meets the criteria for approval outlined in Section 5.3.5.B of the El Paso County Land Development Code and be approved by the Board of County Commissioners with 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 CR (Commercial Regional) zoning

2. As stated in the attached Service Plan, the maximum authorized debt for the Bent Grass Commercial Metropolitan District is limited to $33,000,000.00 until and unless the District receives Board of County Commissioners approval to increase the maximum authorized debt.

3. Approval of the Service Plan for the Bent Grass Commercial Metropolitan District includes the ability of the District to use eminent domain powers for the acquisition of property to be owned, controlled, or maintained by the District or another public or non-profit entity and is for the material use or benefit of the general public. The District may not use the power of eminent domain without prior approval from the appropriate jurisdiction either by the Board of County Commissioners or City Council at a publicly noticed hearing after showing that the use of eminent domain is necessary for the District to continue to provide service(s) within the District's boundaries and that there are no other alternatives that would not result in the need for the use of eminent domain powers.

4. The Bent Grass Commercial Metropolitan District shall provide a disclosure form to future purchasers and or lessors of property in a manner consistent with the approved Special District Annual Report form. The developer(s) shall provide written notation on each subsequent Final Plat associated with the development of the annually filed public notice. County staff are authorized to administratively approve updates to the disclosure form to reflect current contact information and calculations.

5. The Bent Grass Commercial Metropolitan District is expressly prohibited from creating separate sub-districts except upon prior notice to the Board of County Commissioners, and subject to the Board of County Commissioners' right to declare such creation to be a material modification of the Service Plan, pursuant to C.R.S. § 32-1-1101(1)(f)(I).

6. Approval of this application shall not constitute relinquishment or undermining of the County's authority to require the developer to complete subdivision improvements as required by the Land Development Code and Engineering Criteria Manual and to require subdivision improvement agreements or development agreements and collateral of the developer to guarantee the construction of improvements.

NOTATION

1. Approval of this Service Plan shall in no way be construed to infer a requirement or obligation of the Board of County Commissioners to approve any future land use requests within the boundaries of the District.

AND BE IT FURTHER RESOLVED that this Resolution and Recommendations be forwarded to the Board of County Commissioners of El Paso County for its consideration.

MR MORAES seconded the adoption of the foregoing Resolution.

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

Thomas Bailey	aye / no / non-voting / recused / absent
Blaine Brew	aye / no / non-voting / recused / absent
Michael Brewer	aye / no / non-voting / recused / absent
Sarah Brittain Jack	aye / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / absent
Suzanne Casagrande	aye / no / non-voting / recused / absent
Mae Emrick	aye / no / non-voting / recused / absent
Eric Moraes	aye / no / non-voting / recused / absent
Bryce Schuettpelz	aye / no / non-voting / recused / absent
Timothy Trowbridge	aye / no / non-voting / recused / absent
Christopher Whitney	aye / no / non-voting / recused / absent
Jason Wulf	aye / no / non-voting / recused / absent

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

DONE THIS 15th day of October 2026 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: _____
Timothy Trowbridge, Chair

EXHIBIT A

A PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 207122803, AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING THAT PORTION OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LATIGO BUSINESS CENTER FILING NO. 1 (RECEPTION NO. 205075726, EL PASO COUNTY, COLORADO RECORDS) (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE NORTHERLY LINE OF SAID FILING, WHICH BEARS S 89 DEGREES 42 MINUTES 50 SECONDS E ASSUMED); THENCE S 89 DEGREES 42 MINUTES 50 SECONDS E ALONG THE EASTERLY EXTENSION OF SAID FILING'S NORTHERLY LINE, 1190.72 FEET TO A POINT ON THE EASTERLY LINE OF THAT INGRESS/EGRESS AND UTILITY EASEMENT AS DESCRIBED BY DOCUMENT (BOOK 3265, PAGE 517, SAID EL PASO COUNTY RECORDS); THENCE S 00 DEGREES 07 MINUTES 47 SECONDS W ALONG SAID EASEMENT'S EASTERLY LINE, 627.84 FEET; THENCE N 89 DEGREES 42 MINUTES 50 SECONDS W, 1192.23 FEET TO A POINT ON THE EASTERLY LINE OF SAID FILING; THENCE N 00 DEGREES 16 MINUTES 02 SECONDS E ALONG SAID FILING'S EASTERLY LINE, 627.84 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NUMBER 219113681, AND DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., ALSO BEING A PORTION OF LOT 2, LATIGO BUSINESS & RESEARCH CENTER FILING NO. 1 (PLAT BOOK M-3, PAGE 75, EL PASO COUNTY, COLORADO RECORDS), SITUATE IN EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING ATH THE SOUTHEAST CORNER OF LATIGO BUSINESS CENTER FILING NO. 1 (RECEPITON NO. 205075726, SAID EL PASO COUNTY RECORDS) (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE EASTERLY LINE OF SAID FILING, WHICH BEARS NORTH 00 DEGREES 16 MINUTES 02 SECONDS EAST ASSUMED); THENCE NORTH 00 DEGREES 16 MINUTES 02 SECONDS EAST ALONG SAID FILING'S EASTERLY LINE, 30.00 FEET TO THE PINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE CONTINUE NORTH 00 DEGREES 16 MINUTES 02 SECONDS EAST ALONG SAID EASTERLY LINE, 1270.75 FEET;

THENCE SOUTH 89 DEGREES 42 MINUTES 50 SECONDS EAST, 1192.23 FEET TO A POINT ON THE EASTERLY LINE OF THAT INGRESS/EGRESS EASEMENT DESCRIBED BY DOCUMENT (BOOK 3265, PAGE 517, SAID RECORDS) (THE FOLLOWING FIVE (5) COURSES ARE ALONG SAID EASEMENT'S EASTERLY LINE);

1) SOUTH 00 DEGREES 07 MINUTES 47 SECONDS WEST, 552.54 FEET;

2) ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 25 DEGREES 15 MINUTES 43 SECONDS, A RADIUS OF 490.87 FEET, AN ARC LENGTH OF 216.43 FEET;

3) SOUTH 25 DEGREES 07 MINUTES 56 SECONDS EAST, 365.00 FEET;

4) ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 25 DEGREES 25 MINUTES 06 SECONDS, A RADIUS OF 266.04 FEET, AN ARC LENGTH OF 118.02 FEET;

5) SOUTH 00 DEGREES 17 MINUTES 10 SECONDS WEST, 65.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WOODMEN ROAD (60' R.O.W.);

THENCE NORTH 89 DGREES 42 MINUTES 50 SECONDS WEST ALONG SAID WOODMEN ROAD'S NORTHERLY RIGHT-OF-WAY LINE, 1423.26 FEET TO THE POINT OF BEGINNING.

COMBINED PARCELS BEING A TOTAL OF 53.91 ACRES MORE OR LESS

PRELIMINARY PLAN (RECOMMEND APPROVAL)

MR BAILEY moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. SP262
THE MARKETS AT BENT GRASS - PRELIMINARY PLAN

WHEREAS, Cynthia DeYoung & Lena Gail Case did file an application with the El Paso County Planning and Community Development Department for approval of a Preliminary Plan for The Markets At Bent Grass 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, a public hearing was held by this Commission on October 15, 2026; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission members during the hearing, this Commission finds as follows:

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

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

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

4. All exhibits were received into evidence;

5. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations; and

6. For the above-stated and other reasons, the proposed Preliminary Plan is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, this Commission further finds that the request meets the criteria for approval outlined in Section 7.2.1.D.2.e of the Land Development Code ("Code") (as amended), as follows:

1. The proposed Subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;

2. The Subdivision is consistent with the purposes of the Code;

3. The Subdivision is in conformance with the subdivision design standards and any approved Sketch Plan;

4. 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)(a)] and the requirements of Chapter 8 of the Code (this finding may not be deferred to Final Plat if the applicant intends to seek Administrative Final Plat approval);

5. A public sewage disposal system has been established and, 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;

6. All areas of the proposed Subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed Subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];

7. Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of the Code and the Engineering Criteria Manual ("ECM") are provided by the design;

8. The location and design of the public improvements proposed in connection with the Subdivision are adequate to serve the needs and mitigate the effects of the development;

9. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with the Code and the ECM;

10. The proposed Subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the Subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use

pattern to support a balanced transportation system, including auto, bike, and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the Subdivision to provide a transition between the Subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed Subdivision so the proposed Subdivision will not negatively impact the levels of service of County services and facilities;

11. Necessary services, including police and fire protection, recreation, utilities, open space, and transportation systems are or will be available to serve the proposed Subdivision;

12. The Subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code;

13. The proposed Subdivision meets other applicable sections of Chapter 6 and 8 of the Code; and

WHEREAS, (Sufficiency) 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)(a)] and the requirements of Chapter 8 of the Code;

WHEREAS, the Planning Commission also finds that the proposed Waiver(s) from the Code meet(s) the criteria for a Waiver outlined in Section 7.3.3 of the Land Development Code and any other applicable criteria for consideration of a Waiver.

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends that the petition of Cynthia DeYoung & Lena Gail Case for approval of a Preliminary Plan for The Markets at Bent Grass Subdivision for property located in the unincorporated area of El Paso County meets the criteria for approval outlined in Section 7.2.1.D.2.e of the Land Development Code and be approved by the Board of County Commissioners with the following conditions and notations:

CONDITIONS

1. Applicable drainage, bridge, school, and park fees shall be paid with each Final Plat.

2. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated 9/16/2026, as provided by the County Attorney's Office.

3. If a proposed site development land use is significantly different than the uses identified in the current Traffic Impact Study, and requires additional public improvements based on

the updated land use, the lot owner with the updated use shall be responsible for construction of the necessary public improvements.

4. The Subdivision Improvements Agreement connected with the first final plat in this preliminary plan shall require the construction, paving and associated repairs to Bent Grass Meadows Drive along the property frontage as deemed appropriate by the County Engineer to meet the minimum standards in accordance with the Engineering Criteria Manual, as well as the posting of collateral for such work. This condition of approval replaces and supersedes Note 17 on the plat of Falcon Meadows at Bent Grass Filing No. 1

NOTATIONS

1. Subsequent Final Plat filings may be approved administratively by the Planning and Community Development Director.
2. Approval of the Preliminary Plan will expire after twenty-four (24) months unless a final plat has been approved and recorded or a time extension has been granted.
3. Preliminary Plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

BE IT FURTHER RESOLVED that the El Paso County Planning Commission recommends approval of the following Waivers from the Land Development Code:

WAIVERS
Waiver from Section 8.4.4.C of the Code to allow a private road to be constructed in lieu of a public road. Pursuant to Section 8.4.3.B.2.e, lots shall have a minimum of 30-feet of frontage on and have access from a public road, except where private roads are approved by the BoCC pursuant to a waiver granted under Section 8.4.4.E

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

MR Byers seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Thomas Bailey	aye / no / non-voting / recused / absent
Blaine Brew	aye / no / non-voting / recused / absent
Michael Brewer	aye / no / non-voting / recused / absent
Sarah Brittain Jack	aye / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / absent
Suzanne Casagrande	aye / no / non-voting / recused / absent
Mae Emrick	aye / no / non-voting / recused / absent
Eric Moraes	aye / no / non-voting / recused / absent
Bryce Schuettpelz	aye / no / non-voting / recused / absent
Tim Trowbridge	aye / no / non-voting / recused / absent
Christopher Whitney	aye / no / non-voting / recused / absent
Jason Wulf	aye / no / non-voting / recused / absent

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

DONE THIS 15th day of October 2026 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: _____
Chair

EXHIBIT A

NOTE: THE BASES OF BEARING FOR THIS PROJECT DIFFERS FROM THE RECORDED DEED BY -0°31'48". THE PROVIDED LEGAL DESCRIPTION IS CONSISTENT WITH THE RECORDED DEED. BEARINGS SHOWN IN THESE PLANS ARE BASED ON THE BASIS OF BEARING IDENTIFIED WITHIN THESE PLANS.

A PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 207122803, AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING THAT PORTION OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

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COMBINED PARCELS BEING A TOTAL OF 53.91 ACRES MORE OR LESS.

TO: **El Paso County Planning Commission**

Timothy L. Trowbridge, Chair

FROM: **Joseph Letke, Senior Planner**

Charlene Durham, P.E, Principal Engineer

RE: **Project File Number: CR261 & SP262**

Project Name: The Markets at Bent Grass Rezone (I-2 to CR) & The Markets at Bent Grass - Preliminary Plan

Parcel Numbers: 5301000016, 5301000017, & 5301002007

Commissioner District: 2

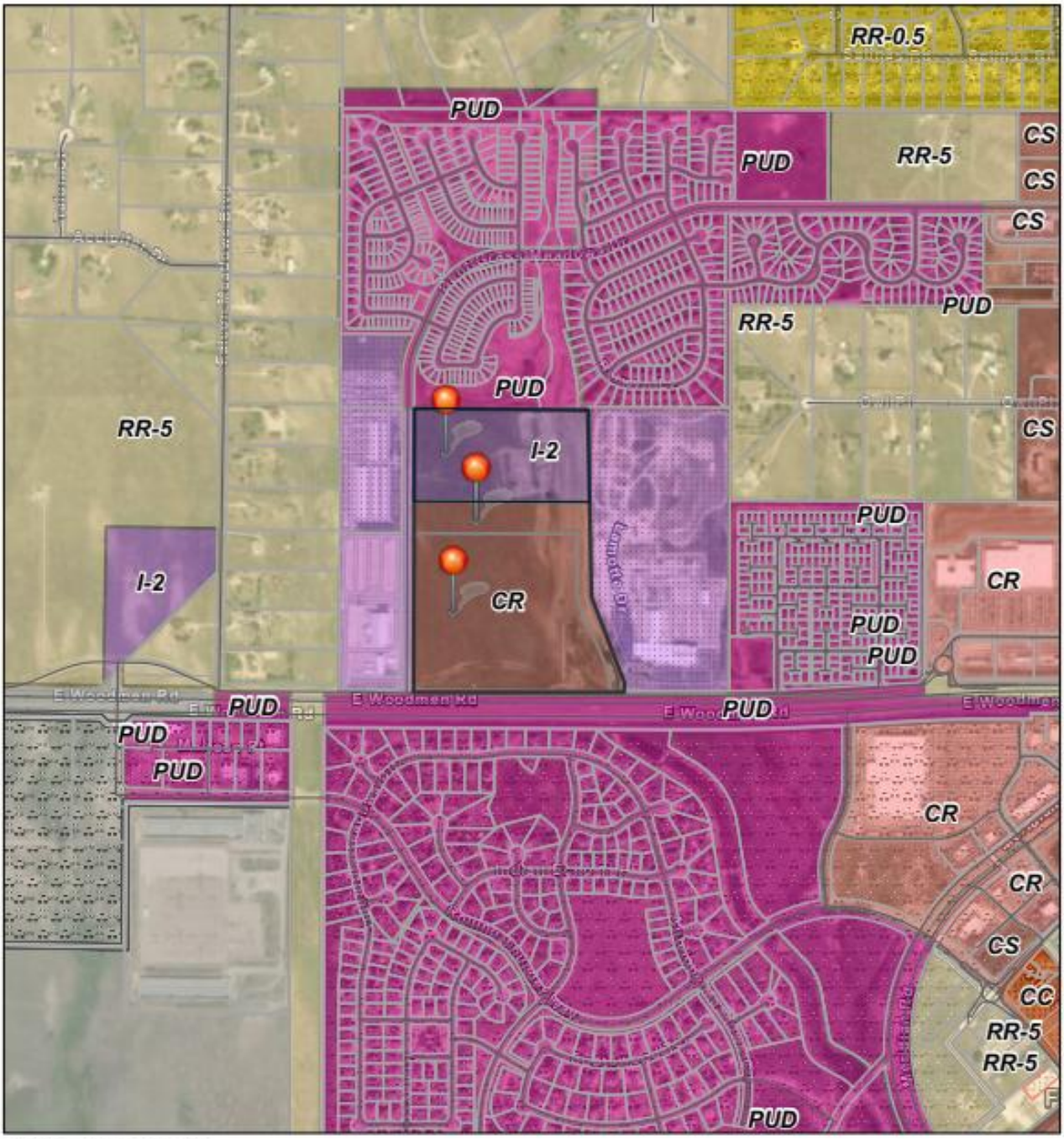
OWNERS:	**REPRESENTATIVE:**
Cynthia DeYoung 10925 East U.S Highway 24 Peyton, CO 80831-8158	Evergreen Devco, Inc. 1873 South Bellaire Street, Suite 1200 Denver, CO 8022
Lena Gail Case 119 North Wahsatch Ave Colorado Springs, CO 80903	Galloway & Company, LLC 1155 Kelly Johnson Blvd., Suite 305 Colorado Springs, CO 80920

Planning Commission Hearing Date:	10/15/2026
Board of County Commissioners Hearing Date:	11/12/2026

EXECUTIVE SUMMARY

A request by Cythia DeYoung and Lena Gail Case for approval of a Map Amendment (Rezoning) of 17.17-acres from I-2 (Industrial) to the CR (Commercial Regional) zoning district and approval of a 53.91-acre Preliminary Plan creating 14 commercial lots and 5 tracts. The properties are located along Woodmen Frontage Road and Bent Grass Meadows Drive and 0.64-miles west of the intersection of Woodmen Road and Meridian Road. (Parcel Nos. 5301000016, 5301000017, & 5301002007) (Commissioner District No. 2)

Zoning Map



9/24/2026, 11:36:09 AM

1:14,727

0 0.07 0.15 0.3 mi

0 0.15 0.3 0.6 km

- Override 1
- County Roads
- Parcels

County Zoning

- CC: Commercial Community
- CR: Commercial Regional
- CS: Commercial Service
- I-2: Limited Industrial
- PUD: Planned Unit Development
- RR-0.5: Residential Rural (0.5 acres)
- RR-5: Residential Rural (5 acres)
- Initial Zoning
- Special Use
- Sketch Plans
- Incorporated Cities
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

El Paso/Teller E-911, El Paso County Development Services, El Paso County Planning Department, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor

A. AUTHORIZATION TO SIGN: Preliminary Plan, with a finding of sufficiency for water quality, quantity, and dependability, authorizing the Planning and Community Development Department Director to administratively approve all subsequent Final Plat(s) consistent with the Preliminary Plan as well as any other documents necessary to carry out the intent of the Board of County Commissioners.

B. APPROVAL CRITERIA

In approving a Map Amendment (Rezoning), the Board of County Commissioners shall 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 (as amended):

- *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.*

In approving a Preliminary Plan, the BoCC shall find that the request meets the criteria for approval outlined in Section 7.2.1.D.2 of the El Paso County Land Development Code (as amended):

- *The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;*
- *The subdivision is consistent with the purposes of this Code;*
- *The subdivision is in conformance with the subdivision design standards and any approved sketch plan;*
- *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)(a)] and the requirements of Chapter 8 of this Code;*

- *A public sewage disposal system has been established and, 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 this Code;*
- *All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];*
- *Adequate drainage improvements complying with State law [C.R.S. §30-28- 133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;*
- *The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;*
- *Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;*
- *The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;*
- *Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;*
- *The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and*
- *The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.*

C. LOCATION

North:	PUD (Planned Unit Development)	Planned Unit Development (Residential)
South:	PUD (Planned Unit Development)	Planned Unit Development (Residential)
East:	I-2 (Limited Industrial)	Mountain View Electric Association Falcon Office
West:	I-2 (Limited Industrial)	Commercial Self-Storage and D49 School Bus Depot

D. BACKGROUND

The subject properties were initially zoned September 20, 1965, and are currently located within the I-2 (Industrial) and CR (Commercial Regional) zoning districts. The subject property, 7610 Lamottte Drive (also addressed as 10950 & 11050 Falcon Road), was originally platted in 1983 as Lot 2 of the Latigo Business & Research Center Filing No. 1. The two properties to north (PIDs 5301000017 & 5301000016) are unplatted parcels and were created in 2008 under reception #208053974.

The proposed Map Amendment (Rezoning) would rezone property PID 5301000016 to the CR (Commercial Regional) zoning district to allow for one connected regional commercial center. Additionally, a Preliminary Plan has been applied for which would result in the creation of fourteen (14) commercial lots. A request for water sufficiency has been requested with the referenced Preliminary Plan with Woodmen Hills Metropolitan District providing center water and wastewater service.

E. LAND DEVELOPMENT CODE AND ZONING ANALYSIS

The Preliminary Plan application meets the Preliminary Plan submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (as amended).

The applicant requests a waiver from Section 8.4.4.C of the Code to allow a private road to be constructed in lieu of a public road. Pursuant to Section 8.4.3.B.2.e, lots shall have a minimum of 30-feet of frontage on and have access from a public road, except where private roads are approved by the BoCC pursuant to a waiver granted under Section 8.4.4.E. Generally, private roads shall be constructed and maintained to ECM standards except as may be otherwise determined in the waiver. Private road waivers may only include design standards for the following:

- *Right-of-way width where suitable alternative provisions are made for pedestrian walkways and utilities;*
- *Design speed where it is unlikely the road will be needed for use by the general public;*
- *Standard section thickness minimums and pavement type where suitable and perpetual maintenance provisions are made;*
- *Maximum and minimum block lengths; and*
- *Maximum grade.*

The applicant has requested approval of a subdivision waiver to allow for private roads and for the creation of lots that do not meet minimum frontage access from a public road. The proposed private roads will be internal access points which serve the commercial businesses and will not have a negative effect on surrounding areas or create access issues.

In approving a waiver from any of the subdivision design standards and requirements, the Board of County Commissioners shall find that the waiver meets the criteria for approval outlined in Section 7.3.3 (Waivers) of the Code:

- *The waiver does not have the effect of nullifying the intent and purpose of this Code;*
- *The waiver will not result in the need for additional subsequent waivers;*
- *The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property;*
- *The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable to other property;*
- *A particular non-economical hardship to the owner would result from a strict application of this Code;*
- *The waiver will not in any manner vary the zoning provisions of this Code; and*
- *The proposed waiver is not contrary to any provision of the Master Plan.*

In approving a waiver for private roads, the Board of County Commissioners shall find that the waiver meets the criteria outlined in Section 8.4.4.E of the Code.

F. MASTER PLAN COMPLIANCE

1. Your El Paso Master Plan

a. **Placetype Character**: Employment Center

Employment Centers comprise land for industrial, office, business park, manufacturing, distribution, warehousing, and other similar business uses. The priority function of this placetype is to provide space for large-scale employers to establish and expand in El Paso County. They are typically located on or directly adjacent to Interstate 25 and/or other regional corridors to ensure business and employee access.

Proximity to other transportation hubs, such as Meadowlake Airport, and rail lines is also appropriate for an Employment Center. Uses in this placetype often require large swaths of land and opportunity to expand and grow to meet future needs and demands. Transitional uses, buffering, and screening should be used to mitigate any potential negative impacts to nearby residential and rural areas. Some Employment Centers are located in Foreign Trade, Commercial Aeronautical, and Opportunity Zones to help incentivize development.

Recommended Land Uses:

Primary

- *Light Industrial/Business Park*
- *Heavy Industrial*
- *Office*

Supporting

- *Commercial Retail*
- *Commercial Service*
- *Restaurant*

Analysis:

The subject properties are located within the Employment Center Placetype which is defined as specific areas allocated for large-scale business use. The recommended primary and supporting lands uses include business parks, offices, commercial retail and services, and restaurants.

Over the past 20 years, the unincorporated Falcon census-designated area has experienced substantial suburban growth accompanied by increasing demand for commercial development.

In response to this increased residential growth and market demand, large vacant parcels near the intersections of Woodmen Road, Meridian Road, and U.S. Highway 24, have undergone significant commercial development. The Employment Center Placetype identifies regional corridors as appropriate locations for employment and commercial development, noting that such locations provide access for businesses, employees, and customers.

Furthermore, the subject properties are adjacent to and supported by the Suburban Development and Regional Center Placetypes demonstrating an overall pattern of on-going transformation within the Falcon region. The Master Plan encourages predictable development patterns and transitions to meet the growing needs of all citizens of El Paso County. In conclusion, the request and level of development is generally expected and consistent with the Employment Center Placetype.

b. Area of Change Designation: New Development

These areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that are adjacent to a built out area will be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one such as an employment hub or business park adjacent to an urban neighborhood.

Analysis:

The Master Plan identifies the subject properties as located within the New Development designation within the Area of Change map. While certain parts of the County are designated for preservation, the subject properties and surrounding areas are anticipated to be developed in support of the greater growing Falcon region.

Master Plan implementation objective LU2-2 summarizes this pattern in that "*the character and intensity of new development should match that of the development in the surrounding municipality surrounding it*". Falcon is not an incorporated municipality; however, the level of growth it is experiencing should be guided by development allocated to certain parcels of land to ensure smart and context-sensitive growth as prescribed in Master Plan implementation goal LU2. Therefore, the proposal is in general conformance with the New Development area of change designation.

c. Key Area Influences: Potential Areas for Annexation

A significant portion of the County's expected population growth will locate in one of the eight incorporated municipalities. As the largest municipality in El Paso County, Colorado Springs is expected to grow in population over the next several decades. As a result of this growth, Colorado Springs, and other municipalities including Fountain and Monument, will need to annex parts of unincorporated County to plan for and accommodate new development. This will either occur through new development within existing municipal limits or the annexation of subdivisions in unincorporated parts of the County.

This Key Area outlines the portions of the County that are anticipated to be annexed as development occurs. It is imperative that the County continue to coordinate with the individual cities and towns as they plan for growth. Collaboration with the individual communities will prevent the unnecessary duplication of efforts, overextension of resources, and spending of funds. The County should coordinate with each of the municipalities experiencing substantial growth the development of an intergovernmental agreement similar to that developed with Colorado Springs.

Analysis:

The subject properties are located within the Key area designated for potential annexation. The closest incorporated city is the City of Colorado Springs which is approximately 0.27 miles away. Due to the properties existing within several existing metropolitan districts, potential for annexation is low. If annexation ever becomes under consideration, the Master Plan advocates that the County provides clear coordination with the city officials to plan for growth and future impacts to infrastructure and resources.

d. Other Implications (Priority Development, Housing, etc.)

The Falcon area is experiencing significant suburban growth, which has implications for several topics identified in the Master Plan, including Goal 8.2, which seeks to ensure that all residents have reasonable access to safe, affordable, and nutritious food. Although the Falcon area contains existing grocery stores and food-service establishments, ensuring food security across all income levels remains a priority for the El Paso County Public Health Department, as defined in Master Plan Chapter 5: Economic Development. Access to full-service grocery

stores and healthy food options is more concentrated within the City of Colorado Springs, requiring some residents of the Falcon area to travel greater distances to access a broader range of food resources.

Despite its increasing suburban development, Falcon also functions as a regional commercial hub for surrounding rural communities along the Highway 24 corridor, including Peyton, Calhan, and Ramah. As population growth continues, the area will likely play an increasingly important role in providing commercial and essential services to both its growing suburban population and the surrounding rural communities.

2. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

> ***Goal 1.1 –*** *Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.*

> ***Goal 4.5 –*** *Plan for water resources in a thoughtful way that recognizes the nonrenewable nature of water resources in the area, accommodates existing and historical uses, and allows for sustainable, planned growth*

The Water Master Plan includes demand and supply projections for central water providers in multiple regions throughout the County. The property is located within Planning Region 3 of the Plan, which is an area anticipated to experience growth by 2040. The following information pertains to water demands and supplies in Region 3 for central water providers:

See the water section below for a summary of the water findings and recommendations.

3. Other Master Plan Elements

The Master Plan for Mineral Extraction (1996) identifies floodplain deposit 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

During the review of the Preliminary Plan, the applicant provided a Soils and Geology Report which was reviewed by County staff and the Colorado Geological Survey. The report prepared by Vivid Engineering Group provided professional opinion that "*no geological hazard that pose a significant risk to the proposed project or adjacent properties that cannot be mitigated through proper land usage planning*". Groundwater is a recognized geological challenge affecting this region and subject properties and as so the Colorado Geological Survey recommended continued groundwater monitoring. This known hazard will be carefully considered during future Final Plat applications.

2. Floodplain

A portion of the property is located within flood zone AE, per FEMA's Flood Insurance Rate Map number 08041C0553G, which has an effective date of December 7, 2018. The remainder of the site is located within flood zone X, area of minimal flood hazard and determined to be outside of the 500-year floodplain.

The portion of the property located within the floodplain is located within a drainage easement along the eastern property boundary. This drainageway is the West Tributary of the Falcon Drainage Basin, which is subject to a Letter of Map Revision (LOMR) being actively processed by the developer that completed the channel improvements to accommodate upstream Bent Grass Residential project development. Upon acceptance of the LOMR by FEMA, the floodplain map will be updated to show the floodplain contained within the boundaries of the channel and not impacting the proposed commercial development. All proposed buildings will be above the base flood elevations. The drainage easement the channel is located within will be designated as a no-build area.

3. Drainage and Erosion

The property is located within the Falcon drainage basin. This drainage basin is included in the El Paso County drainage basin fee program and fees will be due at the time of Final Plat(s) recordation.

The site generally drains from the northwest to the southeast. Per the preliminary drainage report, stormwater will generally maintain historic flows patterns. Onsite runoff, through proposed curb and gutter and an internal storm sewer system, will convey flows to a proposed private water quality facility, located at the southeast corner of the site. Offsite flows bypass the site through the existing channel running along the eastern property boundary or a new drainage channel which parallels Woodmen Road flowing to the east. Onsite and offsite flows release into the Falcon Drainage Basin West Tributary.

