



RESOLUTION NO. 20-175

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

**APPROVAL OF AN AMENDMENT TO A PLANNED UNIT DEVELOPMENT
PLAN CONDITION OF APPROVAL NO. 8 (RESOLUTION 19-51) AND A FINAL
PLAT CONDITION OF APPROVAL NO. 14 (RESOLUTION-19-416)**

WHEREAS, Lorson, LLC Nominee for Heidi, LLC, for Lorson Conservation Invest I LLLP, did file an application with the El Paso County Planning and Community Development Department to amend Condition of Approval No. 8 of the Creekside at Lorson Ranch Planned Unit Development (PUD) plan (PUDSP-18-005) and Condition of Approval No. 14 of the Creekside at Lorson Ranch Filing No. 1 final plat (SF-19-003) 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 Board of County Commissioners on May 12, 2020; 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 Board of County Commissioners during the hearing, this Board finds as follows:

- 1. The application was properly submitted for consideration by the Board of County Commissioners.**
- 2. Proper posting, publication, and public notice were provided as required by law for the hearings before the Board of County Commissioners.**
- 3. The hearing before the the Board of County Commissioners was extensive and complete, all pertinent facts, matters and issues were submitted and reviewed, and all interested persons were heard at those hearings.**
- 4. All exhibits were received into evidence.**

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of El Paso County, Colorado, hereby approves the amended

conditions of approval application for the Creekside at Lorson Ranch PUD and Creekside at Lorson Ranch Filing No. 1 Subdivision.

BE IT FURTHER RESOLVED that Condition of Approval No. 8 of the Creekside at Lorson Ranch Planned Unit Development (PUD) plan (PUDSP-18-005) and Condition of Approval No. 14 of the Creekside at Lorson Ranch Filing No. 1 final plat (SF-19-003) shall be amended to read as follows:

The Lorson Boulevard bridge over the Jimmy Camp Creek main channel shall be completed and open for public travel prior to recording of the first Creekside final plat.

BE IT FURTHER RESOLVED that the record and recommendations of the El Paso County Planning Commission be adopted.