The proposed water quality facility will be private and maintained by the proposed Bent Grass Metropolitan District #2. Detention requirements for the site are provided by existing Regional Pond WU, downstream of the site, south of Woodmen Road in the Falcon Highlands subdivision.



4. Transportation

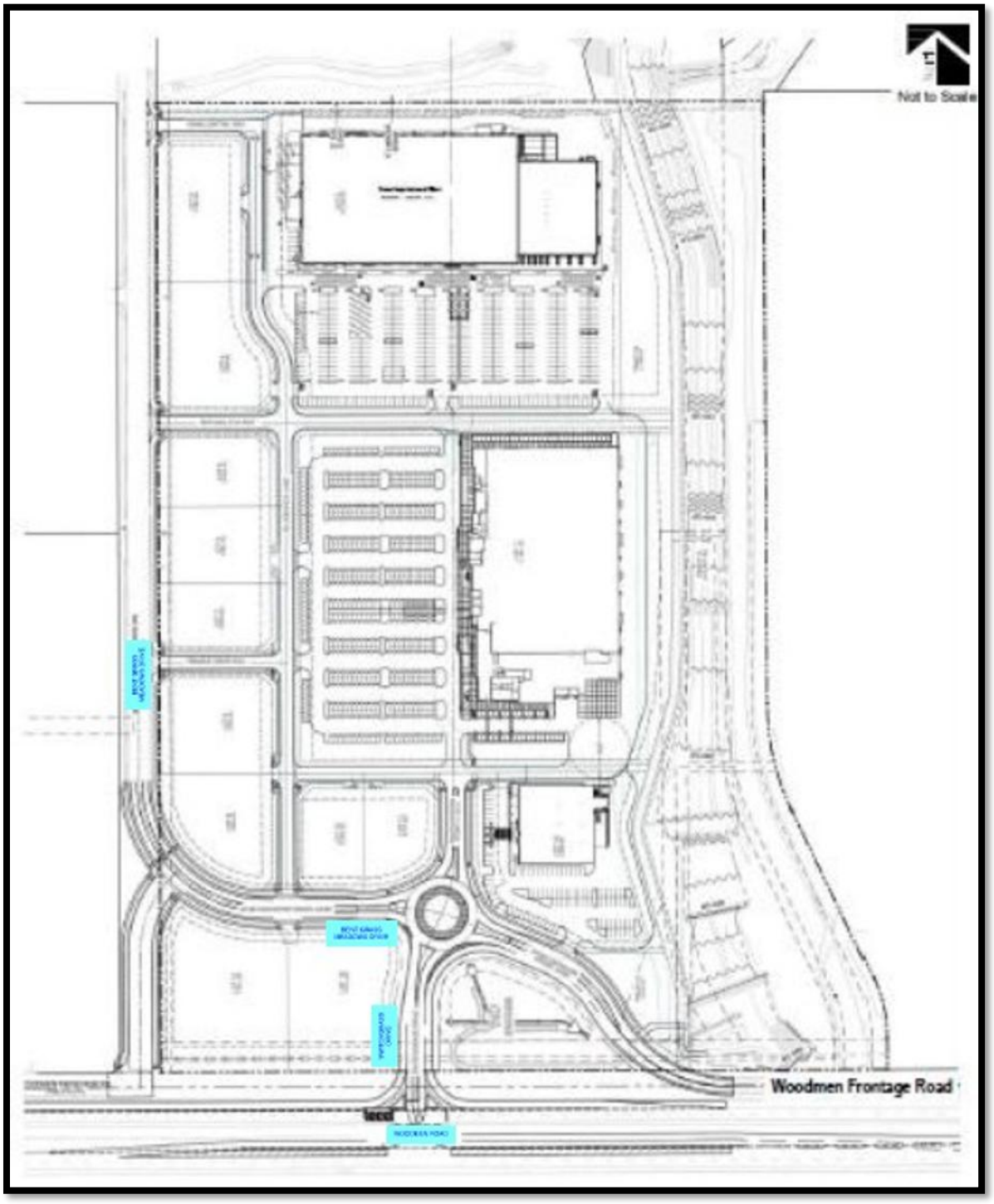
A traffic impact study (TIS) by SM Rocha was provided with the rezone and Preliminary Plans. Table 8 of the TIS identifies required onsite and offsite roadway improvements and overall developer responsibilities toward those improvements. The traffic study estimates the proposed project would generate 23,585 daily vehicle trips at full build-out, with an AM peak hour of 1,474 and a PM peak hour of 2,087 trips.

The 2024 Major Transportation Corridors Plan Update (MTCP) shows that Woodmen Road will be upgraded to a 6-lane Principal Arterial from the current 4-lane Principal Arterial between Golden Sage Road and Meridian Road. North of Woodmen Road, Meridian Road will become a Principal Arterial from the current Minor Arterial classification.



Access to the project site will be provided by existing Bent Grass Meadows Drive along the western edge of the project and a realigned portion of Bent Grass Meadows Drive to the south near the Woodmen Frontage Road. All private interior roadways are planned to be constructed to El Paso

County criteria and will be owned and maintained by the metro district. The proposed road improvements and realignments will create a loop connecting Bent Grass Meadows Drive to Falcon Market Place and Meridian Park Drive. This loop will allow for internal circulation within the Bent Grass and Falcon Meadows communities without the need to use Woodmen Road or Meridian Road.



This project will install a Continuous Green-T (CGT) intersection at the connection of proposed Switchgrass Drive between Woodmen Road and Bent Grass Meadows Drive. This intersection will

allow eastbound traffic on Woodmen Road to continuously flow while westbound traffic is being controlled by the signal to allow for safer turning movements. The new signal will operate in coordination with modifications to existing Golden Sage and Woodmen Road intersection, which will also be converted to a CGT intersection, in the opposite direction. Together, these intersections are intended to function as a highly efficient corridor, maintaining consistent traffic flow while improving access to the surrounding communities.

Signal and roadway improvements, which include the road realignment and construction of the CGT intersections, are planned for construction with the initial phase of the development. Improvements are designed to align with County and City of Colorado Springs regional traffic initiatives, including the future widening of Woodmen Road currently being studied by the City.

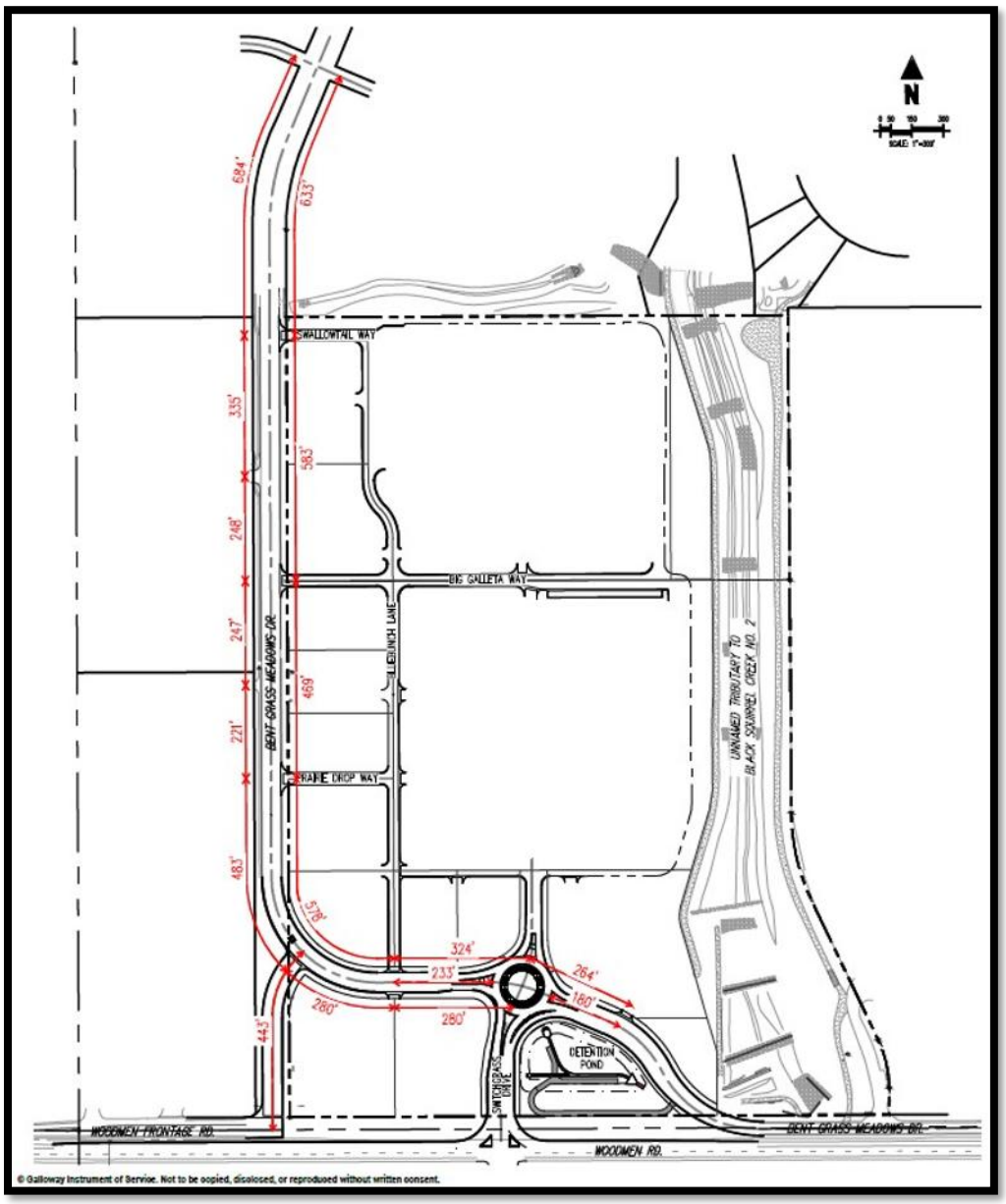


The applicant is requesting the following deviations from ECM standards:

- Section 2.3, Tables 2-6 & 2-7, section 2.4, Table 2-35 and section 2.1.3, Standard Drawings. Section 2.3 Table 2-6 requires a one-mile intersection spacing requirement along Expressways and Table 2-7 has a 35 MPH posted speed limit for non-residential collector roadways. Requirements from section 2.4 require 425 feet of access spacing between intersections for collector roads with a limited posted speed of 25 MPH and a WB-67 as a design vehicle. The deviations from these sections will include the new full movement CGT intersection onto E Woodmen Road, approximately one-half mile west of Meridian Road and one-half mile east of Golden Sage Road. This intersection works in conjunction with the CGT intersection planned at Golden Sage Road/Woodmen Road by the City. Internal access drives along Bent Grass Drive are approximately 264 to 578 feet apart. A posted

speed limit of 25 MPH is proposed for the new east/west Woodmen Road Frontage/Bent Grass Meadows Drive segment, while the existing north/south limits of Bent Grass Meadows Drive will remain posted at 35 MPH.

- Section 2.1.3, Standard Drawings SD 2-12 (cross section for Rural Minor Collector) & SD 2-13 (cross section for Rural Major Collector) require a 4-foot shoulder for the road section. The deviation from this section is to have 3-foot shoulders, which allows the road to match the existing cross section of Woodmen. This condition will only be for approximately 260 feet of the frontage road. The alternative is to provide 11-foot lanes while maintaining 4-foot shoulders, either of which is acceptable and will be determined at the time of construction drawing review.



ECM Administrator Decision:

The deviation has been approved with conditions. Conditions attached to the approved deviation are that the cross-section for the 260-foot section of the frontage road will be determined at the time of construction drawing review, to ensure acceptable transitions are available between the two road sections. The second condition is that the median island and signage needed for access control along Bent Grass Meadows Drive, west of the roundabout, will be reviewed and approved with the construction drawings.

The Road Impact Fee, as established by Resolution 25-337, will be assessed either at the final land-use approval stage or when the applicant applies for a building permit, whichever occurs later.

H. SERVICES

1. Water

Water sufficiency has been analyzed with the review of the proposed Preliminary Plan. Woodmen Hills Metropolitan will be providing central water services. The applicant has shown a sufficient water supply for the required 300-year period. The State Engineer and the County Attorney's Office have recommended that the proposed subdivision has an adequate water supply in terms of quantity and dependability. El Paso County Public Health has recommended that there is an adequate water supply in terms of quality.

2. Sanitation

Wastewater is provided by centralized sewer systems maintained by the Woodmen Hills Metropolitan District.

3. Emergency Services

The property is within the Falcon Fire Protection District, which is committed to providing fire protection services to the proposed development. The District was sent a referral and has no outstanding comments.

4. Utilities

Electric services will be provided by Mountain View Electric Association, Inc. and Colorado Springs Utilities will provide natural gas.

5. Metropolitan Districts

The properties are located within the Woodmen Hills Metropolitan District, Woodmen Road Metropolitan District, Bent Grass Metropolitan District, and Upper Black Squirrel Creek Ground Water District.

Additionally, the Bent Grass Commercial Metropolitan District Service Plan (EDARP File No. ID261) will be heard by the Planning Commission on October 15, 2026. The Special District application will then be considered by the Board of County Commissioners on November 17th, 2026.

6. Parks/Trails

Fees in lieu of park land dedication will be due at the time of recording the Final Plat(s).

I. STATUS OF MAJOR ISSUES

No major issues.

J. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and Board of County Commissioners find that the request meets the criteria for approval outlined in Section 5.3.5 Map Amendment (Rezoning) and Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (as amended) staff recommends the following conditions and notations:

MAP AMENDMENT (REZONING) 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 CR (Commercial Regional) 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.

PRELIMINARY PLAN CONDITIONS AND NOTATIONS

CONDITIONS

1. Applicable drainage, bridge, school, and park fees shall be paid with each Final Plat.
2. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated 9/16/2026, as provided by the County Attorney's Office.
3. If a proposed site development land use is significantly different than the uses identified in the current Traffic Impact Study, and requires additional public improvements based on the updated land use, the lot owner with the updated use shall be responsible for construction of the necessary public improvements.

4. The developer shall be responsible for the construction, paving and associated repairs to Bent Grass Meadows Drive along the property frontage as deemed appropriate by the County Engineer to meet the minimum standards in accordance with the Engineering Criterial Manual.

NOTATIONS

1. Subsequent Final Plat filings may be approved administratively by the Planning and Community Development Director.
2. Approval of the Preliminary Plan will expire after twenty-four (24) months unless a final plat has been approved and recorded or a time extension has been granted.
3. Preliminary Plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

K. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 100 adjoining property owners on October 6, 2026 for the Planning Commission and Board of County Commissioner meetings. Responses will be provided at the hearing.

L. ATTACHMENTS

Map Series

Letter of Intent

Zoning Map

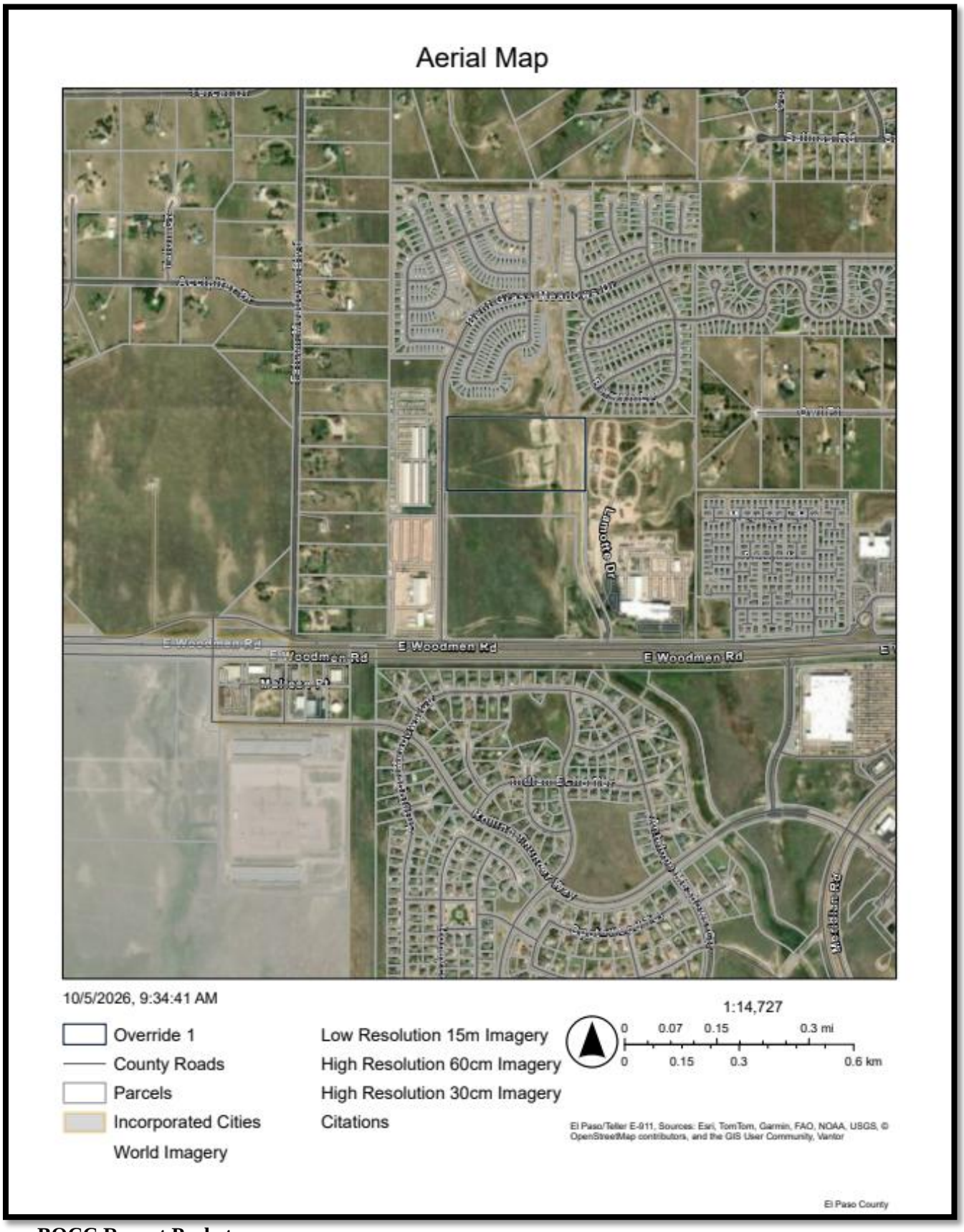
Preliminary Plan Plat Drawing

State Engineer's Letter

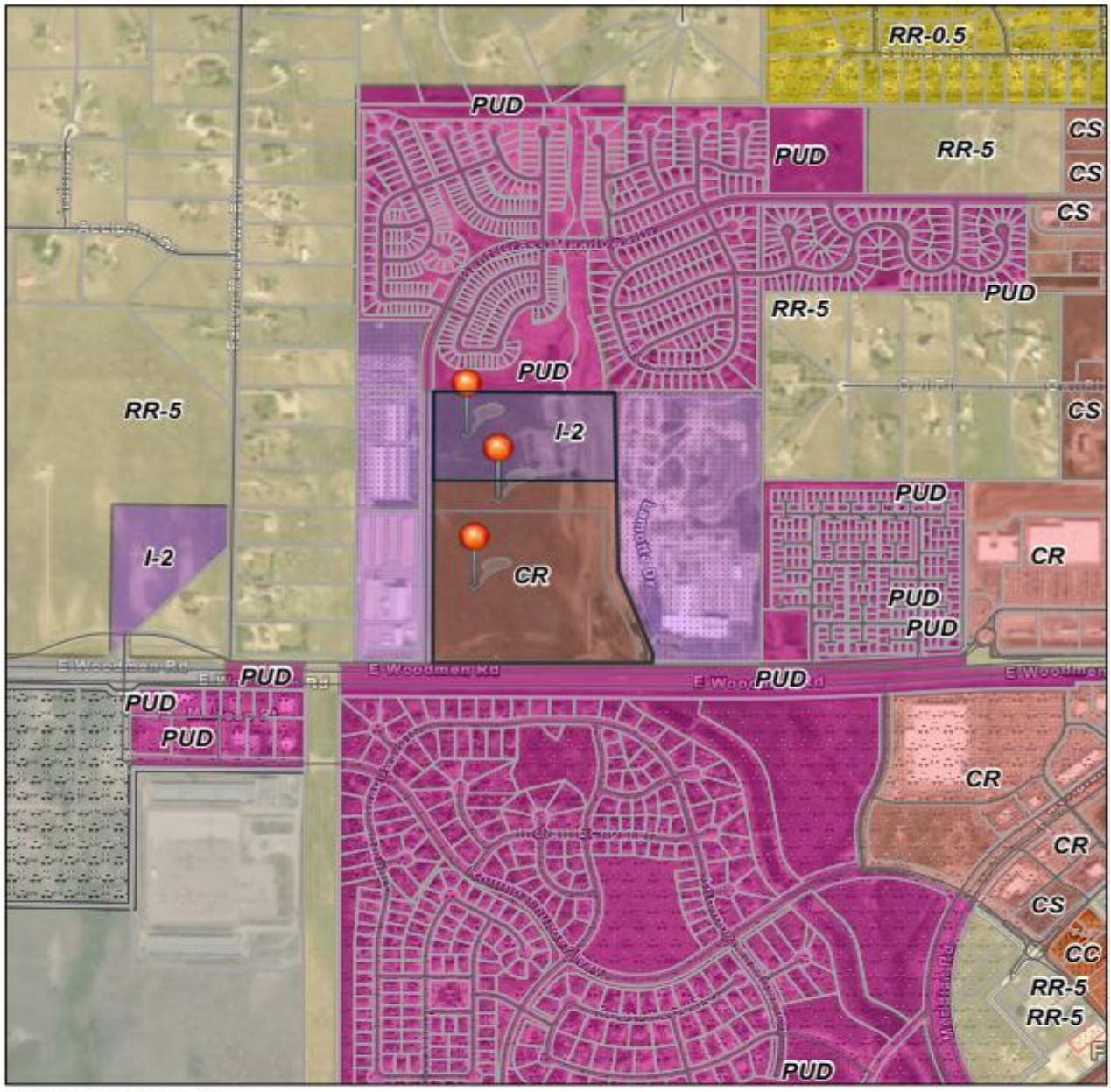
County Attorney's Letter

Draft Resolution

MAP SERIES


Aerial Map
E Woodmen Rd
E Woodmen Rd
E Woodmen Rd
E Woodmen Rd
Lamotte Dr
Mallow Pt
Meridian Rd
10/5/2026, 9:34:41 AM
1:14,727
0 0.07 0.15 0.3 mi
0 0.15 0.3 0.6 km
Override 1
County Roads
Parcels
Incorporated Cities
World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations
El Paso/Teller E-911, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor
El Paso County

Zoning Map



9/24/2026, 11:36:09 AM

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0 0.07 0.15 0.3 mi

0 0.15 0.3 0.6 km

- Override 1
- County Roads
- Parcels

County Zoning

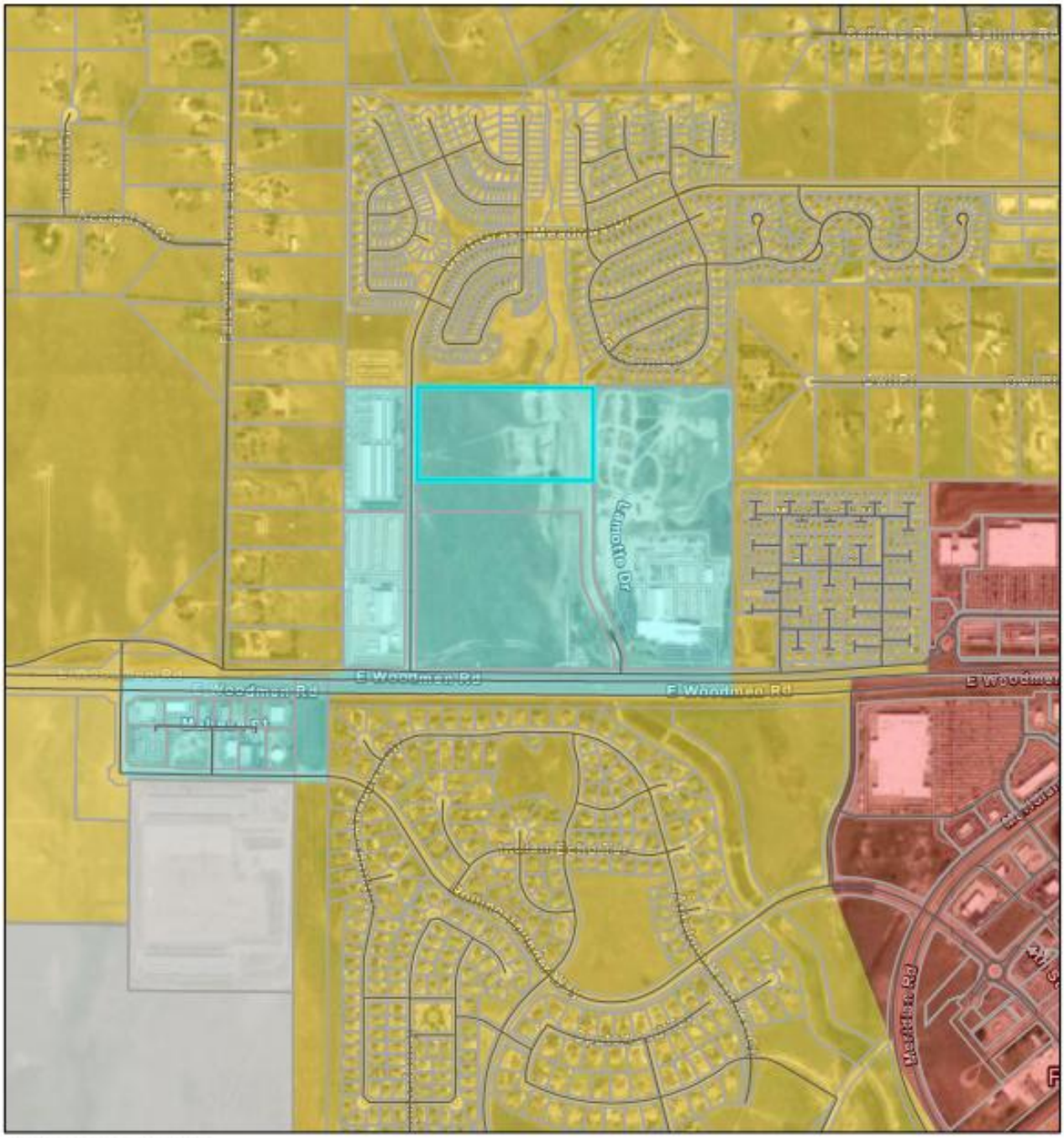
- CC: Commercial Community
- CR: Commercial Regional
- CS: Commercial Service
- I-2: Limited Industrial
- PUD: Planned Unit Development
- RR-0.5: Residential Rural (0.5 acres)
- RR-5: Residential Rural (5 acres)
- Initial Zoning
- Special Use
- Sketch Plans
- Incorporated Cities

World Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

El Paso/Teller E-911, El Paso County Development Services, El Paso County Planning Department, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor

Placetypes Map



10/5/2026, 9:36:38 AM

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- Override 1
- County Roads
- Parcels

Placetypes

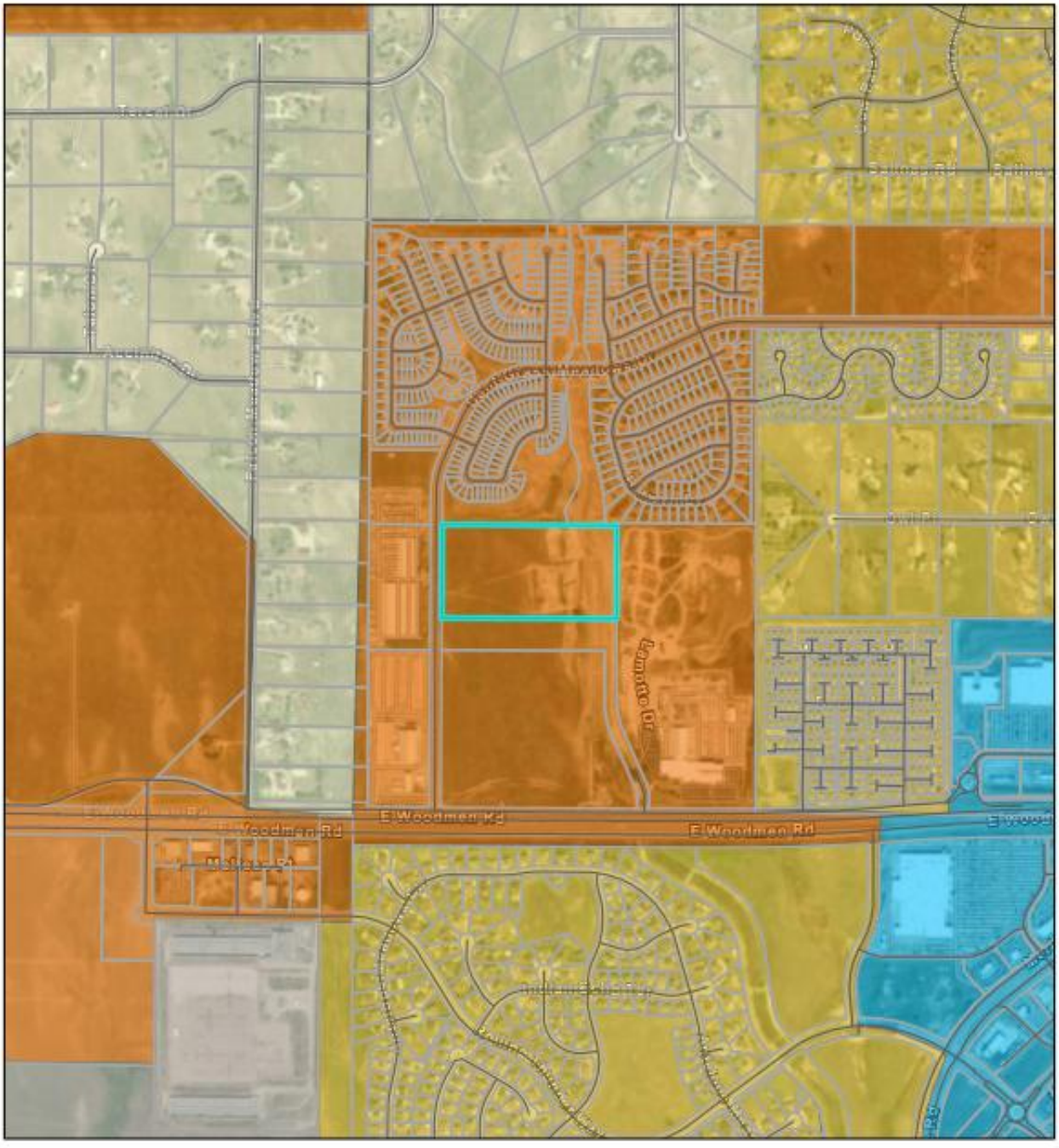
- Suburban Residential
- Incorporated Area
- Employment Center
- Regional Center
- Incorporated Cities

World Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

El Paso/Teller E-911, Created by Houseal Lavigne Associates (2021), Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor

Areas of Change Map



10/5/2026, 9:39:05 AM

1:14,727

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- Override 1
- County Roads
- Parcels

Areas Of Change

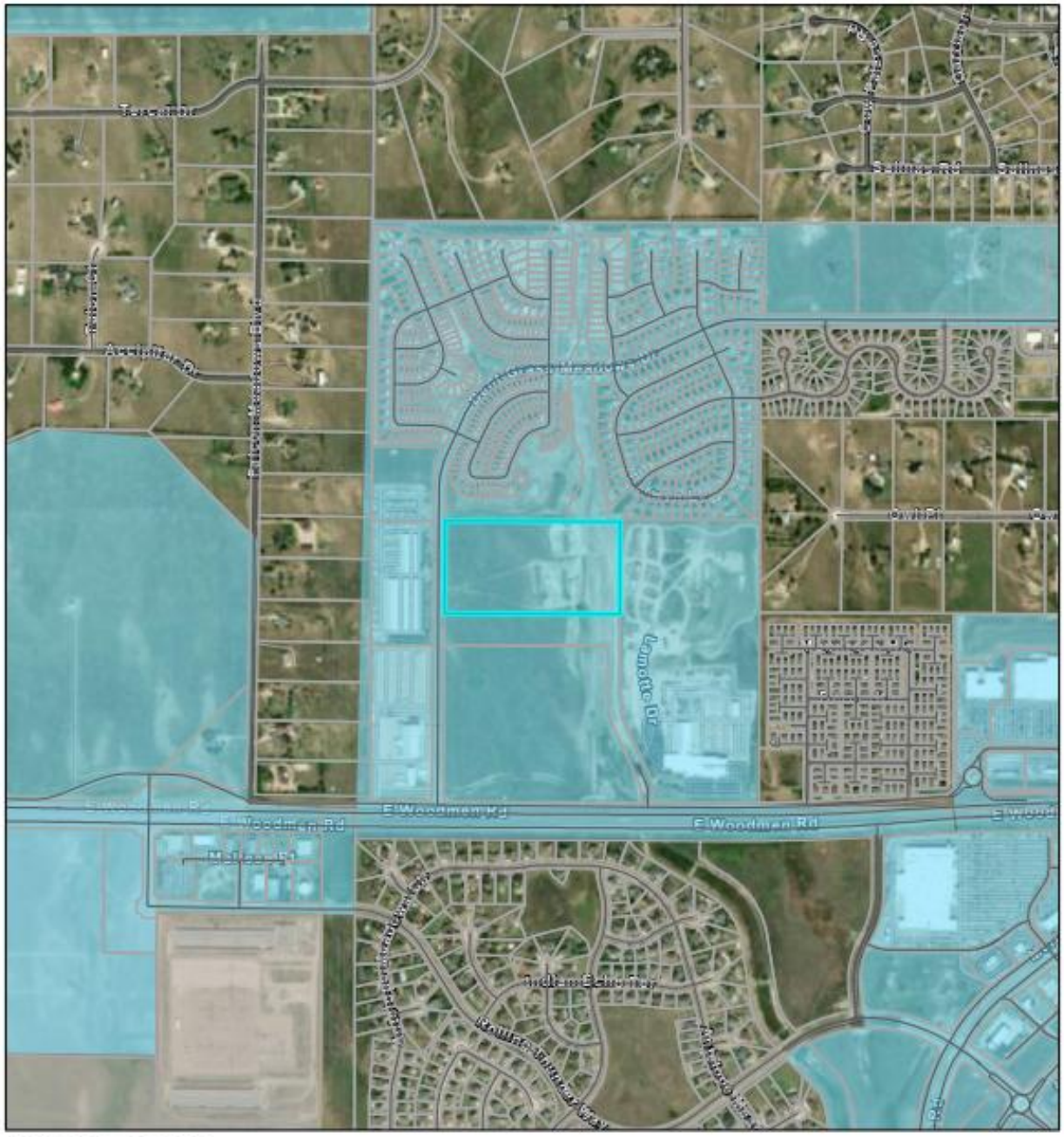
- Minimal Change: Undeveloped
- Minimal Change: Developed
- New Development
- Transition
- Incorporated Cities

World Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

El Paso/Teller E-911, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor

Key Areas Map



10/5/2026, 9:40:43 AM

1:14,727

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0 0.15 0.3 0.6 km

Override 1
County Roads
Parcels
KeyAreas
Potential Areas for Annexation
Incorporated Cities

World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations

El Paso/Teller E-911, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor

El Paso County

July 21, 2026

El Paso County Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910
719-520-6300

RE: Letter of Intent and Justification Statement for:
The Markets at Bent Grass, SP262
Preliminary Plan

El Paso County Planning and Community Development,

Please accept this letter of intent and the enclosed supplemental materials as Evergreen Devco, Inc.'s ("Evergreen") application and request for approval of a Preliminary Plan for The Markets at Bent Grass (the "Plan"). The Plan consists of 53.91 acres to be platted into fourteen (14) Lots and five (5) Tracts. Included with this application are requests for waiver and deviation as outlined in further detail within this Letter of Intent. A Map Amendment (Rezone) is submitted as well under application CR261.

Location / Zoning / Land Use

The 53.91 acre site is located at the northeast corner of the Woodmen Frontage Road and Bent Grass Meadows Drive, in Falcon, CO. Currently, the property is comprised of three distinct parcels: 5301002007 (Parcel 1), 5301000017 (Parcel 2), and 5301000016 (Parcel 3). While Parcel 1 carries a physical address of 7610 Lamotte Dr., the remaining parcels have not yet been platted or addressed. Parcels 1 and 2 are currently zoned Commercial Regional (CR), while Parcel 3 is zoned as Limited Industrial (I-2). To ensure a unified land use plan, Evergreen is submitting a concurrent petition to rezone Parcel 3 to Commercial Regional. No overlay zoning district exists on the three parcels, and all three parcels are currently vacant land.

Surrounding zoning and land uses include Limited Industrial (I-2) to the west and east of the property with existing uses to the east including administrative offices for Falcon School District 49 and Falcon Storage, and Mountain View Electric's office to the west. To the north are PUD districts for the single-family residential development known as Falcon Meadows at Bent Grass by Challenger Homes. There is an existing drainage tract (Tract D, Falcon Meadows at Bent Grass Filing No. 1 | APN: 5301301055) that provides an approximately 220-foot buffer between the northernmost commercial building and the

existing property line of the homes to the north. Similarly, the project is separated from the residential neighborhoods to the south by the Woodmen Road corridor, which provides a 250-foot natural buffer further reinforced by an existing screen wall.

The proposed development, The Markets at Bent Grass, consists of fourteen commercial lots and five tracts. The development is intended to be anchored by two large-format commercial lots supported by smaller outlying pads, parking, and associated landscaping. Infrastructure and drainage are managed through the five designated tracts. Specifically, the easternmost Tract A contains an existing drainage channel that was recently improved by the residential project to the north. This channel (Tract A) is intended to be conveyed to the County and will be maintained by the Bent Grass Metropolitan District, under the easement and agreement recorded at reception number 223007810. No additional improvements are planned for Tract A. Tracts B, C, D and E are positioned along the southern and eastern boundaries to house landscaping, drainage facilities, utility infrastructure, and roadways, which are proposed to be owned and maintained by a new, to-be-formed, Metropolitan District.

The Preliminary Plan encompasses the entire site that is to be constructed in one phase from an infrastructure standpoint, providing for the entire commercial development to be accessed from public roadways with public utilities.

Public and Private Improvements / Metropolitan Districts

The project site is currently located within the service area of the Bent Grass Metropolitan District (the "Original District"). Evergreen intends to establish a new metropolitan district, Bent Grass Commercial Metropolitan District (the "Commercial Metro District"), encompassing the parcels identified in this application. Upon formation of the Commercial Metro District, the project site is proposed to be excluded from the Original District service area; which the terms of exclusion have been agreed to by and between Evergreen and the Original District. An application for the formation of the Bent Grass Commercial Metropolitan District has been submitted under file number ID261. It is anticipated that the approval of formation and subsequent exclusion of the Commercial Metro District will occur concurrently with, or immediately following, the approval of the preliminary plan (SP262) and rezoning applications (CR261).

The Commercial Metro District is anticipated to assist in the funding of various public improvements, including public roadways, pedestrian paths, water quality ponds, utility infrastructure, and traffic signal equipment. Beyond supporting the initial funding for the construction of public improvements, the district is intended to provide long-term maintenance for specific public improvements, such as the water quality ponds, the stormwater conveyance system, and on-site public roadways.

Ownership and maintenance responsibilities for the public infrastructure will follow standard dedication protocols. Public right-of-way including the realigned Bent Grass Meadows Drive and the new signalized intersection, will be dedicated to El Paso County for ongoing ownership and maintenance following the initial acceptance period. Similarly, the Woodmen Hills Metropolitan District is anticipated to provide maintenance for the water and sanitary sewer mains after their respective period of initial acceptance. All other private improvements will remain the responsibility of the developer or successive property owners.

Utility Service Providers

Water and Wastewater services will be provided by the Woodmen Hills Metropolitan District ("WHMD"). Electric service will be provided by Mountain View Electric Association ("MVEA") and Colorado Springs Utilities ("CSU") will provide natural gas services. Sewer and water service lines will be maintained by each individual lot owner. The communications providers will be contracted by the developer and may include Century Link, Comcast and MVEA (through their partnership with Connect).

Existing Utilities

A 10" sanitary sewer main and 10" water main runs along the southern boundary of the property in an easement parallel to the Woodmen Frontage Road right-of-way. An 8" sanitary sewer main and 8" water main runs within Bent Grass Meadows Drive right-of-way. Existing gas mains run in both the Woodmen Frontage Road and Bent Grass Meadows Drive rights-of-way. Mountain View Electric has existing overhead power facilities located within the Woodmen Frontage Road right-of-way. Underground electric facilities run along the western boundary of the property in an easement parallel to Bent Grass Meadows Drive. Communications connections will be made through existing facilities adjacent to the site.

Property Utilities/Relocations

Several utilities will or may be relocated with the proposed development to include:

a. The overhead power facilities along the Woodmen Frontage Road **will** be undergrounded by MVEA;

There are no plans to relocate the existing underground electric facilities along the property's western boundary.

Easements Requiring Vacation

There are several existing easements that will be vacated and removed in connection with the project. The applicant has had previous conversations with all parties to these easements, and they support the removal and vacation. The following easements have been identified to require vacation by separate instruments:

a. Stormwater Drainage and Maintenance Agreement and Easement recorded August 4, 2020 at Reception No: 220115830: This drainage easement was intended to be removed upon establishment of the final location and easement for the drainage channel (located within Tract A of the preliminary plan), pursuant to section 5 of the easement. No drainage facilities exist within this easement area. Through omission, this easement was not removed with the Private Stormwater Drainage Maintenance Agreement and Easement recorded June 26, 2023 at Reception No: 223007810.

b. Stormwater Drainage and Maintenance Agreement and Easement recorded on August 4, 2020 at Reception No: 220115831: This drainage easement was intended to be removed upon establishment of the final location and easement for the drainage channel (located within Tract

A of the preliminary plan), pursuant to section 5 of the easement. No drainage facilities exist within this easement area. Through omission, this easement was not removed with the Private Stormwater Drainage Maintenance Agreement and Easement recorded June 26, 2023 at Reception No: 223007810.

c. A portion of the 20' Perimeter Utility Easement dedicated by the plat known as Latigo Business & Research Center Filing No. 1 recorded November 26, 1980 at Reception No. 7247174: The northern portion of this utility easement runs through the middle of the proposed project and interferes with the development plan. The northern portion of this easement does not contain any utilities.

d. Private Detention Basin Maintenance and Easement Agreement recorded May 25, 2005 at Reception No. 205075723: This easement established three Temporary Drainage Easements, which presently convey surface drainage from Bent Grass Meadows Drive across the property to the larger channel contained within proposed Tract A. These current drainage facilities will be replaced by piped storm facilities or relocated surface swales.

Access / Roadways

The proposed development includes a comprehensive plan to realign existing roadways and introduce new traffic control measures to enhance regional connectivity and accommodate project-generated traffic. The development proposes a realignment of Bent Grass Meadows Drive and the Woodmen Frontage Road, which are currently located along the property's western and southern boundaries. The realigned corridor will be anchored by a new roundabout that facilitates access to the development and improves regional flow.

Site access will be provided from several locations, including the realigned portion of Bent Grass Meadows Drive, as well as from the existing Bent Grass Meadows Drive along the western frontage. Internal circulation will be provided by internal roadways, which will be protected by public access easements.

These roadway improvements support the creation of a loop connecting Bent Grass Meadows Drive to Falcon Market Place and, upon its future completion, Meridian Park Drive. This loop will allow circulation within the Falcon Meadows and Bent Grass community without the need to use major arterials or expressways such as Meridian Road or Woodmen Road.

A key component of the traffic plan is the installation of a Continuous Green-T ("CGT") intersection at the new connection, named Switchgrass Drive, between Woodmen Road and Bent Grass Meadows Drive. The CGT intersection design allows eastbound traffic on Woodmen Road to flow continuously while westbound traffic is signal controlled, allowing for safe turning movements. This new signal will operate in coordination with modifications to the existing Golden Sage Road and Woodmen Road intersection, which will be converted to a CGT in the opposite configuration, allowing westbound free-flow movement with eastbound traffic signal controlled. Together, these synchronized intersections are intended to function as a high-efficiency corridor that maintains consistent traffic flow while improving access to the development and surrounding communities.

All roadway and signal improvements, including the realignments and both CGT intersections, are planned for construction during the initial phase of development. The signal and roadway improvements are also designed to align with the County and City of Colorado Springs broader regional traffic initiatives, including the future widening of Woodmen Road.

Additional details on the proposed traffic network are provided in the accompanying Traffic Impact Study prepared by SM Rocha, which concludes that the proposed traffic network, in combination with the planned Woodmen Road widening, will improve connectivity, safety and efficiency without creating adverse impacts.

Waiver and Deviation Requests

As part of the Preliminary Plan application, we are requesting that the County permit the use of a portion of the existing Woodmen Frontage Road right-of-way along the property's southern frontage as a drainageway. The existing frontage road along the properties southern frontage is proposed to be rerouted, and new right-of-way will be dedicated for the roadway network. Maintenance responsibilities of the drainageway are proposed to be bifurcated between the County and the Commercial Metro District, with the County responsible for maintaining the roadway and drainage improvements within the right-of-way and the Commercial Metro District responsible for maintaining any landscaping improvements.

The application requests waiver and deviation from the right-of-way dedication requirements for the proposed internal roadways (LDC: 8.4.4). In lieu of dedicating public right-of-way for the internal roadways, the application proposes a Public Access Easement (*or Public ROW Easement*) over the internal private roadways to provide vehicular and emergency access to each lot. These internal roadways will be maintained by the to-be-formed Commercial Metropolitan District. The internal roads will otherwise comply with the construction and maintenance standards in the ECM. Sidewalks internal to the site and adjacent to the Public Access Easement will be protected via Public Improvement easements, and adequate easements for all utilities will be provided.

This waiver request meets the criteria for approval of waivers as outlined in Section 7.3.3 of the LDC as follows:

The waiver does not have the effect of nullifying the intent and purpose of this Code*;* The waiver does not nullify the intent or purpose of the Code, as the use of private roads, protected by a perpetual Public Access Easement dedicated to the County via the Plat, maintains the necessary access and frontage requirements and otherwise satisfies the intent of Section 8.4.4 of the LDC and the standards of the ECM. In addition, appropriate easements are being dedicated throughout the subdivision for pedestrian connectivity and utility infrastructure.

The waiver will not result in the need for additional subsequent waivers*;* Granting this waiver will not result in the need for any additional waivers.

The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property*;* Approval of this waiver will not be detrimental to the public health, safety, or

welfare, nor injurious to surrounding property. Perpetual public access, including emergency service access, will be maintained.

The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable to other property; The basis for this waiver request is unique to this commercial subdivision, where the internal roadways are intended to provide circulation and access among the subdivision and will not serve as through connections to adjacent properties or the broader transportation network.

A particular non-economical hardship to the owner would result from a strict application of this Code; Strict application of the right-of-way standards to the internal roadways would require roadway sections significantly larger than necessary to accommodate the necessary internal circulation and access demands.

The waiver will not in any manner vary the zoning provisions of this Code; The requested waiver does not vary or alter any zoning provisions applicable to the Commercial Regional (CR) zoning.

The proposed waiver is not contrary to any provision of the Master Plan; The requested waiver does not conflict with any provision of the Master Plan.

In connection with the proposed transportation network, we are requesting deviations for the proposed public roadways within dedicated right-of-way, the details of which are addressed on the separate deviation request. Below is a summary of the requested deviations:

- Intersection Spacing Requesting deviation from on-mile intersection spacing requirements along Expressways. Applicant proposes the use of a continuous green-T signal ("CGT") at Switchgrass Drive and Woodmen Road to facilitate full movement access. Resolution exists to provide right-in right-out access at this location. New CGT signal at Switch Grass and Woodmen to work in tandem with modifications to convert existing Golden Sage Road intersection to a CGT.
- Access Spacing: To provide adequate commercial development viability, access locations are proposed to accommodate a minimum of two lots per access.
- Speed Limits: To facilitate efficient and safe traffic, the speed limit along the curved areas of Bent Grass Meadows Drive and adjacent to the roundabout is proposed to be limited to 25 MPH.
- Shoulder Width: Where the realigned section of Bent Grass Meadows Drive connects to the existing Woodmen Frontage Road, the road shoulder tapers from 4' to 3' to match existing conditions.

Road Impact Fees

The site is currently within the Woodmen Road Metropolitan District, which is anticipated to be dissolved prior to the issuance of the first building permit for this development. As such, it is anticipated that each lot owner/developer will pay, at the time of building permit, the County's Road Impact fee. The site is not anticipated to be included in a Road Impact Fee Public Improvement District ("PID").

Drainage

The site currently lies within the West Tributary of the Falcon Watershed, Tributary to Black Squirrel Creek. Generally, the site maintains existing drainage patterns with onsite runoff continuing to flow from north to south through a combination of surface and piped infrastructure. The onsite runoff discharges to a proposed water quality (WQ) facility in the southeast corner of the site and ultimately discharges to the existing Falcon Drainage Basin Western Tributary (RWT210). The off-site flows bypass the site through either the existing channel or a new drainage channel parallel to Woodmen Rd., except for the drainage within the existing Bent Grass Meadows Drive roadway. This drainage is routed though proposed drainage infrastructure and passes through the proposed WQ facility. Discharge from the WQ facility is consistent with design criteria and previous applicable drainage reports.

Water Quality requirements are addressed with the proposed WQ facility in the southeast corner of the project site. The WQ facility is proposed as private and will be maintained by the proposed Bent Grass Metropolitan District #2. The facility is designed to provide the required Water Quality Capture Volume (WQCV) for applicable disturbed areas in accordance with the El Paso County Engineering Criteria Manual and Mile High Flood District criteria. Detention requirements are provided downstream at Regional Pond WU, consistent with the approved basin plan, and therefore are not proposed on site.

A portion of the eastern boundary of the parcel, the existing drainage channel, is within the 100-year floodway, designated by FEMA as Zone A. A Letter of Map Revision ("LOMR") is actively being processed by Challenger Homes, who constructed the improvements to the channel. Upon acceptance of the LOMR, the FEMA flood maps will be updated to show the floodway is contained within the boundaries of the channel. This designation has no impact on the proposed zoning or commercial development proposed, as all buildings will lie outside of the floodway boundaries and will be above the base-flood-elevations. The entirety of this area is contained within Tract A.

Schools

The project is located within Falcon School District No. 49. No land dedication or fees are required as the site is proposed to be developed as commercial land use. The proposed public roadway modifications will be utilized by school buses and D49 staff going to and leaving the D49 administration facility located immediately west of the site. Evergreen has met regularly with the staff at Falcon School District No. 49, who have expressed their support for this commercial development as well as the proposed modifications and new signal at Bent Grass Meadows Drive and Woodmen Road.

Parks / Open Space

The project will require a fee in lieu of land dedication for regional park purposes. The project will provide a 25' trail easement along the west side of the drainage channel, to be dedicated to El Paso County, for the construction, on-going maintenance and public access of the Woodmen Hills Secondary Regional Trail. In addition, the new Bent Grass Meadows Drive alignment will provide a detached sidewalk, providing pedestrian connectivity along the southern frontage of the property, connecting

both the regional trail network and the Falcon Meadows community to the north. Currently no pedestrian or bike network exists along the Woodmen Frontage Road.

All on-site landscaping and irrigation will be provided in accordance with County land use requirements. Included with the preliminary plan submittal is a landscape plan for the overall development, which details the landscaping to be provided as part of the subdivision construction, as well as outlines consistent standards for all adjacent right-of-way landscaping for future lot development; which will provide for consistent and coordinated landscaping across all lots.

Community Outreach

Evergreen has maintained consistent, proactive communication with the surrounding community and key stakeholders over the last 12 months. All community feedback received to date has been supportive of the proposed subdivision and the regional benefits it will bring to the Falcon area.

Key outreach efforts include:

- **Falcon School District 49:** Evergreen meets regularly with District leadership to provide project updates and incorporate feedback regarding site access and roadway safety.
- **Bent Grass Metropolitan District:** Evergreen attends monthly board meetings to share project milestones. These meetings have provided a platform for direct engagement with both the developer and residents of the Falcon Meadows neighborhood.
- **Mountain View Electric Association (MVEA):** Engagement has been twofold, involving MVEA both as the primary energy provider and as an adjacent property owner.
- **El Paso County:** Evergreen has met on numerous occasions with County staff and stakeholders to review preliminary concept plans. This submittal reflects the roadway configurations and signal location that have received conceptual support from County staff.
- **City of Colorado Springs:** Evergreen, in connection with El Paso County, engaged City staff early regarding the proposed Woodmen Road improvements. Specifically, the City has expressed support for the conceptual plans and the necessary modifications to the Golden Sage and Woodmen Road intersection. Evergreen continues to engage with the City and their consultants in regards to the planned Woodmen Road widening project.

Approval Criteria

This Preliminary Plan is in general conformance with the Criteria for approval established in Section 7.2.1.D.2.E. of the El Paso County Land Development Code as follows:

The proposed subdivision is in general conformance with the goals, objectives and policies of the Master Plan.

The proposed subdivision is situated within an Area of Change and is immediately adjacent to Priority Development Areas of the Master Plan. The parcels within the Markets at Bent Grass are identified as

Area of Change: New Development. This is defined as land to be significantly transformed as new development occurs on currently undeveloped property. The proposed commercial subdivision is consistent with this designation and will contribute to the Master Plan's New Development priorities by transforming the currently vacant parcel into a robust commercial center, creating new jobs, and providing services, restaurants, and shopping to the Falcon area.

The Master Plan designates the parcels as an Employment Center placetype. While the project aligns with the supporting land use criteria of an Employment Center—specifically through the inclusion of commercial retail, service, and restaurant uses—it functionally resembles a Regional Center. This placetype is characterized by high accessibility from major transportation corridors, such as Woodmen Road, and the capacity to house a diverse array of commercial businesses that address regional market demands.

The project is anticipated to be a significant economic driver, generating hundreds of both full- and part-time jobs for the community. While the development is not categorized as a "primary" use within the strict definition of an Employment Center placetype, it represents a highly compatible transition for the area. The applicant maintains that a Regional Center use is far more harmonious with the neighboring residential, storage, and administrative facilities than traditional industrial employment uses. By serving as a robust regional tax generator and employment hub, the development fulfills the intent of the Master Plan's Priority Development Area.

The project aligns with the Parks Master Plan by supporting several key focus areas and goals. A permanent trail easement will be dedicated to El Paso County along the west side of the drainage channel on the eastern portion of the property, enabling construction, ongoing maintenance, and public access to the Woodmen Hills Secondary Regional Trail (Focus Area Three). Locating the easement adjacent to the existing drainage way (Goal 9.2) allows the trail to incorporate natural features while minimizing disturbance to sensitive areas. Additionally, the project provides a complete sidewalk network along all subdivision rights-of-way, connecting directly to the regional trail system. This supports Goal 9.1 by enhancing pedestrian access between the commercial area, the broader regional trail network, and the surrounding community for both consumers and employees.

The subject parcel is within Region 5 of the El Paso County Water Master Plan and will be serviced by the Woodmen Hills Metropolitan District ("WHMD") for water and sanitary services. Evergreen has engaged WHMD who has provided a commitment letter along with water and wastewater reports to service the development. The water resources report demonstrates WHMD has adequate water resources to service the proposed uses. Consistent with the policies outlined in the Water Master Plan, the proposed commercial development will comply with, and incorporate, water efficiency standards, as allowed, such as xeriscaping and drought-tolerant landscaping, minimizing the use of high irrigation demand landscaping.

The subdivision is consistent with the Purpose of this Code.

The proposed commercial subdivision, The Markets at Bent Grass, is consistent with the purpose and objectives of the Land Development Code, including implementation of the goals and polies of the

Master Plan aimed at development of otherwise vacant parcels. The project provides adequate access to the commercial lots while enhancing regional connectivity for the surrounding area.

It ensures safe and convenient traffic control by utilizing a new roundabout and a continuous green-T signal in a location central to use locations. Furthermore, the proposed traffic improvements are intended to create regional "loop" access, connecting Bent Grass Meadows Drive to Falcon Market Place, and upon its future completion, Meridian Park Drive; which will complete the "loop," allowing circulation within the Bent Grass community without the need to access major arterials such as Meridian Road or Woodmen Road.

The proposed subdivision complies with all rules and regulations of the code, and is being processed concurrently with a rezoning of the northern parcel to Commercial Regional (CR). Finally, the project provides adequate drainage facilities, flood control, and delivers necessary utilities, sidewalks, and roadways.

The subdivision is in conformance with the subdivision design standards and any approved sketch plan

The proposed subdivision is consistent with the El Paso County Land Development Code and the existing and proposed Commercial Regional (CR) zoning of the property. A sketch plan was not required for this project.

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)(a)] and the requirements of Chapter 8 of this Code.

A sufficient water supply has been acquired from the Woodmen Hills Metropolitan District, of which the proposed development is included within. Please refer to the accompanying Water Resources Report for more information.

A public sewage disposal system has been established and, 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 this Code.

The site will utilize the Woodmen Hills Metropolitan District sewage disposal system. The proposed development is within the Woodmen Hills Metropolitan District service area and existing sewage mains are located adjacent to the site. Please refer to the accompanying Wastewater Resources report for more information.

All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)].

A Geology and Soils Evaluation and Report, prepared by Vivid Engineering, is included with this application. Vivid Engineering identified the following geological hazards, none of which were found to preclude the proposed development as planned: (i) Potentially Seasonally High Ground Water, (ii)

Potentially loose or compressible soils, and (iii) Clays and Claystone with low expansion potential. Mitigation measures and locations of the potential hazards are addressed within the report.

Vivid Engineering's report concludes that none of geologic hazards pose a significant risk to the proposed project or adjacent properties. The potential hazards can and will be mitigated through proper land planning, design, and construction practices. Further recommendations regarding the presence of hazards and necessary mitigation measures for specific lots will be addressed through lot-specific geotechnical investigations.

Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design.

The site is located within the Falcon Drainage Basin provided adequate drainage improvements to include one on-site water quality pond and associated storm water pipe and channel systems. Ultimately this system discharges to the existing Falcon Drainage Basin Western Tributary (RWT210). The proposed drainage design satisfies the referenced approval criteria by demonstrating that stormwater runoff will be properly managed without creating adverse impacts to downstream properties, public facilities, or regional drainage infrastructure. The submitted Preliminary Drainage Report (PDR) confirms that post development runoff is conveyed in a manner consistent with existing drainage patterns, runoff is safely routed, and increases to the receiving major drainageway are anticipated and fully addressed through the approved Falcon Drainage Basin Planning Study and downstream Regional Pond WU. Water quality treatment is provided through a proposed onsite water quality pond according to applicable codes. No variances are being requested.

The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development.

The public improvements have been designed to adequately serve the proposed development and not only mitigate but enhance the existing roadway and pedestrian network. All public improvements will be constructed in a single initial phase of development. The public improvements include, but are not limited to, a new round-about connecting the Woodmen Frontage Road to Bent Grass Meadows Drive, a new continuous green-T signal connecting Woodmen Road with Bent Grass Meadows Drive, and pedestrian paths along all right-of-way.

Additionally, new sidewalks adjacent to both the dedicated rights-of-way and the private roads, together with the revised trail connection at the southeast corner of the property (along the existing Woodmen Frontage Road) and the dedication of a trail easement for the Woodmen Hills Secondary Regional Trail along the property's eastern boundary, will provide improved pedestrian connectivity between surrounding residential, commercial, light industrial, and administrative uses, thereby enhancing walkability throughout the area.

Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM.

The site is providing a public collector roadway through the southern end of the site, replacing the existing Woodmen Frontage Road and right-of-way. Access will also occur off the existing Bent Grass Meadows Drive right-of-way. Internal circulation will be provided through private drives, protected by access easements established either by separate instruments or the final plat.

The proposed subdivision has established an adequate level of compatibility by

(1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision.

The site will provide open space on Tracts B, C and D in the form of landscape and drainage facilities (water quality ponds) accounting for approximately 2.8 acres. Additionally, the project will provide a 25' trail easement along the west side of the drainage channel, to be dedicated to El Paso County, for the construction, on-going maintenance and public access of the Woodmen Hills Secondary Regional Trail. Further, a landscape buffer will be provided along Woodmen and Bent Grass Meadows Drive.

(**2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County**;

The site is planned for two "big box" retail stores with multiple outlying pad sites for commercial and retail use. This development will enhance the existing transportation network for both vehicular and pedestrian traffic, ensuring the functional operation of the proposed subdivision and its neighboring uses.

Specifically, the project will replace the existing attached sidewalk on Bent Grass Meadows Drive with a detached sidewalk, matching the sidewalk condition in the Falcon Meadows neighborhood. All new right-of-way will be constructed to the latest standards to provide safe and efficient pedestrian paths. The project will also provide internal sidewalks for pedestrian connectivity to each of the lots.

The project will dedicate a trail easement along its eastern boundary to connect into the Woodmen Hills regional trail network, expanding connectivity for bicycle traffic. No accommodations are currently proposed for public transit, as those services are limited in the Falcon area. Should public transit expand into the area, opportunities exist to integrate accommodations in the future.

(**3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses**;

The site is buffered by open space separation from neighboring uses to the east and north of the property; the eastern boundary is separated from the Mountain View Electric facilities by the existing drainage channel, the north the is separated from the single-family residential by an existing drainage tract (Tract D, Falcon Meadows at Bent Grass Filing No. 1 | APN: 5301301055). To the west the site is

separated from School District 49's administrative facilities and Falcon Storage by Bent Grass Meadows Drive. To the south, the property is bound by Woodmen Road which provides approximately 250' of separation from the residential across Woodmen, which is further screened by an existing wall.

(4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design;

The site contains one potential wetland area, located within the existing drainage channel along the property's eastern boundary. No development activity is anticipated within this channel, and those areas will remain undisturbed.

Bristlecone Ecology evaluated the site for potential wildlife impacts and has conducted outreach to USFWS. Bristlecone's findings concluded that the development of these parcels is unlikely to affect threatened, endangered, proposed, or candidate species, or their respective habitats. The USFWS has provided a determination of no concern.

(5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;

The site is providing public roadways through the site to enhance the regional connectivity of Bent Grass Meadows Drive, Woodmen Frontage Road and Woodmen Road. The additional and enhanced connectivity should provide an overall positive impact to County facilities and service. Additionally, the site is anticipated to be a significant commercial tax generator.

Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision.

The site will be served by the El Paso County Sherriff and will provide enhanced emergency access routes both to the site and neighboring properties through the new right-of-way and signal. Utilities will be extended through the site to provide adequate fire protection. Open space will be provided with the stormwater facilities, trail easement and landscape buffers. Sidewalk connectivity will be enhanced along existing right of way of Bent Grass Meadows Drive through the replacement of the attached sidewalk to the detached standard. New pedestrian connectivity will be created internal to the development and along the Woodmen Frontage Road right-of-way, where it currently does not exist.

The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code

The site will be served by the Falcon Fire Protection District. The District has welcomed the development and emergency fire access will be designed to meet the district's standards.

The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

The proposed subdivision is in conformance with the development standards for the existing and proposed Commercial Regional (CR) zoning and associated land uses as identified in Chapter 6 of the

Land Development Code. The proposed subdivision is in conformance with the subdivision design, improvement and dedication standards for the existing and proposed zoning and associated land uses identified in Chapter 8 of the Code, with the exception of the requested roadway deviations.

Contact Information

Evergreen Devco, Inc. (Applicant/Developer) is a fully diversified real estate company with over 50 years of development experience and currently operates offices in Phoenix, Los Angeles, Denver, and Salt Lake City. Evergreen has completed nearly 600 development projects across the United States in more than 200 municipalities.

Galloway & Company, LLC is a full-service multidisciplinary design company that provides comprehensive land development service and will represent Evergreen Devco Inc. as the primary consultant.

Following is the contact information for the parties involved:

Owner #1: Parcels 5301002007, 5301000017

Name: Lena Gail Case
Contact: Case International Company, Randall W. Case II
Address: 119 N WAHSATCH AVE, COLORADO SPRINGS CO, 80903
Phone: 719-633-2700
Email: rwcase@crlr.net

Owner #2: Parcels 5301000016

Name: Cynthia DeYoung
Contact: Cole Underwood
Address: 10295 E. US HWY 24, Peyton, CO 80831
Phone: 719-548-8600
Email: cole@coleunderwood.com

Applicant:

Company: Evergreen Devco, Inc.
Contact: Sean Murphy
Address: 1873 S. Bellaire St. Suite 1200, Denver, CO 80222
Phone: 303-757-0414
Email: smurphy@evgre.com

Consultant:

Company: Galloway & Company, LLC
Contact: John Radcliffe
Address: 1155 Kelly Johnson Blvd, Suite 305, Colorado Springs, CO 80920
Phone: 719-900-7220
Email: johnradcliffe@gallowayus.com

We trust you find our application and request for the approval of the Preliminary Plan for The Markets at Bent Grass acceptable. We look forward to working with the County in processing the application and submittal. Please call if you have any questions or require any additional information.

Respectfully,



Sean Murphy
Senior Development Manager
Evergreen Devco, Inc.

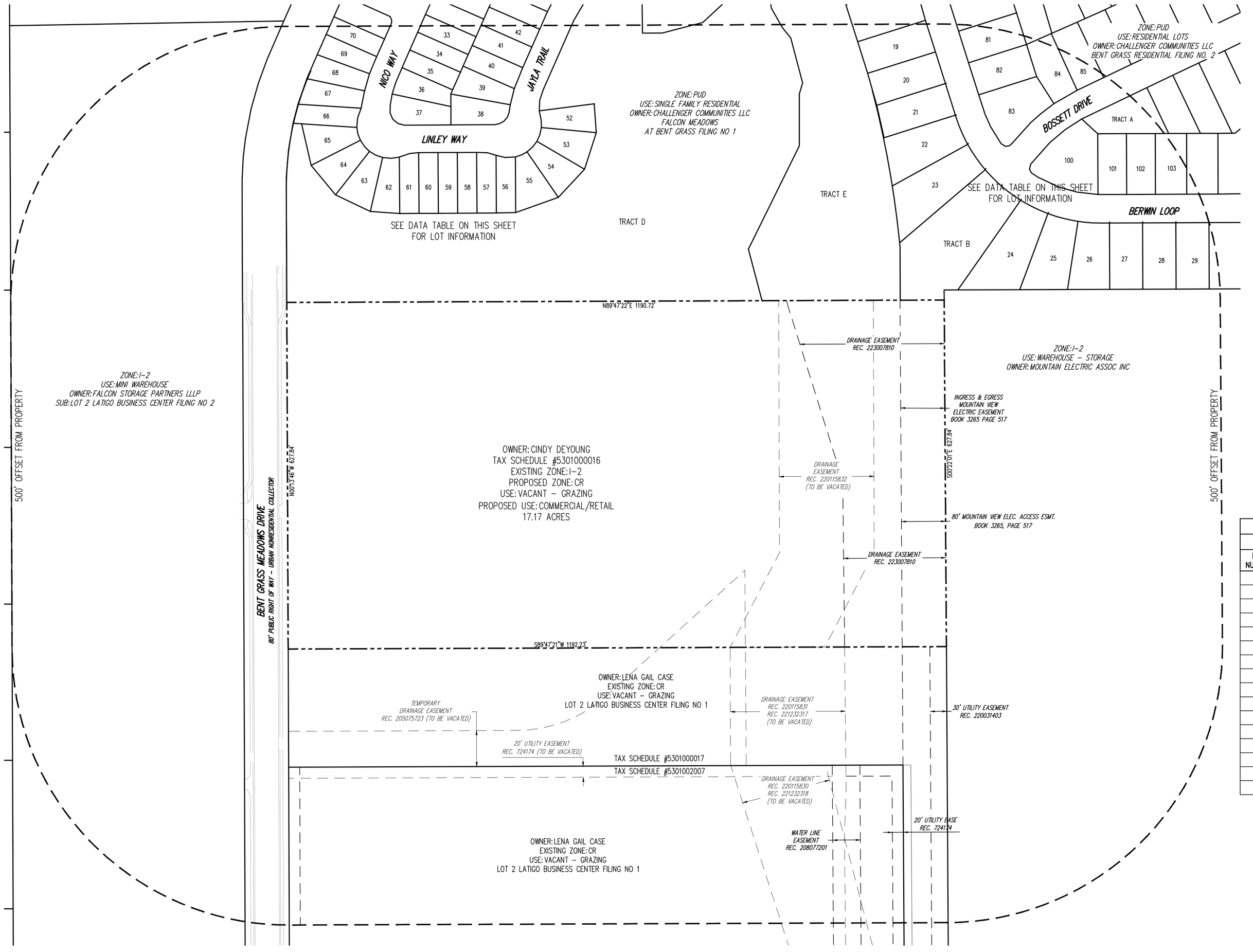
EVERGREEN DEVELOPMENT

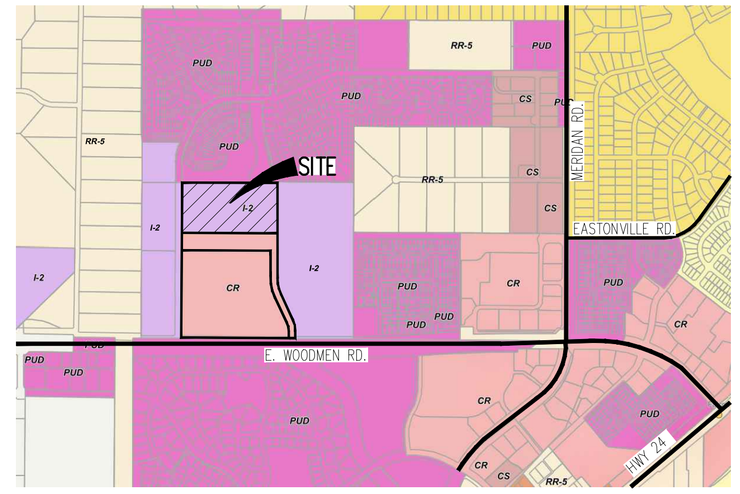
THE MARKETS AT BENT GRASS

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

REZONE MAP AMENDMENT

CR261





VICINITY MAP
N.T.S.

GENERAL NOTES

1. NO EXISTING STRUCTURES ARE LOCATED ON THE PROPERTY.

EXISTING ZONING BOUNDARY DESCRIPTION

NOTE: THE BASES OF BEARING FOR THIS PROJECT DIFFERS FROM THE RECORDED DEED BY -0°31'48". THE PROVIDED LEGAL DESCRIPTION IS CONSISTENT WITH THE RECORDED DEED. BEARINGS SHOWN IN THESE PLANS ARE BASED ON THE BASIS OF BEARING IDENTIFIED WITHIN THESE PLANS.

A PARCEL OF LAND BEING THAT PORTION OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LATIGO BUSINESS CENTER FILING NO. 1 (RECEPTION NO. 205075726, EL PASO COUNTY, COLORADO RECORDS) (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE NORTHERLY LINE OF SAID FILING, WHICH BEARS S 89 DEGREES 42 MINUTES 50 SECONDS E ASSUMED); THENCE S 89 DEGREES 42 MINUTES 50 SECONDS E ALONG THE EASTERLY EXTENSION OF SAID FILING'S NORTHERLY LINE, 1190.72 FEET TO A POINT ON THE EASTERLY LINE OF THAT INGRESS/EGRESS AND UTILITY EASEMENT AS DESCRIBED BY DOCUMENT (BOOK 3265, PAGE 517, SAID EL PASO COUNTY RECORDS); THENCE S 00 DEGREES 07 MINUTES 47 SECONDS W ALONG SAID EASEMENT'S EASTERLY LINE, 627.84 FEET; THENCE N 89 DEGREES 42 MINUTES 50 SECONDS W, 1192.23 FEET TO A POINT ON THE EASTERLY LINE OF SAID FILING; THENCE N 00 DEGREES 16 MINUTES 02 SECONDS E ALONG SAID FILING'S EASTERLY LINE, 627.84 FEET TO THE POINT OF BEGINNING.

PROPOSED ZONING BOUNDARY DESCRIPTION

(SAME AS EXISTING)

SITE PLAN	
GENERAL DEVELOPMENT DATA	
SITE ADDRESS	
JURISDICTION	EL PASO COUNTY, COLORADO
TAX SCHEDULE NUMBER(S)	5301000016
SITE AREA/TOTAL ACREAGE	17.17 ACRES
EXISTING ZONING	I-2
PROPOSED ZONING	CR
CR ZONING BUILDING SETBACKS:	
FRONT	50'
SIDE	25'
REAR	25'
MAX BUILDING HEIGHT	40'

FALCON MEADOWS AT BENT GRASS FIL. NO. 1
ZONING: PUD USE: SINGLE FAMILY RESIDENTIAL

LOT NUMBER	OWNER	LOT NUMBER	OWNER
33	PAUL CROSS	58	CRISTINA HOWELL
34	ARIANNA SHELSWELL	59	ALLISON ROSE
35	LAWRENCE MEDINA	60	CAMERON MURPHY
36	DAISY LESTER	61	FLORETH LEE-ROWE
37	RYAN VAZQUEZ	62	ZENEN CARDENAS
38	NATALIE DAGAN	63	MARC HENSLEY
39	MICHAEL HUMPHREY	64	KIMBERLY MCKINLEY
40	BROKE GAUNSKA	65	AMY NAGEL
41	NICHOLE KISTLER	66	TREVOR BELDEN
42	BRANDON REYNA	67	SPENCER LUDWIG
52	PATRICK SULLIVAN	68	J. ALVAREZ-ROBLES
53	DARLA BOSWELL	69	TYLER GANN
54	LANE ODEA	70	JARED KENT
55	JACOB CLARK	TRACT D	CHALLENGER CO., LLC
56	ELI WALLACE	TRACT E	CHALLENGER CO., LLC
57	MATTHEW GODSON		

BENT GRASS RESIDENTIAL FIL. NO. 2
ZONING: PUD USE: SINGLE FAMILY RESIDENTIAL

LOT NUMBER	OWNER	LOT NUMBER	OWNER
19	MARK GARCIA	81	CHEYENNE MAIAVA
20	DON WRIGHT	82	JULIAN FIERRO
21	NICOLE WATSON	83	MICHAEL ROBERTSON
22	TANNER BUSH	84	DANIEL DURAN
23	KRISTINA PARIS	85	JOSHUA BOWER
24	MEGAN RATHBUN	100	DEREK STAKER
25	SUSAN VECELLIO	101	TRUE SPIRIT BC
26	WILLIAM MARTINEZ	102	ENCARNACION ALIANESS
27	OLIVIA IVANOV	103	TERRIE WEBB
28	CHAD MATTSEN	TRACT A	CHALLENGER CO., LLC
29	NICHOLAS MEYER	TRACT B	CHALLENGER CO., LLC

PROJECT CONTACTS

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CONTACT: BRIAN DENNIS, P.L.S.
EMAIL: BRIANDENNIS@GALLOWAYUS.COM

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719.900.7220
GallowayUS.com
Galloway & Company, LLC

Evergreen Multifamily Retail Industrial

REZONE MAP AMENDMENT
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #: CR261

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
1	12/27/2026	1ST SUBMITTAL	-

Project No: EDI102
Drawn By: BLB
Checked By: CMWJ
Date: 12/27/2026

REZONE MAP AMENDMENT

1 OF 1

J:\EC Evergreen Development\100_EB Main County - EDI000100 - Bent Grass Commercial\DP\ARCH\CR261_R2.dwg, xRefs Only - 12/27/2026

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THE MARKETS AT BENT GRASS PRELIMINARY PLAN

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO
NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR., FALCON, COLORADO

SP262

GENERAL NOTES

1. ALL EXISTING INFORMATION SHOWN HEREIN IS FROM AN ALTA SURVEY, PREPARED BY GALLOWAY & COMPANY, LLC, DATED 07/01/2025.
2. ALL SITE GRADING, UTILITIES, AND PUBLIC ROADWAY CONNECTIONS WILL BE CONSTRUCTED IN ONE PHASE. FORTHCOMING PAD LOT DEVELOPMENTS WILL REQUIRE SEPARATE SITE DEVELOPMENT PLAN (PPR) APPLICATIONS SUBMITTED TO EL PASO COUNTY FOR REVIEW AND APPROVAL.
3. NO RAILROAD RIGHTS-OF-WAY EXIST ON THE PROPERTY.
4. NO MINERAL RESOURCE AREAS NOR HISTORIC OR ARCHEOLOGICAL SIGNIFICANT SITES WERE LOCATED ON THE PROPERTY.
5. NO MAJOR ROCK OUTCROPPINGS NOR WOODED AREAS EXIST ON THE PROPERTY.
6. THE PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF THE WETLAND DELINEATION REPORT BY BRISTLECONE ECOLOGY, LLC DATED 02/26/2026, IN FILE SP262 AVAILABLE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT.
7. THE PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF THE NOXIOUS WEED MANAGEMENT PLAN BY BRISTLECONE ECOLOGY, LLC DATED 02/26/2026, IN FILE SP262 AVAILABLE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT
8. CROSS-LOT ACCESS AND PARKING WILL BE PROVIDED BY SHARED ACCESS EASEMENTS AS PART OF THE FORTHCOMING FINAL PLAT APPLICATION.

FLOODPLAIN NOTES

1. A PORTION OF THE SITE IS LOCATED WITH ZONE AE AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 08041C0553G, EFFECTIVE DATE 12/7/2018. THE EFFECTIVE 100-YEAR FLOODPLAIN IS PRIMARILY LOCATED ON THE EASTERN SIDE OF THE SITE, AS DEPICTED ON THIS PRELIMINARY PLAN AND PRELIMINARY DRAINAGE REPORT.
2. A LETTER OF MAP REVISION (LOMR) IS IN PROCESS DUE TO RECENT CHANNEL IMPROVEMENTS TO THE UNNAMED TRIBUTARY TO BLACK SQUIRREL CREEK NO. 2. THESE CHANNEL IMPROVEMENTS ARE ASSOCIATED WITH FALCON MEADOWS AT BENT GRASS DRAINAGE CHANNEL PROJECT (EPC FILE NOS. CDR2114 & ASB2525). THE CORRECTED 100-YEAR FLOODPLAIN IS CONTAINED WITHIN PROPOSED TRACT A.
3. ALL PROPOSED IMPROVEMENTS SHOWN IN THIS PRELIMINARY PLAN REMAIN OUTSIDE OF THE CORRECTED 100-YEAR FLOODPLAIN. THE LOMR IS EXPECTED TO BE PROCESSED WITH FEMA PRIOR TO CONSTRUCTION STARTING FOR THIS DEVELOPMENT. THEREFORE, NO FLOODPLAIN DEVELOPMENT PERMIT IS EXPECTED TO BE REQUIRED FOR THIS PROJECT.

SOILS & GEOLOGY NOTES

1. THE PROPERTY(S) IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF THE GEOLOGY AND SOILS EVALUATION REPORT BY VIVID ENGINEERING GROUP, DATED 02/25/2026 & REVISION 1, DATED 05/08/2026. THE PROJECT SITE EXHIBITS NO GEOLOGIC HAZARDS THAT POSE A SIGNIFICANT RISK TO THE PROPOSED PROJECT OR ADJACENT PROPERTIES THAT CANNOT BE MITIGATED THROUGH PROPER LAND USAGE PLANNING, FOUNDATION DESIGN, ENGINEERING DESIGN, AND/OR CONSTRUCTION PRACTICE GENERALLY DISCUSSED IN SAID REPORT. RECOMMENDATIONS REGARDING MITIGATION OF THE IDENTIFIED POTENTIAL HAZARDS MUST BE ADDRESSED IN THE LOT SPECIFIC GEOTECHNICAL INVESTIGATION REPORT, OR THROUGH THE USE OF CURRENT BUILDING DESIGN CODES. ADDITIONAL RECOMMENDATIONS PERTINENT TO THIS DEVELOPMENT ARE PROVIDED IN SAID REPORT.
2. THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS OR CONSTRAINTS. GEOLOGIC CONDITIONS CAN BE FOUND IN THE REPORT BY VIVID ENGINEERING GROUP, REVISION 1, DATED 05/08/2026, IN THE FILE SP262 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

   POTENTIALLY SEASONALLY HIGH GROUNDWATER: LOTS 1-14 AND TRACTS A-D

   OTHER HAZARDS OR CONSTRAINTS:
   - POTENTIALLY LOOSE OR COMPRESSIBLE SOILS: LOTS 1, 2, 4-6, 9, 10, 13 AND TRACTS A& B
   - CLAYS AND CLAYSTONE WITH LOW EXPANSION POTENTIAL: LOTS 1, 2, 7, 8, 11, 12 AND TRACTS B-D

*** SUBJECT TO SITE-SPECIFIC INVESTIGATIONS, IDENTIFIED HAZARDS AND CONSTRAINTS SHALL BE ADDRESSED BY PROJECT-SPECIFIC MITIGATION MEASURES . FUTURE DEVELOPERS OF IDENTIFIED LOTS SHOULD CONSIDER APPROPRIATE MITIGATION MEASURES FOR SHALLOW GROUNDWATER, SUCH AS INCORPORATING FOUNDATION DRAINAGE SYSTEMS.

LAND USE SUMMARY TABLE		
USE	AREA (AC)	% OF LAND
COMMERCIAL	37.05	68.7%
DRAINAGE	1.44	2.7%
OPEN SPACE	12.31	22.8%
PUBLIC IMPROVEMENT	3.11	5.8%

LIST OF ABBREVIATIONS

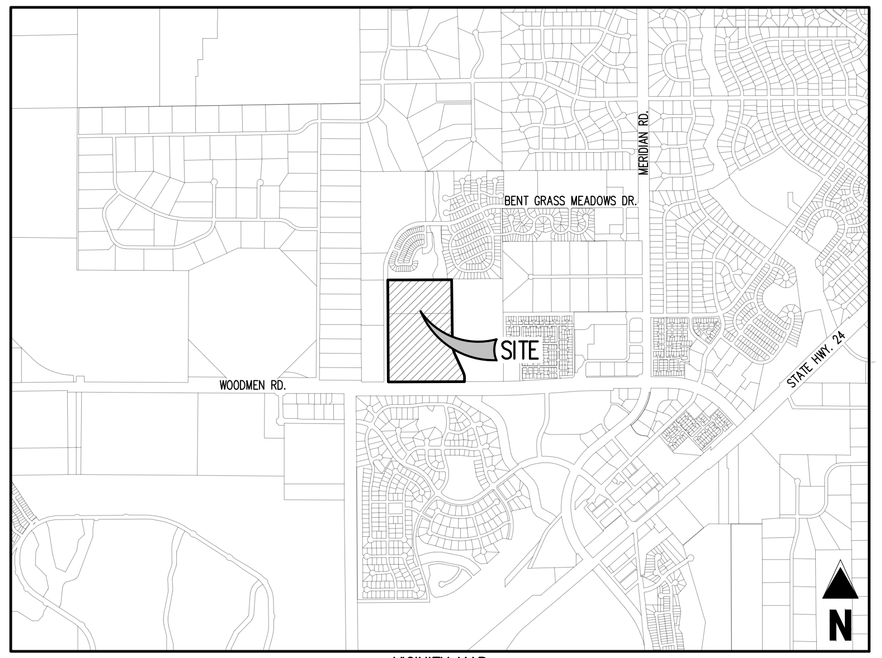
SHT – SHEET
Δ – DEFLECTION ANGLE
L – LENGTH
R – RADIUS
CB – CHORD BEARING
C – CHORD LENGTH
N – NORTH/NORTHING
W – WEST
E – EAST/EASTING
S – SOUTH
DET – DETAIL
EX – EXISTING
W/ – WITH
PC – POINT OF CURVATURE/PORTLAND CEMENT
WWF – WELDED WIRE FABRIC
VERT – VERTICAL
OC – ON CENTER
FDC – FIRE DEPARTMENT CONNECTION
CT – COURT
DR – DRIVE
TYP – TYPICAL
REC – RECEPTION NUMBER
ø, DIA – DIAMETER
PT – POINT OF TANGENCY
MIN – MINIMUM
MAX – MAXIMUM
HDPE – HIGH DENSITY POLYETHYLENE
REF – REFERENCE

STANDARD EL PASO COUNTY PLAT NOTES

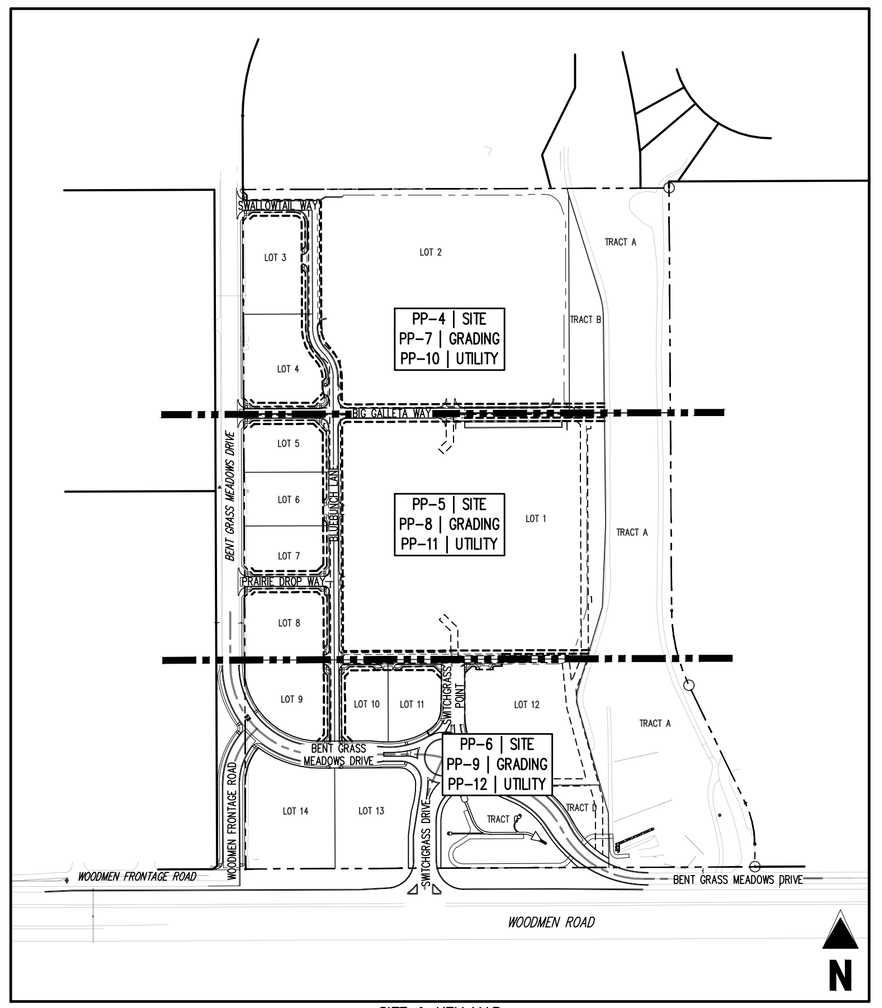
1. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRAFFIC IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT.
2. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
3. 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 DIVISION OF 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 LISTED SPECIES IDENTIFIED IN THE PROJECTS ENVIRONMENTAL ASSESSMENT.
4. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
5. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
6. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
7. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
8. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER 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. 25-337), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTAL. 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 FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
9. THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.
10. DEVELOPER OR DISTRICT IS RESPONSIBLE FOR OPERATION & MAINTENANCE OF ALL PRIVATE ROADS AND PUBLIC ACCESS EASEMENTS.
11. DUE TO THE POTENTIAL FOR HIGH GROUNDWATER IN THE AREA, FUTURE DEVELOPERS OF LOTS SHOULD CONSIDER APPROPRIATE MITIGATION MEASURES, SUCH AS UNDERGROUND DRAINAGE SYSTEMS. ANY UNDERGROUND DRAINAGE SYSTEMS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.
12. WOODMEN ROAD DISTRICT NOTE: SUBJECT TO THE THEN CURRENT RULES AND REGULATIONS OF THE DISTRICT, ALL PROPERTY WITHIN THE BOUNDARIES OF THE WOODMEN ROAD METROPOLITAN DISTRICT AND, AS SUCH, MAY BE SUBJECT TO A MILL LEVY, PLATTING FEES, AND BUILDING PERMIT FEE FOR THE PURPOSE OF FINANCING CONSTRUCTION OF SPECIFIED IMPROVEMENTS TO WOODMEN ROAD.
13. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE WOODMEN HILLS METRO DISTRICT (WHMD) SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
14. ALL SIDE, FRONT, AND REAR LOT LINES ARE SHOWN AND PLATTED. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
15. THE PRELIMINARY PLAN FULLY ILLUSTRATES AND REFLECTS ALL EASEMENT, PROPOSED AND EXISTING, TO ENCUMBER THE DEVELOPMENT UPON APPROVAL AND RECORDATION OF THE FINAL PLAT. THE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS, DEVELOPER, UTILITY PROVIDER, OR METROPOLITAN DISTRICT AS EACH IS DEFINED.

GAS & ELECTRIC NOTES

1. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE
2. GAS SERVICE FOR THIS SUBDIVISION IS PROVIDED BY COLORADO SPRINGS UTILITIES, SUBJECT TO THE PROVIDER'S RULES, REGULATIONS AND SPECIFICATIONS.
3. ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., SUBJECT TO THE PROVIDER'S RULES, REGULATIONS AND SPECIFICATIONS.



VICINITY MAP
0 500 1000 2000
SCALE: 1"=2000'



SITE & KEY MAP
0 50 150 300
SCALE: 1"=300'

SHEET INDEX		
SHEET NO.	DESCRIPTION	SHEET TITLE
1	PP-1	COVER SHEET
2	PP-2	TYPICAL ROADWAY SECTIONS
3	PP-3	LOT & TRACT PLAN
4	PP-4	PRELIMINARY SITE PLAN
5	PP-5	PRELIMINARY SITE PLAN
6	PP-6	PRELIMINARY SITE PLAN
7	PP-7	PRELIMINARY GRADING PLAN
8	PP-8	PRELIMINARY GRADING PLAN
9	PP-9	PRELIMINARY GRADING PLAN
10	PP-10	PRELIMINARY UTILITY PLAN
11	PP-11	PRELIMINARY UTILITY PLAN
12	PP-12	PRELIMINARY UTILITY PLAN

SITE DATA TABLE			
EXISTING			
TAX SCHEDULE NO.	ACREAGE	ZONE DISTRICT	LAND USE
5301000016	17.173	I-2*	VACANT
5301000017	36.741	CR	VACANT
5301002007			
TOTAL	53.914	–	–
DRAINAGE BASIN:	FALCON		
SKETCH PLAN:	N/A		
PROPOSED			
DEVELOPMENT SCHEDULE:	SPRING 2027		
LAND USE & OWNERSHIP/MAINTENANCE:	SEE SHEET PP-3		
ZONE DISTRICT:	CR		
GROSS DENSITY; NET DENSITY:	N/A		
LANDSCAPE SETBACKS:	25 FT MAJOR ARTERIAL (WOODMEN ROAD); 10-FT ALL OTHER NON-ARTERIALS UNLESS OTHERWISE NOTED		
BUILDING SETBACKS:	FRONT: 50-FT; REAR: 25-FT; SIDE (STREET): 25-FT; SIDE (INTERIOR): 0-FT		
MIN. LOT SIZE	N/A		
MAX BUILDING HEIGHT	45'-0"		
MAX LOT COVERAGE	N/A		

*A REZONE MAP AMENDMENT APPLICATION WAS SUBMITTED TO EL PASO COUNTY TO REZONE THE EXISTING PARCEL 5301000016 FROM I-2 TO CR. PCD FILE # CR261

PROJECT CONTACTS

DEVELOPER & APPLICANT
EVERGREEN DEVELOPMENT
1873 SOUTH BELLAIRE ST., SUITE 1200
DENVER, CO 80222
CONTACT: SEAN MURPHY
EMAIL: SMURPHY@EVDRE.COM
TEL: (303) 757-0414

CIVIL ENGINEER
GALLOWAY & COMPANY, LLC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO, 80920
CONTACT: JEFFREY ODOR, PE
EMAIL: JEFFREY.ODOR@GALLOWAYUS.COM
TEL: (719) 308-2519

SURVEYOR
GALLOWAY & COMPANY, INC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO 80920
CONTACT: BRIAN DENNIS, PLS
EMAIL: BRIANDENNIS@GALLOWAYUS.COM
TEL: (719) 900-7232

TRAFFIC ENGINEER
SM ROCHA, LLC
6 SOUTH TEJON STREET, SUITE 618
COLORADO SPRINGS, COLORADO 80903
CONTACT: MIKE ROCHA
EMAIL:
TEL: (719) 203-6639

GEOTECHINCAL ENGINEER
VIVID ENGINEERING GROUP
1053 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
CONTACT: NATE DOWDEN, PE
EMAIL: NDOWDEN@VIVIDEG.COM
TEL: (719) 896-4356

ECOLOGIST
BRISTLECONE ECOLOGY, LLC
2023 W SCOTT PLACE
DENVER, CO 80211
CONTACT: DAN MAYNARD
EMAIL: DMAYNARD@BRISTLECONEECOLOGY.COM
TEL: (971) 237-3906

AGENCY CONTACTS

EL PASO COUNTY
EL PASO COUNTY PLANNING & COMMUNITY DEVELOP.
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
TEL: (719) 520-6300

FIRE PROTECTION
FALCON FIRE PROTECTION DISTRICT
7030 OLD MERIDIAN RD.,
FALCON, CO 80831
CONTACT: TRENT HARWIG
EMAIL: THARWIG@FALCONFIREPD.ORG
TEL: (719) 495-4050

WATER
WOODMEN HILLS METRO DISTRICT
8046 EASTONVILLE ROAD
FALCON, CO 80831
CONTACT: CODY RITTER
EMAIL: CODY@WHMD.ORG
TEL: (719) 495-2500

WASTEWATER
WOODMEN HILLS METRO DISTRICT
8046 EASTONVILLE ROAD
FALCON, CO 80831
CONTACT: CODY RITTER
EMAIL: CODY@WHMD.ORG
TEL: (719) 495-2500

ELECTRIC
MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
11140 E WOODMEN RD.,
FALCON, CO 80831
CONTACT: LAURA J. HUTSON
EMAIL:
TEL: (800) 388-9881

GAS
COLORADO SPRINGS UTILITIES
1521 SOUTH HANCOCK EXPRESSWAY, MC 1812
COLORADO SPRINGS, CO 80903
CONTACT: MATTHEW ALCURAN
EMAIL: (719) 668-8261

BASIS OF BEARING

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST BEARS N89°45'24"E, MONUMENTED BY THE SOUTHWEST CORNER OF SAID SECTION 1, BEING A 2-1/2" ALUMINUM CAP IN RANGE BOX STAMPED "DREXEL BARREL 1985 LS 17664", AND MONUMENTED BY THE SOUTH QUARTER CORNER OF SAID SECTION 1, BEING A 2-1/2" ALUMINUM CAP IN RANGE BOX STAMPED "1985 LS 17664".

BENCHMARK

COLORADO SPRINGS UTILITIES (CSU) FACILITIES INFORMATION MANAGEMENT SYSTEM (FIMS) BENCHMARK BL75, BEING A 2" ALUMINUM CAP IN CONCRETE HEADWALL ON THE SOUTH SIDE OF E. WOODMEN ROAD, 1,600 FEET WEST OF THE INTERSECTION OF FOXTAIL MEADOW LANE.
NGVD29 ELEVATION: 6892.53

SITE BENCHMARK #1:
CHISELED CROSS IN CONCRETE INLET SHOWN HEREON.
NGVD29 ELEVATION: 6920.74

SITE BENCHMARK #2:
NAIL WITH 1-1/2" ALUMINUM DISC STAMPED "CSAM LLC PLS 32439".
NGVD29 ELEVATION: 6899.33

LEGAL DESCRIPTION

NOTE: THIS SURVEY'S BASIS OF BEARINGS IS BASED ON STATE PLANE GRID CENTRAL ZONE AND DIFFERS IN ROTATION TO THE DEED OF RECORD BY -0°31'48. THE PROPERTY DESCRIBED BY THIS PLATFORM IS THE SAME PROPERTY AS DESCRIBED BY THE DEED OF RECORD.

A PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 207122803, AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING THAT PORTION OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LATGO BUSINESS CENTER FILING NO. 1 (RECEPTION NO. 205075726, EL PASO COUNTY, COLORADO RECORDS) (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE NORTHERLY LINE OF SAID FILING, WHICH BEARS S 89 DEGREES 42 MINUTES 50 SECONDS E ASSUMED); THENCE S 89 DEGREES 42 MINUTES 50 SECONDS E ALONG THE EASTERLY EXTENSION OF SAID FILING'S NORTHERLY LINE, 1190.72 FEET TO A POINT ON THE EASTERLY LINE OF THAT INGRESS/EGRESS AND UTILITY EASEMENT AS DESCRIBED BY DOCUMENT (BOOK 3265, PAGE 517, SAID EL PASO COUNTY RECORDS); THENCE S 00 DEGREES 07 MINUTES 47 SECONDS W ALONG SAID EASEMENT'S EASTERLY LINE, 627.84 FEET; THENCE N 89 DEGREES 42 MINUTES 50 SECONDS W, 1192.23 FEET TO A POINT ON THE EASTERLY LINE OF SAID FILING; THENCE N 00 DEGREES 16 MINUTES 02 SECONDS E ALONG SAID FILING'S EASTERLY LINE, 627.84 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NUMBER 219113681, AND DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., ALSO BEING A PORTION OF LOT 2, LATGO BUSINESS & RESEARCH CENTER FILING NO. 1 (PLAT BOOK M-3, PAGE 75, EL PASO COUNTY, COLORADO RECORDS), SITUATE IN EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING ATH THE SOUTHEAST CORNER OF LATGO BUSINESS CENTER FILING NO. 1 (RECEPTION NO. 205075726, SAID EL PASO COUNTY RECORDS) (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE EASTERLY LINE OF SAID FILING, WHICH BEARS NORTH 00 DEGREES 16 MINUTES 02 SECONDS EAST ASSUMED);

THENCE NORTH 00 DEGREES 16 MINUTES 02 SECONDS EAST ALONG SAID FILING'S EASTERLY LINE, 30.00 FEET TO THE PINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE CONTINUE NORTH 00 DEGREES 16 MINUTES 02 SECONDS EAST ALONG SAID EASTERLY LINE, 1270.75 FEET;

THENCE SOUTH 89 DEGREES 42 MINUTES 50 SECONDS EAST, 1192.23 FEET TO A POINT ON THE EASTERLY LINE OF THAT INGRESS/EGRESS EASEMENT DESCRIBED BY DOCUMENT (BOOK 3265, PAGE 517, SAID RECORDS) (THE FOLLOWING THE (5) COURSES ARE ALONG SAID EASEMENT'S EASTERLY LINE);

1) SOUTH 00 DEGREES 07 MINUTES 47 SECONDS WEST, 552.54 FEET;

2) ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 25 DEGREES 15 MINUTES 43 SECONDS, A RADIUS OF 490.87 FEET, AN ARC LENGTH OF 216.43 FEET;

3) SOUTH 25 DEGREES 07 MINUTES 56 SECONDS EAST, 365.00 FEET;

4) ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 25 DEGREES 25 MINUTES 06 SECONDS, A RADIUS OF 266.04 FEET, AN ARC LENGTH OF 118.02 FEET;

5) SOUTH 00 DEGREES 17 MINUTES 10 SECONDS WEST, 65.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WOODMEN ROAD (60' R.O.W.);

THENCE NORTH 89 DGREES 42 MINUTES 50 SECONDS WEST ALONG SAID WOODMEN ROAD'S NORTHERLY RIGHT-OF-WAY LINE, 1423.26 FEET TO THE POINT OF BEGINNING.

TOTAL PROPERTY AREA: ±53.914 ACRES

SURVEY NOTES

1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. §18-4-508.

OWNER OF RECORD
LENA GAIL CASE
119 N WAHSATCH AVE
COLORADO SPRINGS, CO 80903

OWNER OF RECORD
CYNTHIA DEYOUNG
10924 E HIGHWAY 24
PEYTON, CO 80831

APPLICANT
EVERGREEN DEVCO, INC.
1873 SOUTH BELLAIRE ST., SUITE 1200
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TEL: (303) 757-0414

PLAN PREPARER
JEFFREY ODOR
GALLOWAY & CO. LLC
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO, 80920
TEL: (719) 308-2519

BASED ON SURVEY PERFORMED BY GALLOWAY & COMPANY, LLC ON 07/01/2025

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

Galloway & Company, LLC

Evergreen Multifamily Retail Industrial

PRELIMINARY PLAN
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #: SP262

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
-	03/04/2026	1ST PRELIMINARY PLAN SUBMITTAL	-
1	05/22/2026	2ND PRELIMINARY PLAN SUBMITTAL	-

Project No: EDI02
Drawn By: ELB, AGC
Checked By: JAO, TJE, CMWJ
Date: 05/22/2026

COVER SHEET

SP262

PP-1
1 OF 12

M:\Evergreen Development\2023 EDI\Falcon County - EDI002600 - Bent Grass Commercial\04 Drawings\01 Preliminary Plan\Bent Grass Commercial_PP_2nd Review Drawings_Plan Book - 05052026

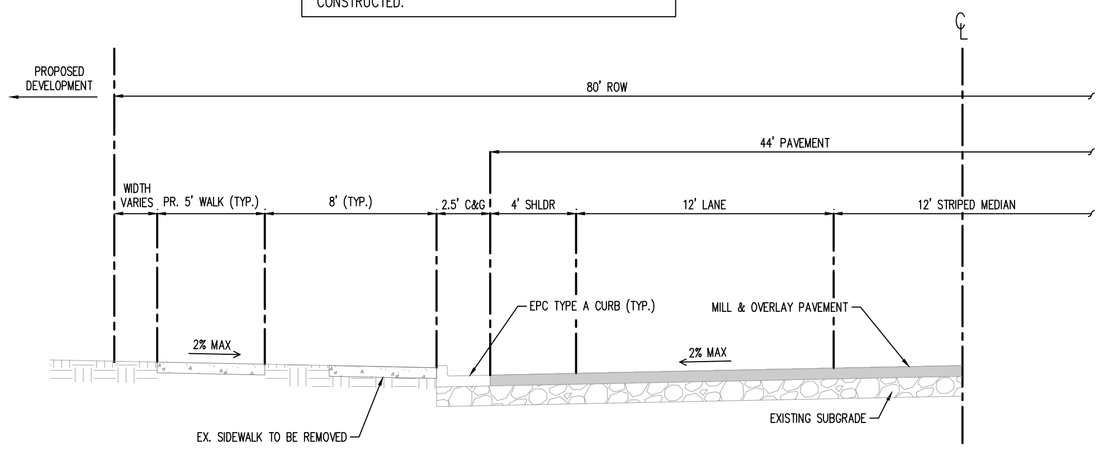
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THE MARKETS AT BENT GRASS

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

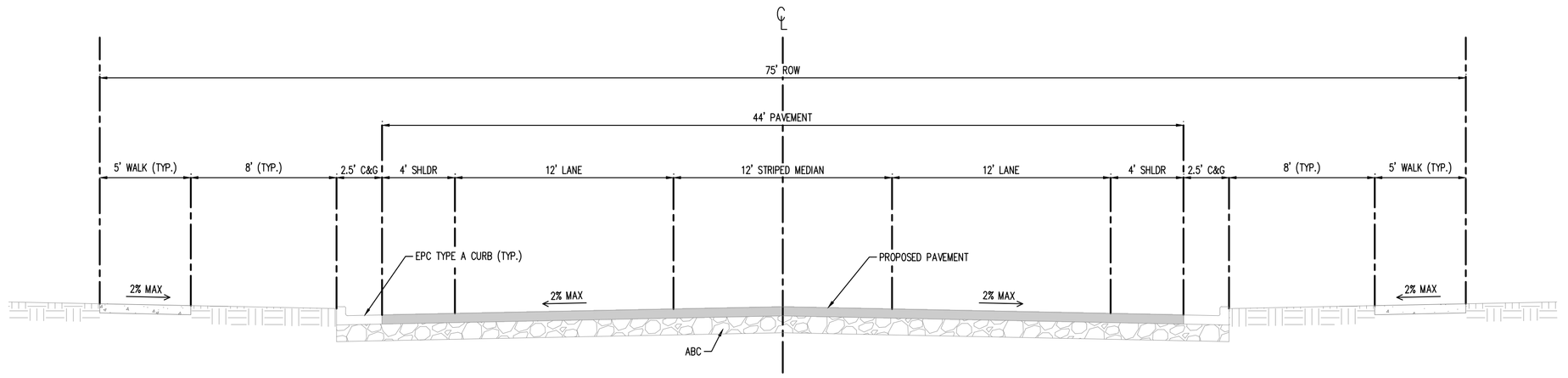
NOTE:

IT IS INTENDED TO MAINTAIN THE EXISTING ROAD SECTION AS CONSTRUCTED. THE EXISTING ATTACHED SIDEWALK WILL BE REMOVED AND A DETACHED SIDEWALK CONSTRUCTED.



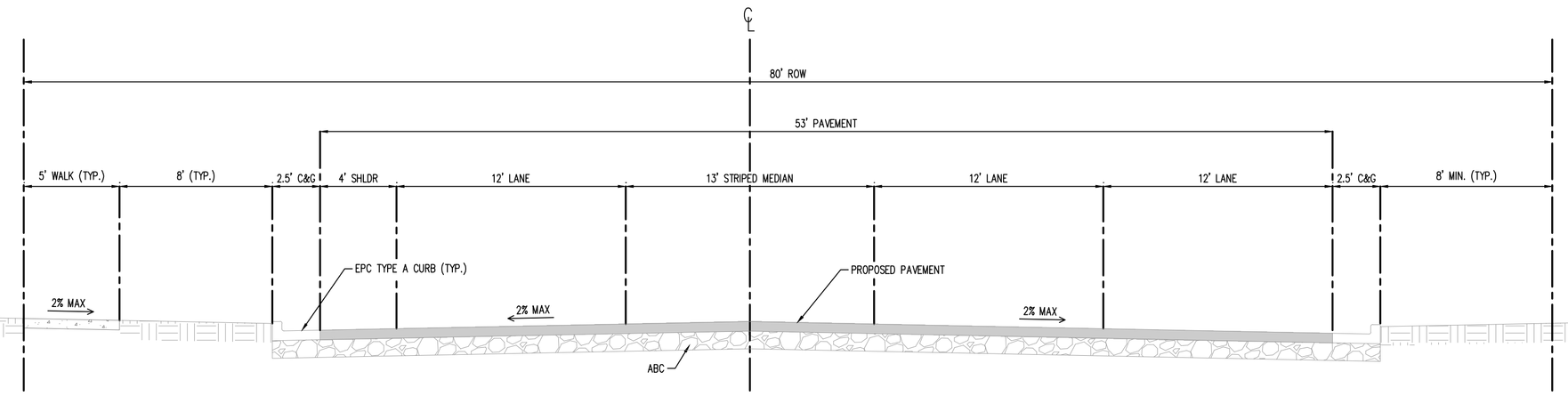
TYPICAL STREET SECTION – MODIFIED URBAN NONRESIDENTIAL COLLECTOR
(BENT GRASS MEADOWS DRIVE – STA: 11+33 TO 23+80)
SCALE: 1"=5'

POSTED SPEED LIMIT: 35 MPH
DESIGN SPEED LIMIT: 40 MPH
MAXIMUM ADT: 20,000



TYPICAL STREET SECTION – MODIFIED URBAN NONRESIDENTIAL COLLECTOR
(BENT GRASS MEADOWS DRIVE – STA: 23+80 TO 29+17)
SCALE: 1"=5'

POSTED SPEED LIMIT: 35 MPH
DESIGN SPEED LIMIT: 40 MPH
MAXIMUM ADT: 20,000

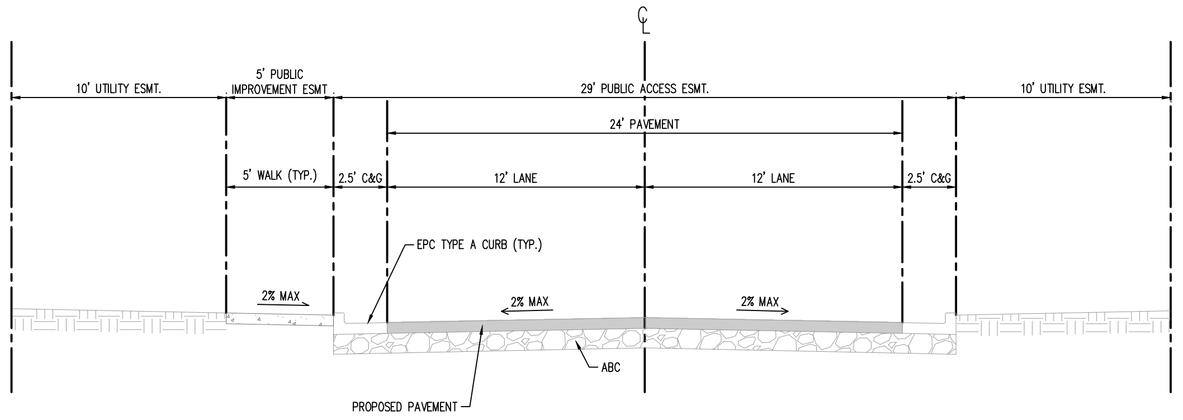


TYPICAL STREET SECTION – MODIFIED URBAN NONRESIDENTIAL COLLECTOR
(BENT GRASS MEADOWS DRIVE – STA: 32+94 TO 34+96)
SCALE: 1"=5'

POSTED SPEED LIMIT: 35 MPH
DESIGN SPEED LIMIT: 40 MPH
MAXIMUM ADT: 20,000

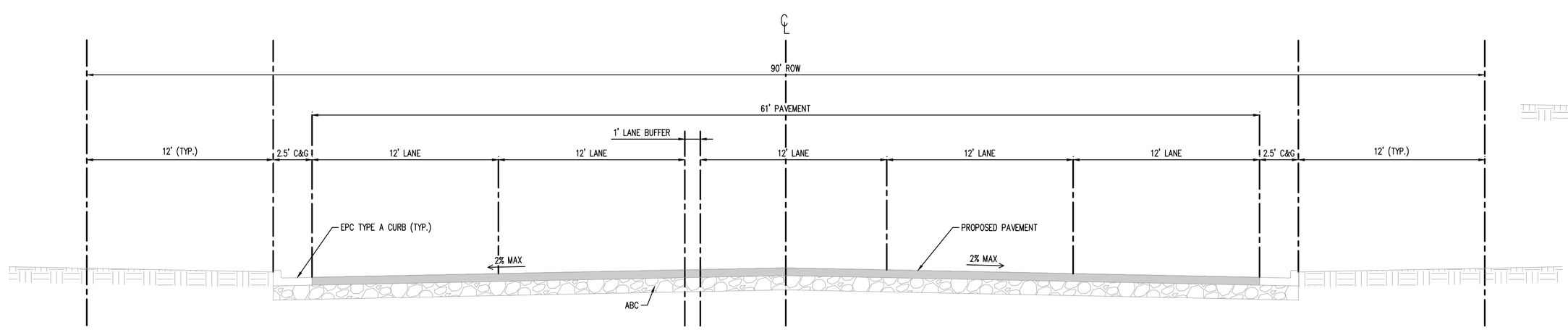
NOTE:

TRANSITION BETWEEN TYPICAL SECTIONS FROM STA: 34+96 TO 38+10.



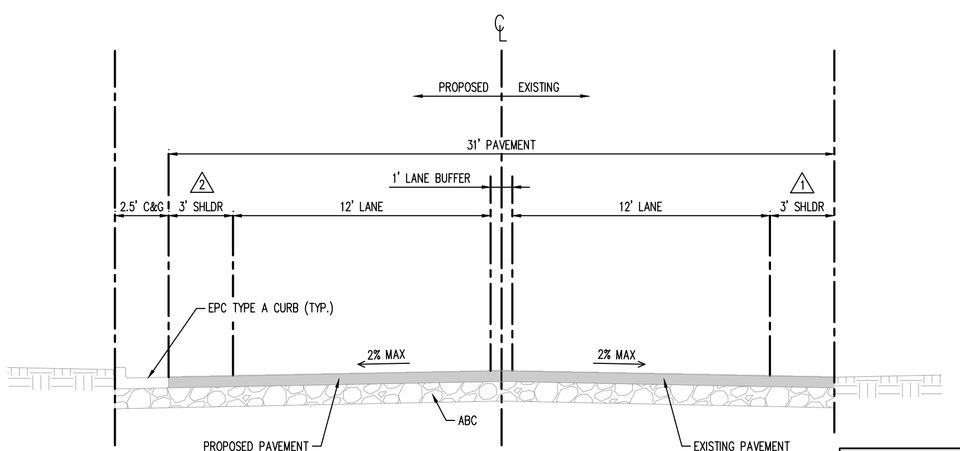
TYPICAL STREET SECTION
(PRIVATE ROAD)
SCALE: 1"=5'

POSTED SPEED LIMIT: 20 MPH
DESIGN SPEED LIMIT: 25 MPH
MAXIMUM ADT: 3,000



TYPICAL STREET SECTION – MODIFIED URBAN NONRESIDENTIAL COLLECTOR
(SWITCHGRASS DRIVE – STA: 28+81 TO 29+56)
SCALE: 1"=5'

POSTED SPEED LIMIT: 20 MPH
DESIGN SPEED LIMIT: 25 MPH
MAXIMUM ADT: 3,000



TYPICAL STREET SECTION – MODIFIED URBAN NONRESIDENTIAL COLLECTOR
(CONNECTION TO EX. WOODMEN FRONTAGE ROAD – STA: 38+10)
SCALE: 1"=5'

POSTED SPEED LIMIT: 35 MPH
DESIGN SPEED LIMIT: 40 MPH
MAXIMUM ADT: 20,000

⚠1 EXISTING SHOULDER WIDTH – 3' SHOULDER
⚠2 PROPOSED DEVIATION TO MATCH EXISTING 3' SHOULDER WIDTH

NOTE:

RIGHT-OF-WAY WIDTH AND LANDSCAPE BUFFERS VARY THROUGHOUT THE PUBLIC ROW AS NEEDED TO TRANSITION INTO AND OUT OF THE ROUNDABOUT.

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Galloway & Company, LLC

Evergreen Multifamily Retail Industrial

PRELIMINARY PLAN
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #: SP262

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
-	03/04/2026	1ST PRELIMINARY PLAN SUBMITTAL	-
1	05/22/2026	2ND PRELIMINARY PLAN SUBMITTAL	-

Project No:	EDI02
Drawn By:	ELB, AGC
Checked By:	JAO, TJE, CMWJ
Date:	05/22/2026

TYPICAL ROADWAY SECTIONS

SP262

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BASED ON SURVEY PERFORMED BY GALLOWAY & COMPANY, LLC ON 07/01/2025

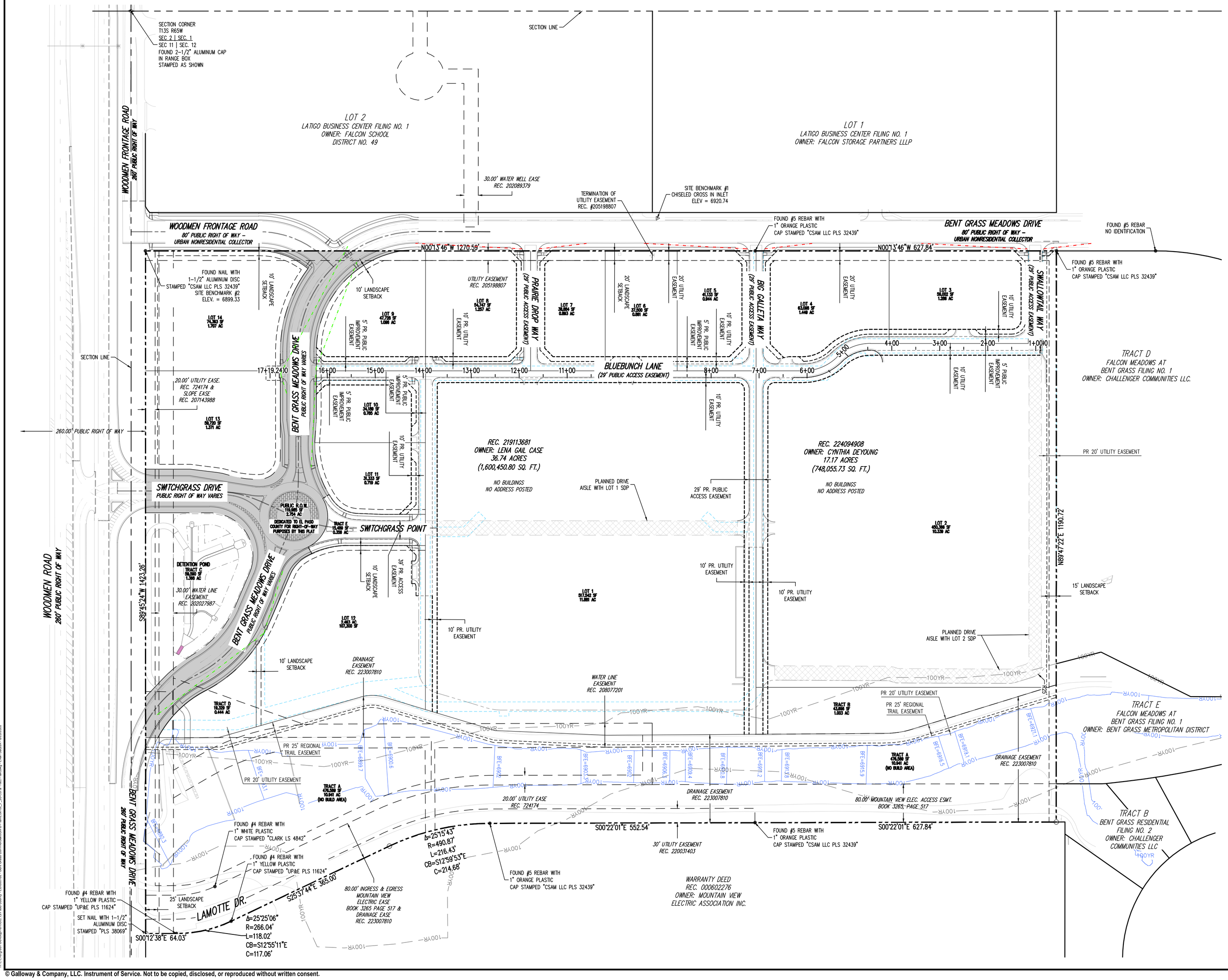
PP-2
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M:\Engineer Development\03 EPlans County - EDI00001+ Bent Grass Commercial\04\01+Final\EPC_P 262\Roadway Sections.dwg, 5/22/2026

THE MARKETS AT BENT GRASS

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



PARCEL AREA TABLE			
PARCEL	AREA (AC)	USE	OWNERSHIP & MAINTENANCE
LOT 1	11.88	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 2	10.34	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 3	1.29	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 4	1.45	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 5	0.94	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 6	0.86	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 7	0.89	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 8	1.26	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 9	1.10	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 10	0.78	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 11	0.72	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 12	2.46	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 13	1.71	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 14	1.37	COMMERCIAL DEVELOPMENT	LOT OWNER
TRACT A	10.94	DRAINAGE CHANNEL	EL PASO COUNTY
TRACT B	1.00	OPEN SPACE	BENT GRASS COMMERCIAL METRO DISTRICT
TRACT C	1.37	DRAINAGE	BENT GRASS COMMERCIAL METRO DISTRICT
TRACT D	0.44	DRAINAGE/PEDESTRIAN ACCESS	BENT GRASS COMMERCIAL METRO DISTRICT
TRACT E	0.36	PRIVATE ROADWAY	BENT GRASS COMMERCIAL METRO DISTRICT
PR PUBLIC R.O.W.	2.75	PUBLIC R.O.W.	EL PASO COUNTY
TOTAL ACERAGE	53.91		

PROPOSED EASEMENT AREA TABLE		
TYPE	AREA (AC)	OWNERSHIP & MAINTENANCE
GENERAL UTILITY	11.89	BENT GRASS COMMERCIAL METRO DISTRICT
PUBLIC IMPROVEMENT	10.33	BENT GRASS COMMERCIAL METRO DISTRICT
PUBLIC ACCESS	1.29	BENT GRASS COMMERCIAL METRO DISTRICT
WATER UTILITY	1.45	WHMD
ELECTRIC UTILITY	0.94	MVEA

LEGEND

- SIGHT DISTANCE LINE – 35 MPH (POSTED)
- SIGHT DISTANCE LINE – 25 MPH (POSTED)
- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- ROAD CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- WHMD EASEMENT LINE (WATER/WASTEWATER)
- BUILDING SETBACK LINE
- LANDSCAPE SETBACK LINE
- EFFECTIVE 100 YEAR FLOOD PLAIN
- CORRECTED 100 YEAR FLOOD PLAIN
- PROPOSED PAN FLOWLINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- FUTURE CURB AND GUTTER FLOWLINE
- PUBLIC RIGHT-OF-WAY
- FUTURE SDP DRIVE AISLE

NOTES

TRACT A IS INCLUSIVE OF THE OF THE EXISTING CHANNEL. THIS DEVELOPMENT IS EXCLUSIVE OF ANY IMPROVEMENTS IN TRACT A, WITH THE EXCEPTION OF POTENTIAL STORM DRAIN DISCHARGE LOCATIONS. THIS DEVELOPMENT DOES NOT PROPOSE ANY CHANNEL IMPROVEMENTS OR SIGNIFICANT DISTURBANCE WITHIN THE CHANNEL (TRACT A).

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BASED ON SURVEY PERFORMED BY GALLOWAY & COMPANY, LLC ON 07/01/2025

SCALE: 1"=100'

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Evergreen Multifamily Retail Industrial

PRELIMINARY PLAN
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #: SP262

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
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1	05/22/2026	2ND PRELIMINARY PLAN SUBMITTAL	-

Project No: EDI02
Drawn By: ELB, AGC
Checked By: JAO, TJE, CMWJ
Date: 05/22/2026

LOT & TRACT PLAN

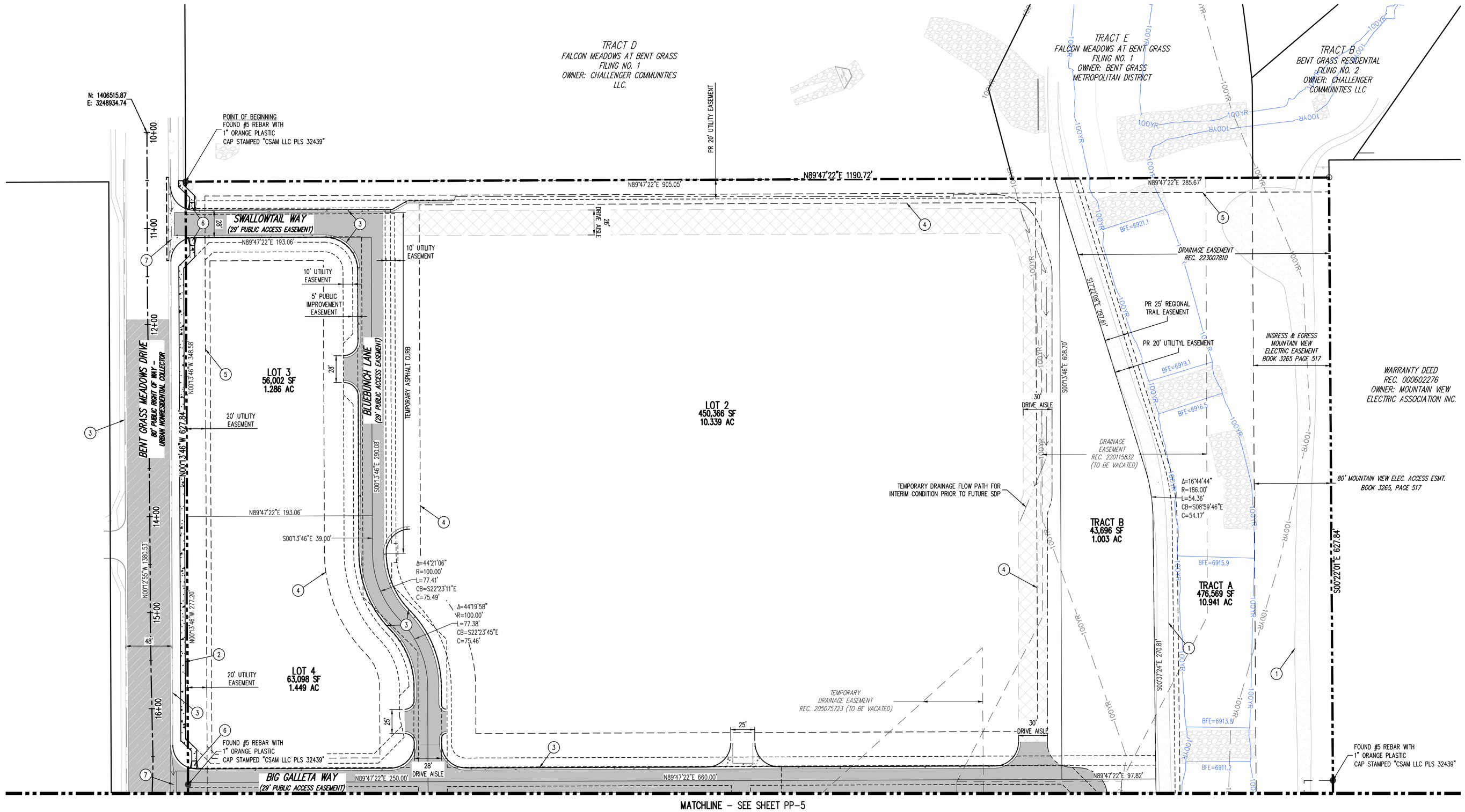
SP262

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3 OF 12

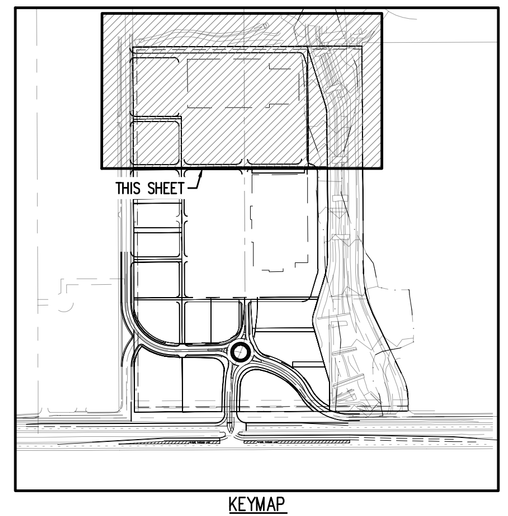
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THE MARKETS AT BENT GRASS

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



MATCHLINE – SEE SHEET PP-5



KEYMAP
NOT TO SCALE

SITE LEGEND

- OVERALL PROPERTY BOUNDARY LINE
- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- ROAD CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- WHMD EASEMENT LINE (WATER/WASTEWATER)
- BUILDING SETBACK LINE
- LANDSCAPE SETBACK LINE
- PROPOSED SAWCUT LINE
- PROPOSED FLOW PATH
- EXISTING TO REMAIN
- PROPOSED NEW
- PROPOSED EDGE OF ASPHALT
- PROPOSED EDGE OF GRAVEL
- PROPOSED FLOODPLAIN BOUNDARY
- EXISTING FLOODPLAIN BOUNDARY
- PROPOSED CURB AND GUTTER
- PROPOSED SPILL CURB AND GUTTER
- PROPOSED FIRE LANE CURB PAINT
- EXISTING CURB AND GUTTER

PAVING LEGEND

- MILL & OVERLAY ASPHALT
- CONCRETE SIDEWALK
- STANDARD DUTY CONCRETE
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING CONCRETE SIDEWALK
- EXISTING GRAVEL ROAD
- FUTURE SDP DRIVE AISLE

SCHEDULE

1. EXISTING PATH
2. 5' PROPOSED SIDEWALK
3. EPC TYPE A CURB & GUTTER (TYP.)
4. BUILDING SETBACK
5. LANDSCAPE SETBACK
6. PROPOSED PEDESTRIAN CURB RAMP (TYP.)
7. 6' PROPOSED CROSSPAN (TYP.)

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BASED ON SURVEY PERFORMED BY GALLOWAY & COMPANY, LLC ON 07/01/2025

N

0 10 30 60
SCALE: 1"=60'

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Galloway & Company, LLC

Evergreen Multifamily Retail Industrial

PRELIMINARY PLAN
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #: SP262

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
-	03/06/2026	1ST PRELIMINARY PLAN SUBMITTAL	-
1	05/22/2026	2ND PRELIMINARY PLAN SUBMITTAL	-

Project No: EDI02
Drawn By: ELB, AGC
Checked By: JAO, TJE, CMWJ
Date: 05/22/2026

PRELIMINARY SITE PLAN

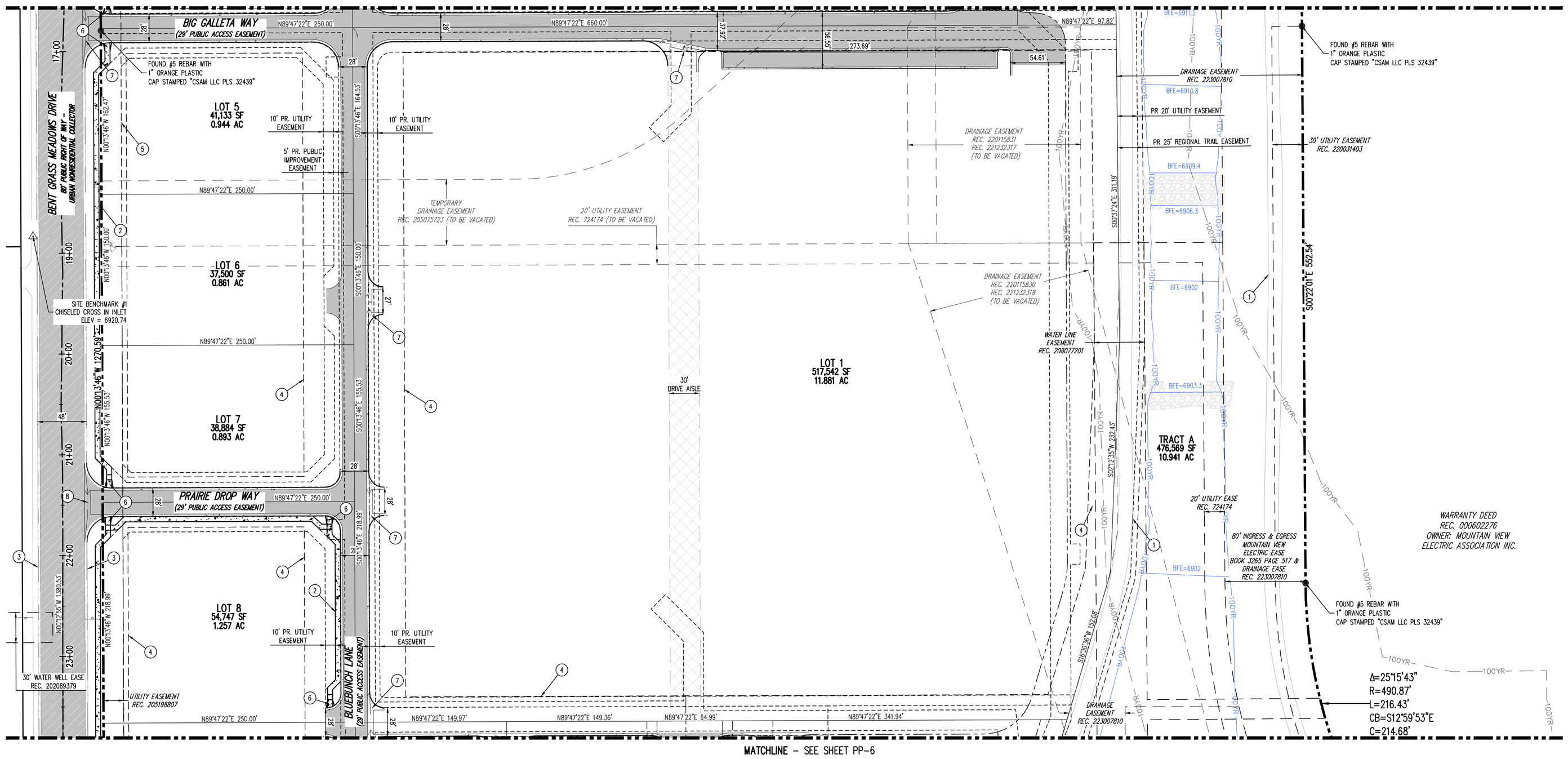
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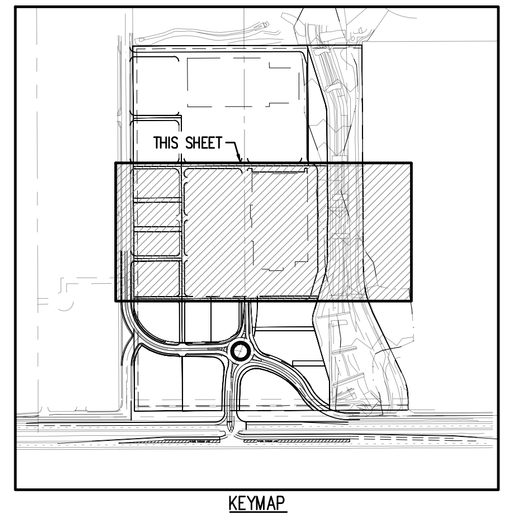
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THE MARKETS AT BENT GRASS

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO





KEYMAP
NOT TO SCALE

SITE LEGEND

- OVERALL PROPERTY BOUNDARY LINE
- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- ROAD CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- WHMD EASEMENT LINE (WATER/WASTEWATER)
- BUILDING SETBACK LINE
- LANDSCAPE SETBACK LINE
- PROPOSED SAWCUT LINE
- PROPOSED FLOW PATH
- EXISTING TO REMAIN
- PROPOSED NEW
- PROPOSED EDGE OF ASPHALT
- PROPOSED EDGE OF GRAVEL
- 100YR PROPOSED FLOODPLAIN BOUNDARY
- 100YR EXISTING FLOODPLAIN BOUNDARY
- PROPOSED CURB AND GUTTER
- PROPOSED SPILL CURB AND GUTTER
- PROPOSED FIRE LANE CURB PAINT
- EXISTING CURB AND GUTTER

PAVING LEGEND

- MILL & OVERLAY ASPHALT
- CONCRETE SIDEWALK
- STANDARD DUTY CONCRETE
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING CONCRETE SIDEWALK
- EXISTING GRAVEL ROAD
- FUTURE SDP DRIVE AISLE

SCHEDULE

1. EXISTING PATH
2. 5' PROPOSED SIDEWALK
3. EPC TYPE A CURB & GUTTER (TYP.)
4. BUILDING SETBACK
5. LANDSCAPE SETBACK
6. PROPOSED PEDESTRIAN CURB RAMP (TYP.)
7. 6' PROPOSED CROSSPAN (TYP.)

OWNER OF RECORD
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BASED ON SURVEY PERFORMED BY GALLOWAY & COMPANY, LLC ON 07/01/2025

N

0 10 30 60
SCALE: 1"=60'

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Evergreen Multifamily Retail Industrial

PRELIMINARY PLAN
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #: SP262

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
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1	05/22/2026	2ND PRELIMINARY PLAN SUBMITTAL	-

Project No: EDI02
Drawn By: ELB, AGC
Checked By: JAO, TJE, CMWJ
Date: 05/22/2026

PRELIMINARY SITE PLAN

SP262

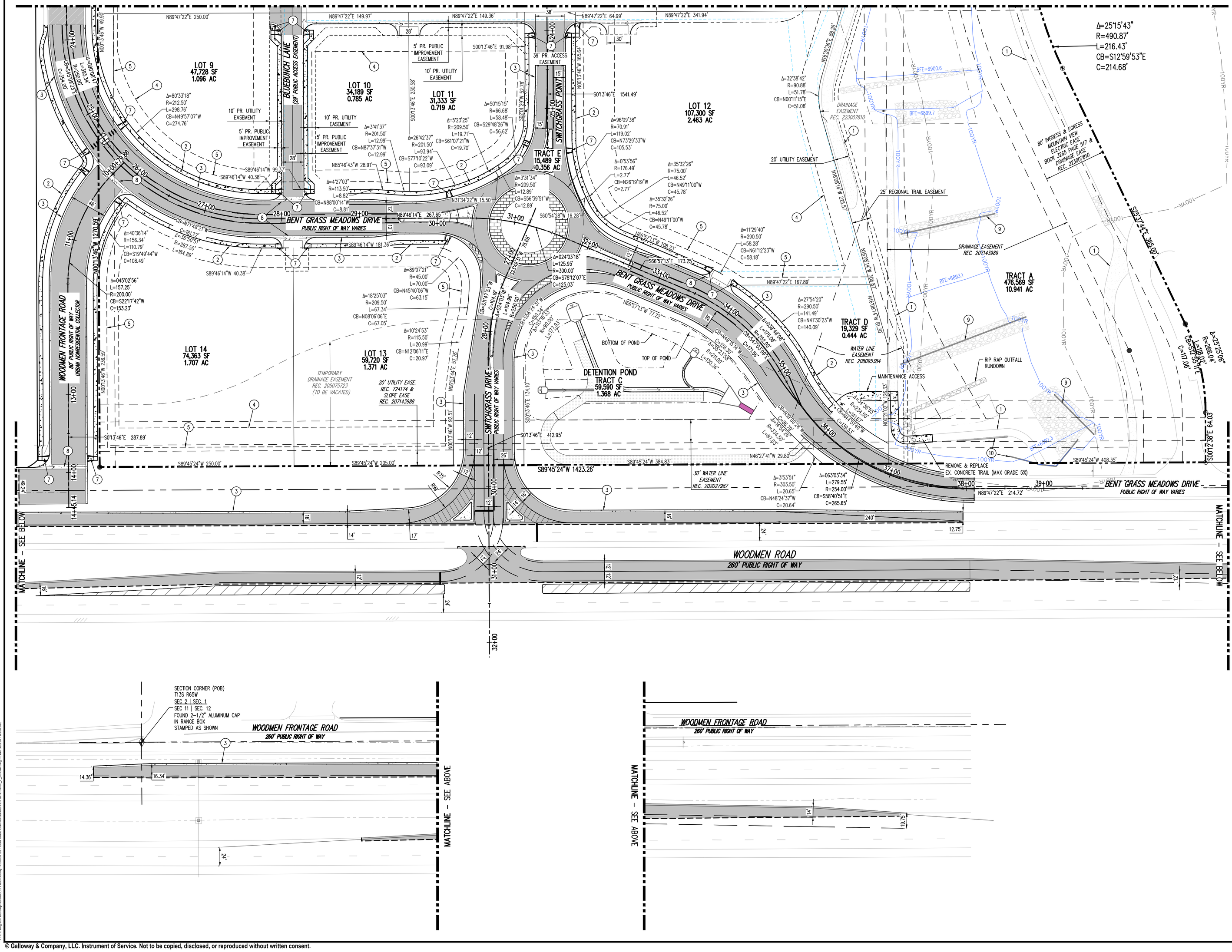
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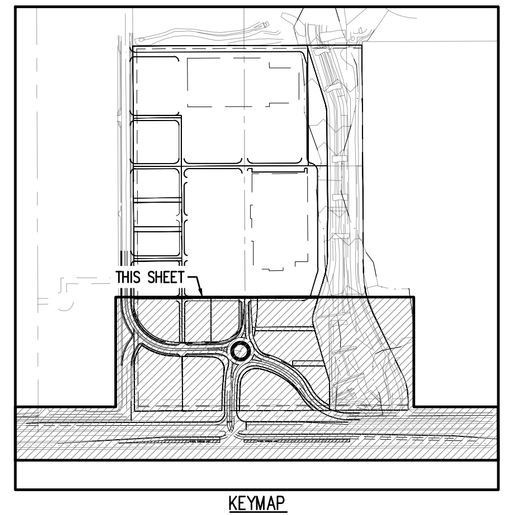
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THE MARKETS AT BENT GRASS

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO





KEYMAP
NOT TO SCALE

SITE LEGEND

- OVERALL PROPERTY BOUNDARY LINE
- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- ROAD CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- WHMD EASEMENT LINE (WATER/WASTEWATER)
- BUILDING SETBACK LINE
- LANDSCAPE SETBACK LINE
- PROPOSED SAWCUT LINE
- PROPOSED FLOW PATH
- EXISTING TO REMAIN
- PROPOSED NEW
- PROPOSED EDGE OF ASPHALT
- PROPOSED EDGE OF GRAVEL
- PROPOSED FLOODPLAIN BOUNDARY
- EXISTING FLOODPLAIN BOUNDARY
- PROPOSED CURB AND GUTTER
- PROPOSED SPILL CURB AND GUTTER
- PROPOSED FIRE LANE CURB PAINT
- EXISTING CURB AND GUTTER

PAVING LEGEND

- MILL & OVERLAY ASPHALT
- CONCRETE SIDEWALK
- STANDARD DUTY CONCRETE
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING CONCRETE SIDEWALK
- EXISTING GRAVEL ROAD
- FUTURE SDP DRIVE AISLE

SCHEDULE

1. EXISTING PATH
2. 5' PROPOSED SIDEWALK
3. EPC TYPE A CURB & GUTTER (TYP.)
4. BUILDING SETBACK
5. LANDSCAPE SETBACK
6. FUTURE BUILDING SITE
7. PROPOSED PEDESTRIAN CURB RAMP (TYP.)
8. 6' PROPOSED CROSSPAN (TYP.)
9. EXISTING DROP STRUCTURE
10. EXISTING RETAINING / WING WALLS

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BASED ON SURVEY PERFORMED BY GALLOWAY & COMPANY, LLC ON 07/01/2025

N

0 10 30 60
SCALE: 1"=60'

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Evergreen Multifamily Retail Industrial

PRELIMINARY PLAN
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #: SP262

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
-	03/04/2026	1ST PRELIMINARY PLAN SUBMITTAL	-
1	05/22/2026	2ND PRELIMINARY PLAN SUBMITTAL	-

Project No: EDI02
Drawn By: ELB, AGC
Checked By: JAO, TJE, CMWJ
Date: 05/22/2026

PRELIMINARY SITE PLAN

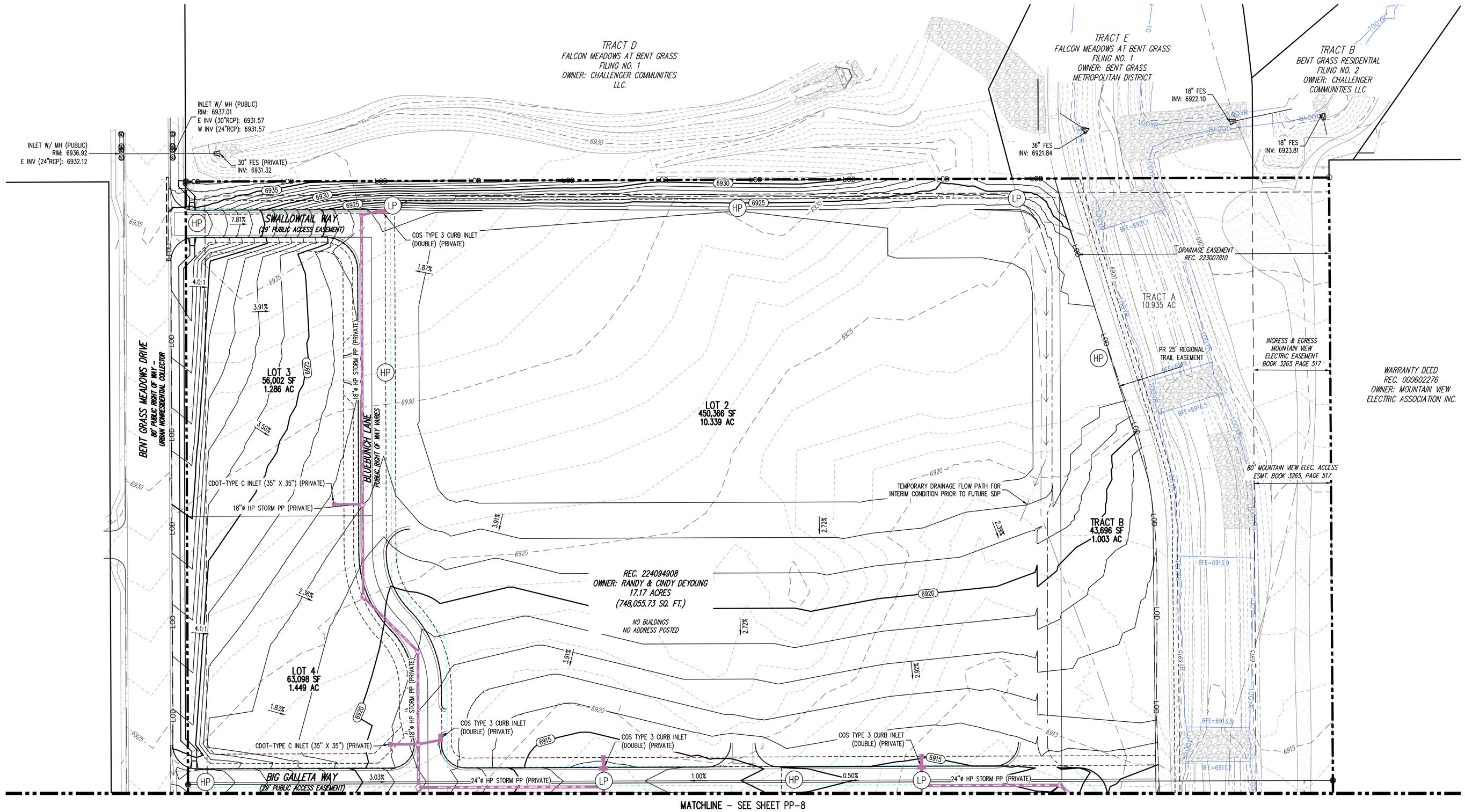
SP262

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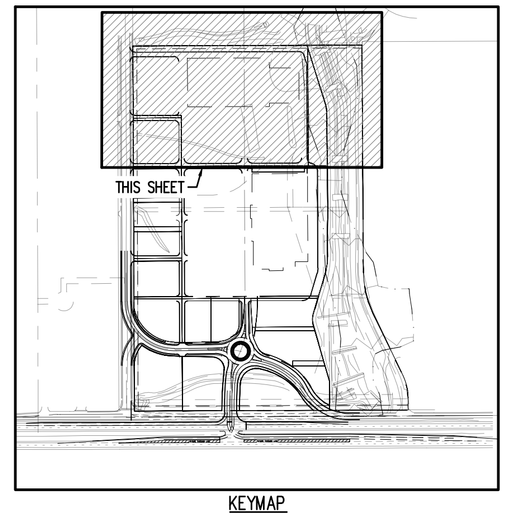
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THE MARKETS AT BENT GRASS

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



MATCHLINE – SEE SHEET PP-8



KEYMAP
NOT TO SCALE

GRADING LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING STORM SEWER (LESS THAN 12"ø)
- EXISTING STORM SEWER (12"ø AND LARGER)
- PROPOSED STORM SEWER (LESS THAN 12"ø)
- PROPOSED STORM SEWER (12"ø AND LARGER)
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM INLET
- LIMIT OF DISTURBANCE
- PROPOSED FLOODPLAIN BOUNDARY
- EXISTING FLOODPLAIN BOUNDARY
- PROPOSED SLOPE (PERCENT)
- PROPOSED SLOPE (RISE:RUN)

OWNER OF RECORD
LENA GAIL CASE 119 N WAHSATCH AVE COLORADO SPRINGS, CO 80903

OWNER OF RECORD
CYNTHIA DEYOUNG 10924 E HIGHWAY 24 PEYTON, CO 80831

APPLICANT
EVERGREEN DEVCO, INC. 1873 SOUTH BELLAIRE ST., SUITE 1200 DENVER, CO 80222 TEL: (303) 757-0414

PLAN PREPARER
JEFFREY ODOR GALLOWAY & CO. LLC 1155 KELLY JOHNSON BLVD., SUITE 305 COLORADO SPRINGS, CO, 80920 TEL: (719) 308-2519

BASED ON SURVEY PERFORMED BY GALLOWAY & COMPANY, LLC ON 07/01/2025

N

0 10 30 60
SCALE: 1"=60'

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com
Galloway & Company, LLC

Evergreen Multifamily Retail Industrial

PRELIMINARY PLAN
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #: SP262

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
-	03/04/2026	1ST PRELIMINARY PLAN SUBMITTAL	-
1	05/22/2026	2ND PRELIMINARY PLAN SUBMITTAL	-

Project No: EDI02
Drawn By: ELB, AGC
Checked By: JAO, TJE, CMWJ
Date: 05/22/2026

PRELIMINARY GRADING PLAN

SP262

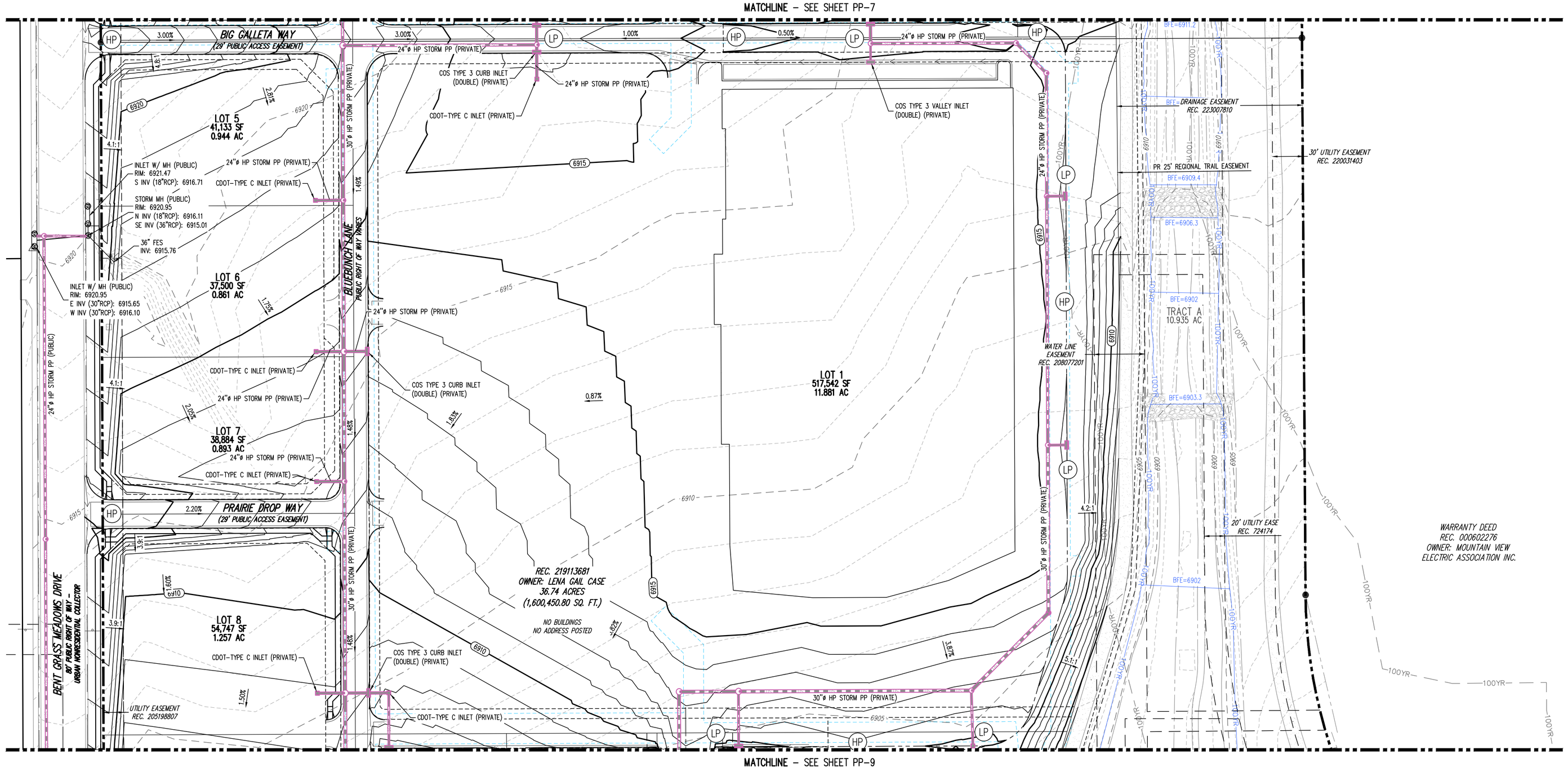
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7 OF 12

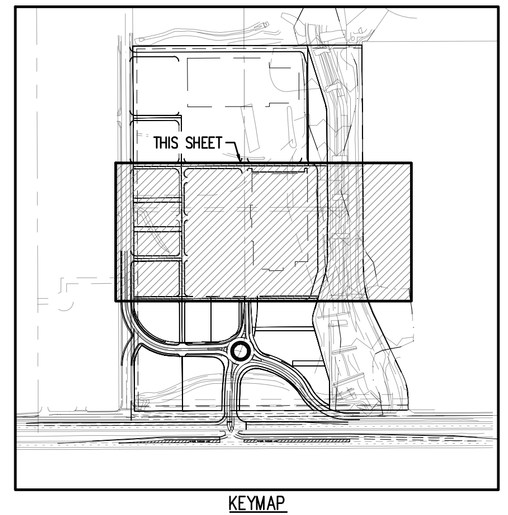
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THE MARKETS AT BENT GRASS

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO





KEYMAP
NOT TO SCALE

GRADING LEGEND

5460	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5465	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
SD	EXISTING STORM SEWER (LESS THAN 12"ø)
	EXISTING STORM SEWER (12"ø AND LARGER)
SD	PROPOSED STORM SEWER (LESS THAN 12"ø)
	PROPOSED STORM SEWER (12"ø AND LARGER)
	PROPOSED STORM SEWER MANHOLE
	PROPOSED STORM INLET
LOD	LIMIT OF DISTURBANCE
100YR	PROPOSED FLOODPLAIN BOUNDARY
100YR	EXISTING FLOODPLAIN BOUNDARY
X.XX%	PROPOSED SLOPE (PERCENT)
X:X	PROPOSED SLOPE (RISE:RUN)

N

0 10 30 60
SCALE: 1"=60'

OWNER OF RECORD
LENA GAIL CASE
119 N WAHSATCH AVE
COLORADO SPRINGS, CO 80903

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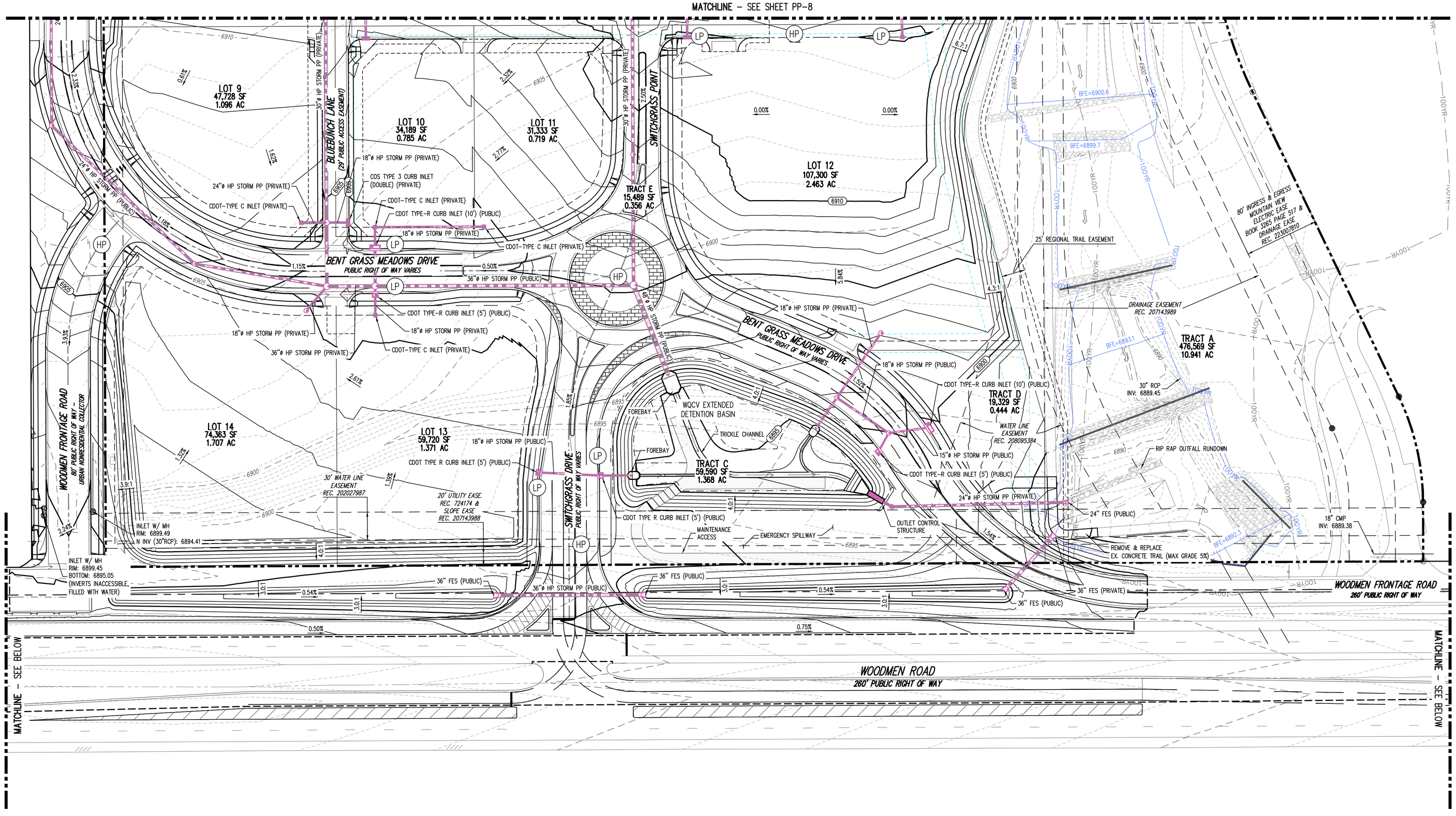
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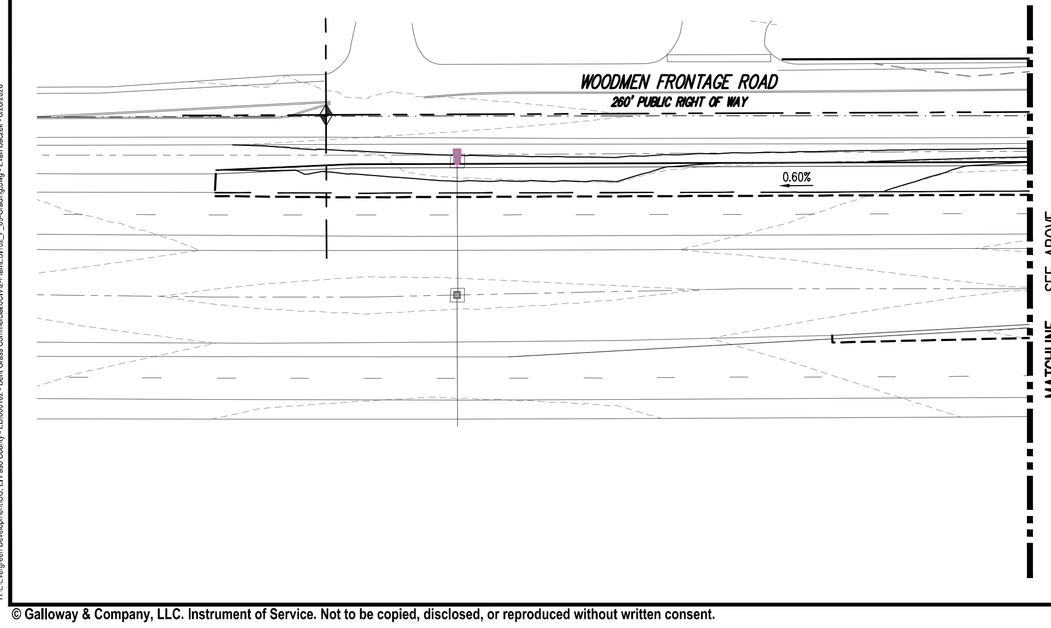
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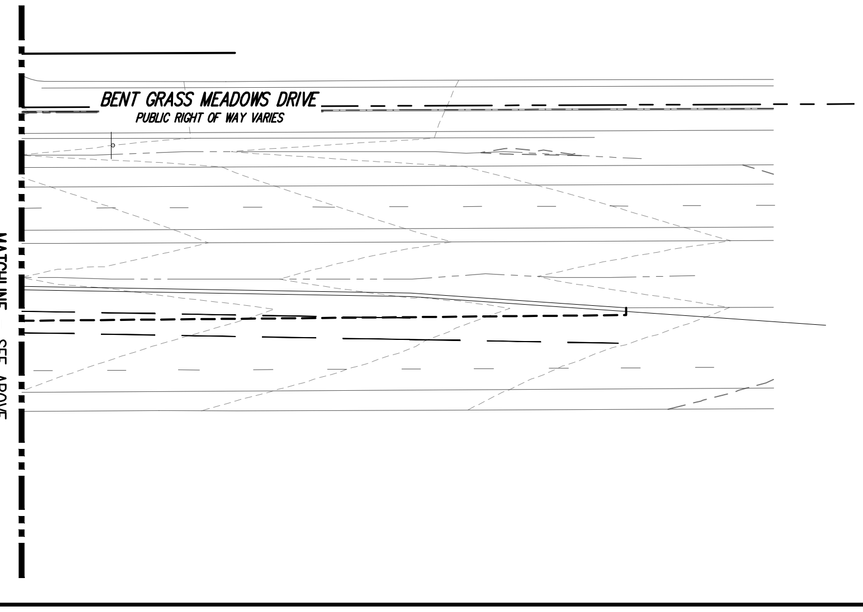
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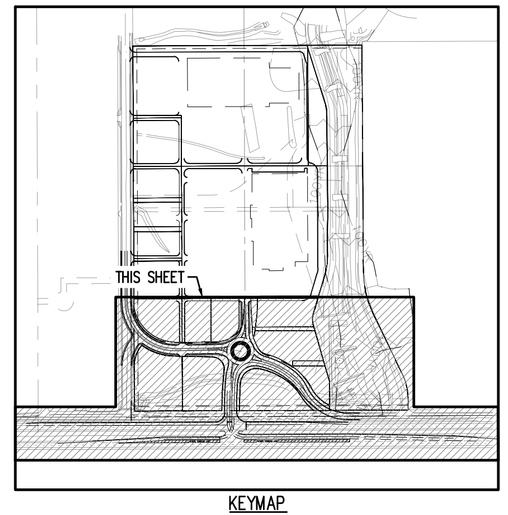
THE MARKETS AT BENT GRASS

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO









KEYMAP
NOT TO SCALE

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- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING STORM SEWER (LESS THAN 12"ø)
- EXISTING STORM SEWER (12"ø AND LARGER)
- PROPOSED STORM SEWER (LESS THAN 12"ø)
- PROPOSED STORM SEWER (12"ø AND LARGER)
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM INLET
- LIMIT OF DISTURBANCE
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Evergreen Multifamily Retail Industrial

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THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #: SP262

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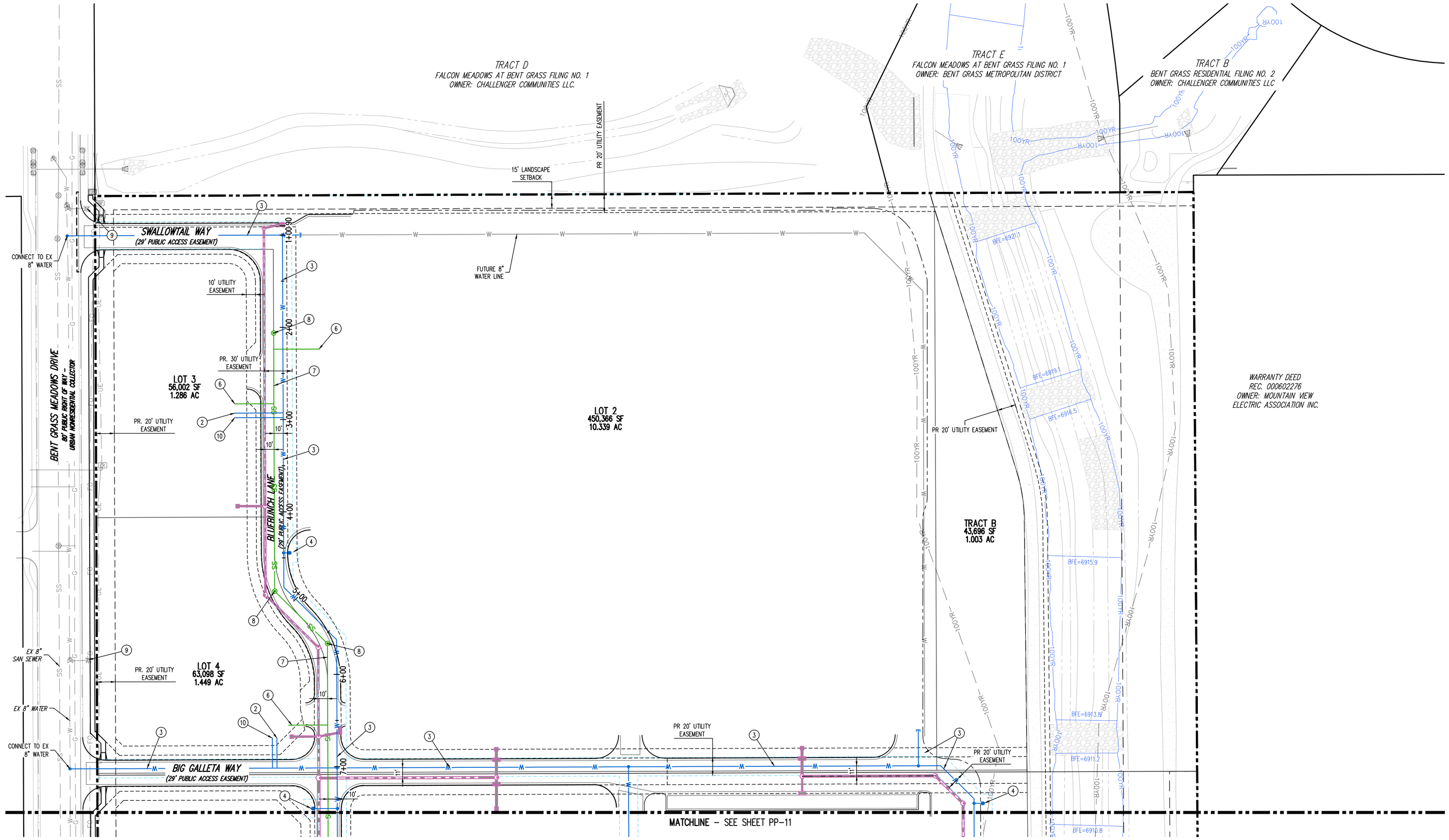
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9 OF 12

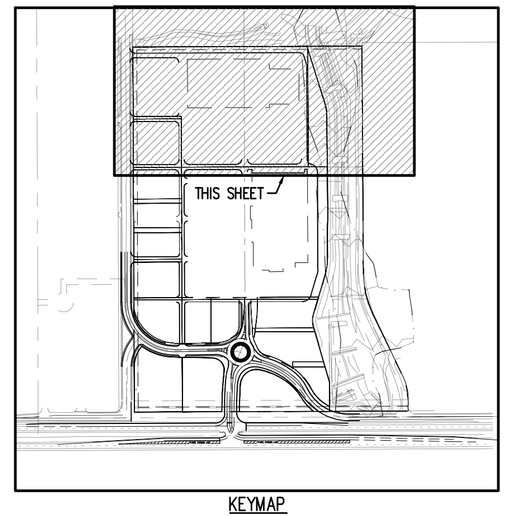
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THE MARKETS AT BENT GRASS

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO





KEYMAP
NOT TO SCALE

UTILITY LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER (LESS THAN 12"ø)
- EXISTING STORM SEWER (12"ø AND LARGER)
- PROPOSED STORM SEWER (12"ø AND LARGER)
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING FIBER OPTIC LINE
- PROPOSED FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- EXISTING ELECTRIC SWITCH BOX
- EXISTING ELECTRIC VAULT
- EXISTING ELECTRIC BOX
- EXISTING PAD MOUNTED TRANSFORMER
- EXISTING FIBER OPTIC PEDESTAL
- EXISTING FIBER OPTIC MANHOLE
- EXISTING FIBER OPTIC PULLBOX
- EXISTING TRAFFIC SIGNAL CABINET
- EXISTING TRAFFIC SIGNAL VAULT
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE VAULT
- EXISTING GAS VALVE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY STORM MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM INLET
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT

SCHEDULE

1. PROPOSED 3" PVC WATER LINE
2. PROPOSED 2" WATER SERVICE
3. PROPOSED 8" PVC WATER LINE
4. PROPOSED FIRE HYDRANT
5. PROPOSED 6" FIRE LINE
6. PROPOSED 6" SANITARY SEWER SERVICE (PRIVATE)
7. PROPOSED 8" SANITARY SEWER LINE (PUBLIC)
8. PROPOSED 5' CONCENTRIC SANITARY SEWER MANHOLE
9. EXISTING FIRE HYDRANT
10. PROPOSED FIRE SERVICE
11. PROPOSED 8" SANITARY SEWER (PRIVATE)

GAS & ELECTRIC NOTES

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2. CSU FIELD ENGINEER TO DETERMINE FINAL GAS METER AND SERVICE LINE LOCATIONS. CONTACT FIELD ENGINEERING AT 719-668-4985 (GAS) WITH ANY QUESTIONS.

N

0 10 30 60
SCALE: 1"=60'

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Evergreen Multifamily Retail Industrial

PRELIMINARY PLAN
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #: SP262

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Init.
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PRELIMINARY UTILITY PLAN

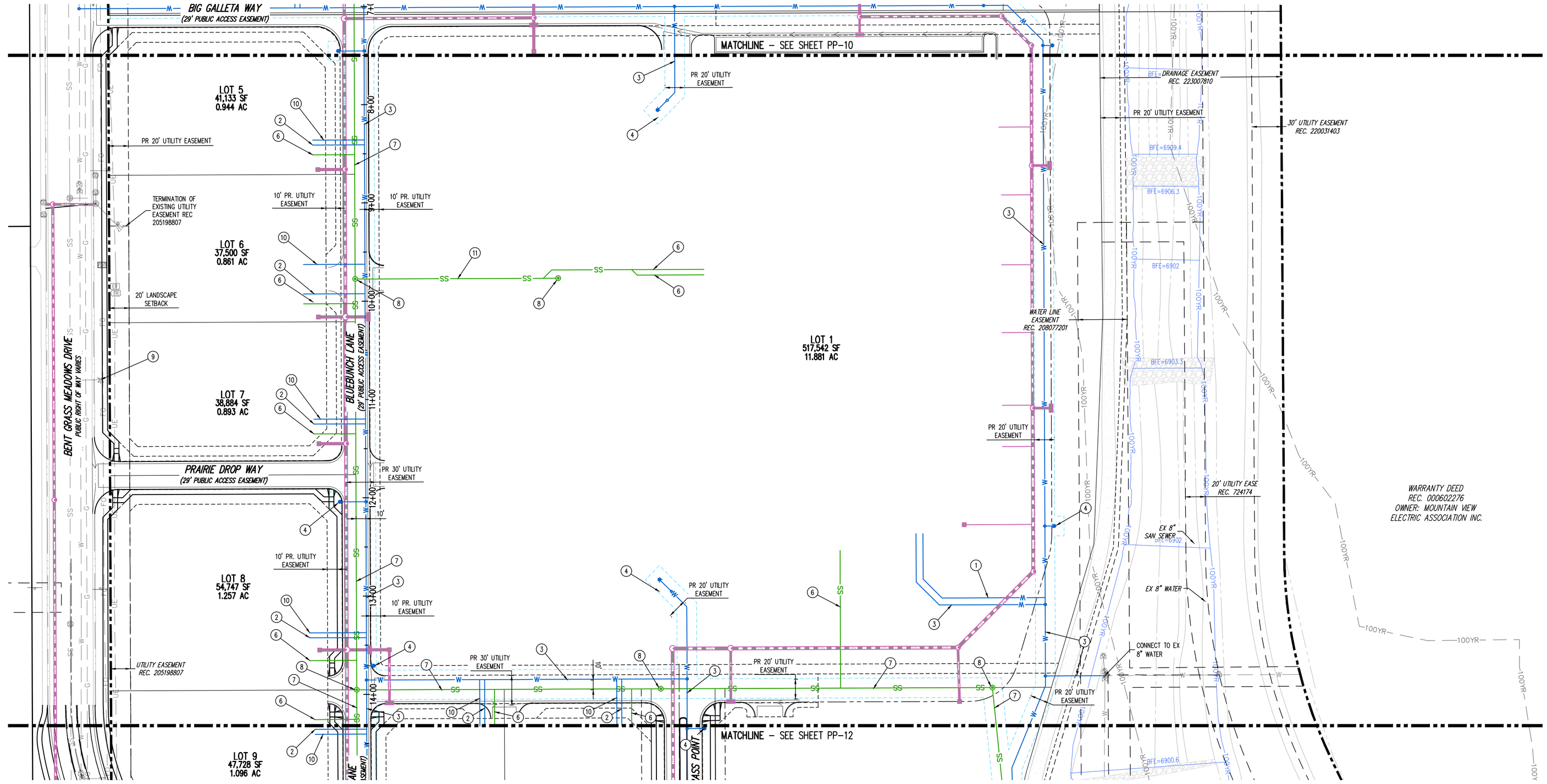
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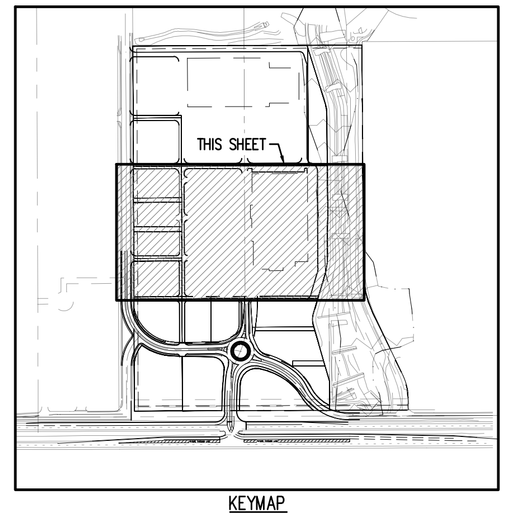
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10 OF 12

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THE MARKETS AT BENT GRASS

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO





KEYMAP
NOT TO SCALE

UTILITY LEGEND

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- EXISTING SANITARY SEWER
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SCALE: 1"=60'

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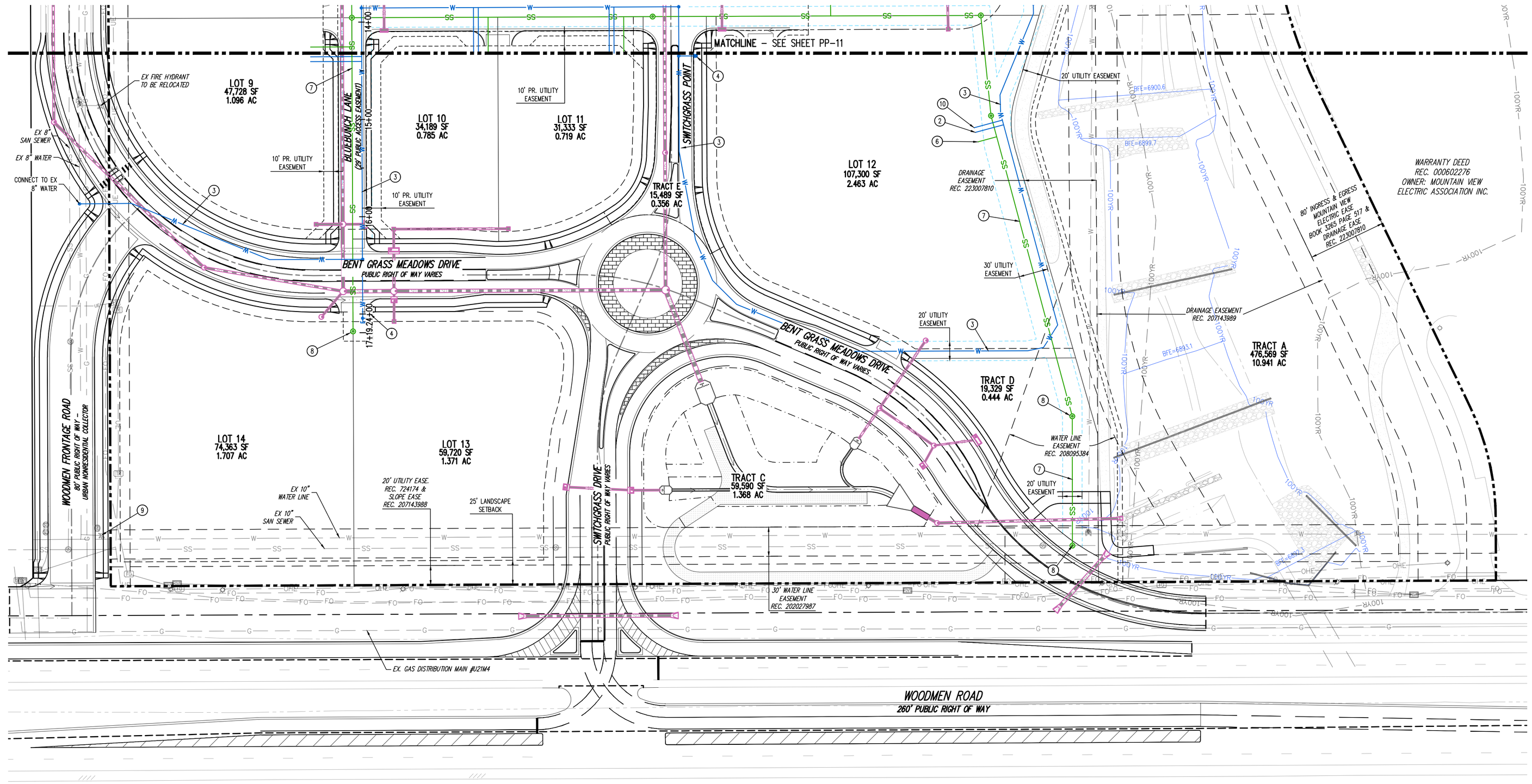
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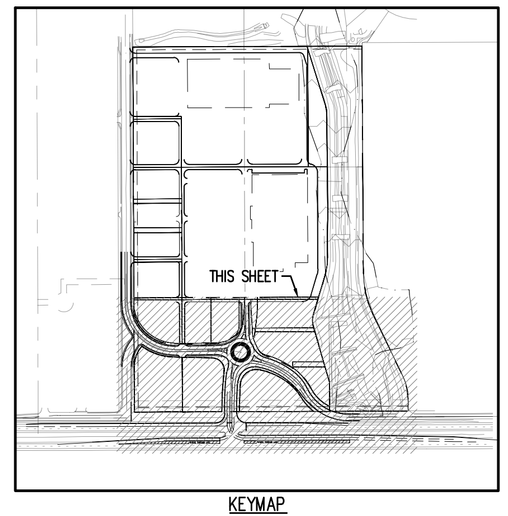
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THE MARKETS AT BENT GRASS

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PRELIMINARY UTILITY PLAN

SP262

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COLORADO
Division of Water Resources
Department of Natural Resources

September 2, 2026

Joe Letke, Project Manager
El Paso County Community & Development Services
Transmitted via EDARP portal: epcdevplanreview.com

Re: The Markets at Bent Grass - Preliminary Plan
File #: SP262
Part of the SW ¼ of Sec. 1, Twp. 13 South, Rng. 65 West, 6th P.M.
Upper Black Squirrel Creek Designated Basin
Water Division 2, Water District 10

Dear Joe Letke:

We have received your submittal concerning the above-referenced proposal for the subdivision of approximately 53.91 acres into fourteen (14) commercial lots and five (5) tracts. The water supply and wastewater disposal will be handled by Woodmen Hills Metropolitan District (District).

Water Supply Demand

According to the Water Supply Information Summary and Water Resources Report, the total estimated water requirement for the fourteen (14) commercial lots and 5 tracts totals 57.3 acre-feet per year for a 300 year water supply for all uses in the development. It was unclear from information provided if this was an entirely new commitment or if some portions had been previously committed to the three previous lots. Therefore, we have assumed this is an entirely new commitment.

Source of Water Supply

The Woodmen Hills Metropolitan District ("District") is the proposed water supplier and a letter dated May 26, 2026 committing to serve the subdivision was included in the referral material.

Information available in our office in conjunction with the Water Resources Report revised May 2026 indicates the District's water supply totals, at a minimum, approximately 1,586.55[1] acre-feet/year for a period of 300 years (or 1147.55 acre-feet/year from bedrock aquifers and 439.00 acre-feet/year from the alluvial aquifer)[1], and it has approximately 1,373.9 acre-feet/year committed to supplying subdivisions and replacement obligations, including The Markets at Bent Grass subdivision's estimated water demand of 57.3 acre-feet/year. The uncommitted annual water supply of 212.6 acre-feet/year indicates there is more water available than the estimated annual demand for this development.

The District's source of water for this subdivision is primarily bedrock aquifers in the Denver Basin. The State Engineer's Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. According to 37-90-107(7)(a), C.R.S., "Permits issued pursuant to this subsection (7) shall allow withdrawals on the basis of an aquifer life of 100 years." Based on this **allocation** approach, the annual amounts of water allocated under the District's determinations of water rights are equal to one percent of the total amount, as determined by rule 5.3.2.1 of the Designated Basin Rules, 2 CCR 410-1. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.

[1] These amounts do not include the water from determination of water right nos. 503-BD, 504-BD, and 505-BD since the place of use of these water rights does not include land located in the District's service area and a deed showing the district owns these water rights was not provided. These amounts do not include the water from determination of water right nos. 1312-BD, 1313-BD, and 1314-BD since a deed showing the district owns these water rights was not provided. These amounts also do not include the water from Case No. 99CW214 since a deed showing the district owns these water rights was not provided

The El Paso County Land Development Code, Section 8.4.7.(B)(7)(b) states:

"(7) Finding of Sufficient Quantity

(b) Required Water Supply. The water supply shall be of sufficient quantity to meet the average annual demand of the proposed subdivision for a period of 300 years."

The State Engineer's Office does not have evidence regarding the length of time for which this source will "meet the average annual demand of the proposed subdivision." However, treating El Paso County's requirement as an **allocation** approach based on 300 years, the allowed average annual amount of withdrawal would be reduced to one third of that amount, which is **greater** than the annual demand of 57.3 acre-feet for this development. As a result, the water may be withdrawn in that annual amount for a maximum of 300 years.

State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I) and 30-28-136(1)(h)(II)], C.R.S., it is our opinion that the proposed water supply is **adequate** and can be provided **without causing injury** to existing water rights.

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory **allocation** approach, for the proposed uses on the subdivided land is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

Our opinion is qualified by the following:

The Ground Water Commission has retained jurisdiction over the final amount of water available pursuant to the above-referenced water rights, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifer, and identified in this letter, are calculated based on estimated current aquifer conditions. The source of water is from a non-renewable aquifer, the allocations of which are based on a 100 year aquifer life. The county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 100 years (or 300 years) used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

Additional Comments

According to the Water Resources Report by RESPEC dated May ("Report"), the District claims water associated with Determination of Water Right nos. 503-BD, 504-BD and 505-BD. According to those determinations, the place of use of the water is limited to the 54.9 acres of overlying land further described in the determinations. Such water should be removed from the available water supplies until such time as the place of use of the water is changed to allow use within the District. The District should also

provide information showing the water rights associated with Case No. 99CW214 and Determination of Water Right nos. 503-BD, 504-BD, 505-BD, 1312-BD, 1313-BD and 1314-BD were transferred to the District.

Please contact me at (303) 866-3581 x8234 or Ivan.Franco@state.co.us with questions or comments.

Sincerely,

Ivan Franco, P.E.
Water Resource Engineer

Ec: Referral No. 34775
District File
Upper Black Squirrel Ground Water Management District

EL PASO COUNTY
Office of the County Attorney
Civil Division

KENNETH R. HODGES, COUNTY ATTORNEY

Nathan J. Whitney, First Assistant County Attorney | Steven A. Klaffky, Chief Deputy County Attorney

September 16, 2026

SP-26-2 The Markets at Bent Grass
Preliminary Plan

Reviewed by: Lori L. Seago, Senior County Attorney
April Willie, Paralegal

WATER SUPPLY REVIEW AND RECOMMENDATIONS

Project Description

1. This is a proposal by Cindy and Randy Deyoung ("Applicants"), to subdivide an approximately 53.91 +/- acre tract of land into 14 commercial lots (the "Property"). The property is zoned I-2 (Limited Industrial).

Estimated Water Demand

2. Pursuant to the *Water Supply Information Summary* ("WSIS"), the subdivision demand is 41.527 acre-feet per year for commercial uses and 15.774 acre-feet per year for irrigation. The Applicant must therefore be able to provide a supply of 17,190 acre-feet of water (57.30 acre-feet per year x 300 years) to meet the County's 300-year water supply requirement.

Proposed Water Supply

3. The Applicant has provided for the source of water to derive from the Woodmen Hills Metropolitan District ("District"). As detailed in the *Water Resources Report* dated May 2026 ("Report"), the estimated water use will be 57.3 acre-feet per year for The Markets at Bent Grass. The Report states that the District has a total annual water supply of 2,157.4 acre-feet which is equal to 6,111 single-family equivalent (SFE) users. Currently, 3,892 SFEs are being served by the District leaving an excess of 2,219 to serve future projects.

4. The District provided a letter of commitment for The Markets at Bent Grass dated May 26, 2026, in which the District commits to providing water service for this subdivision for an estimated commitment of 57.3 acre-feet per year. The letter states the District has adequate water resources to meet the demand.

200 South Cascade Avenue | Colorado Springs, Colorado | 80903

Office: 719.520.6485 | Fax: 719.520.6487

State Engineer's Office Opinion

5. In a letter dated September 2, 2026, the State Engineer reviewed the proposal for the subdivision. The State Engineer stated that the proposed supply of water is to be served by Woodmen Hills Metropolitan District ("WHMD"). The State Engineer advises the information within their office and the revised May 2026 Water Resources Report indicates that "the District's water supply totals, at a minimum, approximately [are] 1,586.55[1] acre-feet/year for a period of 300 years. . . and it has approximately 1,373.9 acre-feet/year committed to supplying subdivisions and replacement obligations, including the Markets at Bent Grass subdivision's estimated water demand of 57.3 acre-feet/year." The uncommitted amount of water available from WHMD is 212.6 acre-feet/year which is more than the estimated annual demand.

Further, the State Engineer offers their opinion that ". . . pursuant to sections 30-28-136(1)(h)(I) and 30-28-136(1)(h)(II)], C.R.S., it is our opinion that the proposed water supply is **adequate** and can be provided **without causing injury** to existing water rights."

Recommended Findings

6. Quantity and Dependability. Applicant's water demand for The Markets at Bent Grass is 57.3 acre-feet per year to be supplied by the Woodmen Hills Metropolitan District. **Based on the water demand of 57.3 acre-feet/year for the subdivision and the District's availability of water sources, the County Attorney's Office recommends a finding of sufficient water quantity and dependability for The Markets at Bent Grass**.

7. Quality. The water quality requirements of Section 8.4.7.B.10 of the Code must be satisfied. Section 8.4.7.B.10.g. of the Code allows for the presumption of acceptable water quality for projects such as this where water is supplied by an existing Community Water Supply operating in conformance with Colorado Primary Drinking Water Regulations unless there is evidence to the contrary.

8. Basis. The County Attorney's Office reviewed the following documents in preparing this review: the *Water Supply Information Summary*, the *Water Resources Report* dated May 2026, the *Woodmen Hills Metropolitan District letter* dated May 26, 2026, and the *State Engineer Office's Opinion* dated September 2, 2026. The recommendations herein are based on the information contained in such documents and on compliance with the requirements set forth below. ***Should the information relied upon be found to be incorrect, or should the below requirements not be met, the County Attorney's Office reserves the right to amend or withdraw its recommendations.***

[1] These amounts do not include the water from determination of water right nos. 503-BD, 504-BD, and 505-BD since the place of use of these water rights does not include land located in the District's service area and a deed showing the district owns these water rights was not provided. These amounts do not include the water from determination of water right nos. 1312-BD, 1313-BD, and 1314-BD since a deed showing the district owns these water rights was not provided. These amounts also do not include the water from Case No. 99CW214 since a deed showing the district owns these water rights was not provided.

REQUIREMENTS:

A. Applicant and all future owners of lots within this filing shall be advised of, and comply with, the conditions, rules, regulations, limitations, and specifications set by the District.

cc. Joe Letke, Project Manager, Planner

RESOLUTION NO. 26-

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

APPROVAL OF MAP AMENDMENT (REZONING)
THE MARKETS AT BENT GRASS REZONE (I-2 TO CR) (I-2 to CR)

WHEREAS, Cynthia DeYoung & Lena Gail Case 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 I-2 (Limited Industrial) zoning district to the CR (Commercial Regional) zoning district; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on October 15, 2026, upon which date the Planning Commission did by formal resolution recommend approval of the subject map amendment application; and

WHEREAS, a public hearing was held by the El Paso County Board of County Commissioners on November 12, 2026; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the master plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. That the application was properly submitted for consideration by the Board of County Commissioners;

2. That proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners;

3. That the hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, that all pertinent facts, matters, and issues were submitted and reviewed, and that all interested persons were heard at those hearings;

4. That all exhibits were received into evidence;

5. That the proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner, which would interfere with the present or future extraction of such deposit by an extractor;

6. That changing conditions clearly require amendment to the Zoning Resolutions;

7. That for the above-stated and other reasons, the proposed Amendment to the El Paso County Zoning Map is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County; and

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

1. The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;

2. The rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111 § 30-28-113, and § 30-28-116;

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

4. The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

NOW, THEREFORE, BE IT RESOLVED that the El Paso County Board of County Commissioners hereby approves the petition of Cynthia DeYoung & Lena Gail Case 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 I-2 (Limited Industrial) zoning district to the CR (Commercial Regional) zoning district.

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

CONDITIONS

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include but are not limited to: the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the CR (Commercial Regional) zoning

district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.

NOTATIONS

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

2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

DONE THIS 12th day of November 2026, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
Chair

By: _____
County Clerk & Recorder

EXHIBIT A

NOTE: THE BASES OF BEARING FOR THIS PROJECT DIFFERS FROM THE RECORDED DEED BY -0°31'48". THE PROVIDED LEGAL DESCRIPTION IS CONSISTENT WITH THE RECORDED DEED. BEARINGS SHOWN IN THESE PLANS ARE BASED ON THE BASIS OF BEARING IDENTIFIED WITHIN THESE PLANS.

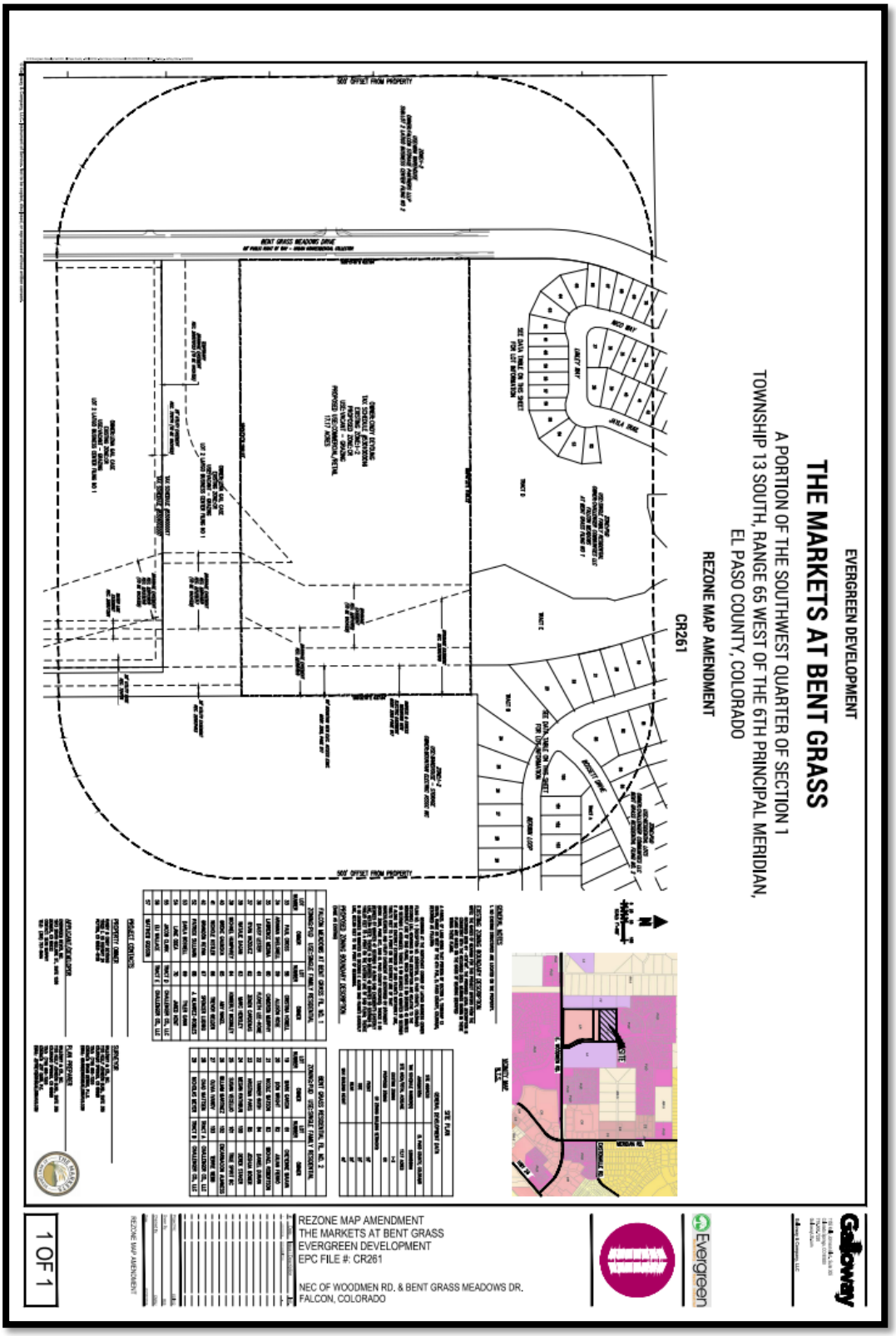
A PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 207122803, AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING THAT PORTION OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LATIGO BUSINESS CENTER FILING NO. 1 (RECEPTION NO. 205075726, EL PASO COUNTY, COLORADO RECORDS) (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE NORTHERLY LINE OF SAID FILING, WHICH BEARS S 89 DEGREES 42 MINUTES 50 SECONDS E ASSUMED); THENCE S 89 DEGREES 42 MINUTES 50 SECONDS E ALONG THE EASTERLY EXTENSION OF SAID FILING'S NORTHERLY LINE, 1190.72 FEET TO A POINT ON THE EASTERLY LINE OF THAT INGRESS/EGRESS AND UTILITY EASEMENT AS DESCRIBED BY DOCUMENT (BOOK 3265, PAGE 517, SAID EL PASO COUNTY RECORDS); THENCE S 00 DEGREES 07 MINUTES 47 SECONDS W ALONG SAID EASEMENT'S EASTERLY LINE, 627.84 FEET; THENCE N 89 DEGREES 42 MINUTES 50 SECONDS W, 1192.23 FEET TO A POINT ON THE EASTERLY LINE OF SAID FILING; THENCE N 00 DEGREES 16 MINUTES 02 SECONDS E ALONG SAID FILING'S EASTERLY LINE, 627.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.17 ACRES MORE OR LESS.

EXHIBIT B


EVERGREEN DEVELOPMENT
THE MARKETS AT BENT GRASS
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO
REZONE MAP AMENDMENT
CR261
REZONE MAP AMENDMENT
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #: CR261
NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO
1 OF 1

RESOLUTION NO. 26-

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

APPROVAL OF A PRELIMINARY PLAN FOR
THE MARKETS AT BENT GRASS - PRELIMINARY PLAN (SP262)

WHEREAS, Cynthia DeYoung & Lena Gail Case did file an application with the El Paso County Planning and Community Development Department for the approval of a Preliminary Plan for the The Markets At Bent Grass 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, a public hearing was held by the El Paso County Planning Commission on October 15, 2026, upon which date the Planning Commission did by formal resolution recommend approval of the Preliminary Plan application; and

WHEREAS, a public hearing was held by the El Paso County Board of County Commissioners on November 12, 2026; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. That the application was properly submitted for consideration by the Board of County Commissioners;

2. That proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners;

3. That the hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, that all pertinent facts, matters, and issues were submitted and reviewed, and that all interested persons were heard at those hearings;

4. That all exhibits were received into evidence;

5. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations;

6. For the above-stated and other reasons, the proposed Preliminary Plan is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County; and

WHEREAS, this Board further finds that the request meets the criteria for approval outlined in Section 7.2.1.D.2.e of the Land Development Code ("Code") (as amended):

1. The proposed Subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;

2. The Subdivision is consistent with the purposes of the Code;

3. The Subdivision is in conformance with the subdivision design standards and any approved Sketch Plan;

4. 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)(a)] and the requirements of Chapter 8 of the Code (this finding may not be deferred to Final Plat if the applicant intends to seek Administrative Final Plat approval);

5. A public sewage disposal system has been established and, 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;

6. All areas of the proposed Subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed Subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];

7. Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of the Code and the Engineering Criteria Manual ("ECM") are provided by the design;

8. The location and design of the public improvements proposed in connection with the Subdivision are adequate to serve the needs and mitigate the effects of the development;

9. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with the Code and the ECM;

10. The proposed Subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the Subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use

pattern to support a balanced transportation system, including auto, bike, and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the Subdivision to provide a transition between the Subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed Subdivision so the proposed Subdivision will not negatively impact the levels of service of County services and facilities;

11. Necessary services, including police and fire protection, recreation, utilities, open space, and transportation systems are or will be available to serve the proposed Subdivision;

12. The Subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code;

13. The proposed Subdivision meets other applicable sections of Chapter 6 and 8 of the Code; and

WHEREAS, 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)(a)] and the requirements of Chapter 8 of the Code;

WHEREAS, this Board further finds that the proposed Waiver(s) from the Code meet(s) the criteria for a Waiver outlined in Section 7.3.3 of the Land Development Code and any other applicable criteria for consideration of a Waiver.

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of El Paso County, Colorado, hereby approves the Preliminary Plan application for The Markets at Bent Grass Subdivision;

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

CONDITIONS

1. Applicable drainage, bridge, school, and park fees shall be paid with each Final Plat.
2. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated 9/16/2026, as provided by the County Attorney's Office.
3. If a proposed site development land use is significantly different than the uses identified in the current Traffic Impact Study, and requires additional public improvements based on

the updated land use, the lot owner with the updated use shall be responsible for construction of the necessary public improvements.

4. The Subdivision Improvements Agreement connected with the first final plat in this preliminary plan shall require the construction, paving and associated repairs to Bent Grass Meadows Drive along the property frontage as deemed appropriate by the County Engineer to meet the minimum standards in accordance with the Engineering Criteria Manual, as well as the posting of collateral for such work. This condition of approval replaces and supersedes Note 17 on the plat of Falcon Meadows at Bent Grass Filing No. 1

NOTATIONS

1. Subsequent Final Plat filings may be approved administratively by the Planning and Community Development Director.
2. Approval of the Preliminary Plan will expire after twenty-four (24) months unless a final plat has been approved and recorded or a time extension has been granted.
3. Preliminary Plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

BE IT FURTHER RESOLVED that the following Waivers from the Land Development Code are hereby approved:

WAIVERS

Waiver from Section 8.4.4.C of the Code to allow a private road to be constructed in lieu of a public road. Pursuant to Section 8.4.3.B.2.e, lots shall have a minimum of 30-feet of frontage on and have access from a public road, except where private roads are approved by the BoCC pursuant to a waiver granted under Section 8.4.4.E

DONE THIS 12th day of November 2026 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
Chair

By: _____
County Clerk & Recorder

EXHIBIT A

NOTE: THE BASES OF BEARING FOR THIS PROJECT DIFFERS FROM THE RECORDED DEED BY -0°31'48". THE PROVIDED LEGAL DESCRIPTION IS CONSISTENT WITH THE RECORDED DEED. BEARINGS SHOWN IN THESE PLANS ARE BASED ON THE BASIS OF BEARING IDENTIFIED WITHIN THESE PLANS.

A PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 207122803, AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING THAT PORTION OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LATIGO BUSINESS CENTER FILING NO. 1 (RECEPTION NO. 205075726, EL PASO COUNTY, COLORADO RECORDS) (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE NORTHERLY LINE OF SAID FILING, WHICH BEARS S 89 DEGREES 42 MINUTES 50 SECONDS E ASSUMED); THENCE S 89 DEGREES 42 MINUTES 50 SECONDS E ALONG THE EASTERLY EXTENSION OF SAID FILING'S NORTHERLY LINE, 1190.72 FEET TO A POINT ON THE EASTERLY LINE OF THAT INGRESS/EGRESS AND UTILITY EASEMENT AS DESCRIBED BY DOCUMENT (BOOK 3265, PAGE 517, SAID EL PASO COUNTY RECORDS); THENCE S 00 DEGREES 07 MINUTES 47 SECONDS W ALONG SAID EASEMENT'S EASTERLY LINE, 627.84 FEET; THENCE N 89 DEGREES 42 MINUTES 50 SECONDS W, 1192.23 FEET TO A POINT ON THE EASTERLY LINE OF SAID FILING; THENCE N 00 DEGREES 16 MINUTES 02 SECONDS E ALONG SAID FILING'S EASTERLY LINE, 627.84 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NUMBER 219113681, AND DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., ALSO BEING A PORTION OF LOT 2, LATIGO BUSINESS & RESEARCH CENTER FILING NO. 1 (PLAT BOOK M-3, PAGE 75, EL PASO COUNTY, COLORADO RECORDS), SITUATE IN EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING ATH THE SOUTHEAST CORNER OF LATIGO BUSINESS CENTER FILING NO. 1 (RECEPITON NO. 205075726, SAID EL PASO COUNTY RECORDS) (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE EASTERLY LINE OF SAID FILING, WHICH BEARS NORTH 00 DEGREES 16 MINUTES 02 SECONDS EAST ASSUMED);

THENCE NORTH 00 DEGREES 16 MINUTES 02 SECONDS EAST ALONG SAID FILING'S EASTERLY LINE, 30.00 FEET TO THE PINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE CONTINUE NORTH 00 DEGREES 16 MINUTES 02 SECONDS EAST ALONG SAID EASTERLY LINE, 1270.75 FEET;

THENCE SOUTH 89 DEGREES 42 MINUTES 50 SECONDS EAST, 1192.23 FEET TO A POINT ON THE EASTERLY LINE OF THAT INGRESS/EGRESS EASEMENT DESCRIBED BY DOCUMENT (BOOK 3265, PAGE 517, SAID RECORDS) (THE FOLLOWING FIVE (5) COURSES ARE ALONG SAID EASEMENT'S EASTERLY LINE);

1) SOUTH 00 DEGREES 07 MINUTES 47 SECONDS WEST, 552.54 FEET;

2) ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 25 DEGREES 15 MINUTES 43 SECONDS, A RADIUS OF 490.87 FEET, AN ARC LENGTH OF 216.43 FEET;

3) SOUTH 25 DEGREES 07 MINUTES 56 SECONDS EAST, 365.00 FEET;
4) ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 25 DEGREES 25 MINUTES 06 SECONDS, A RADIUS OF 266.04 FEET, AN ARC LENGTH OF 118.02 FEET;
5) SOUTH 00 DEGREES 17 MINUTES 10 SECONDS WEST, 65.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WOODMEN ROAD (60' R.O.W.);
THENCE NORTH 89 DGREES 42 MINUTES 50 SECONDS WEST ALONG SAID WOODMEN ROAD'S NORTHERLY RIGHT-OF-WAY LINE, 1423.26 FEET TO THE POINT OF BEGINNING.
COMBINED PARCELS BEING A TOTAL OF 53.91 ACRES MORE OR LESS.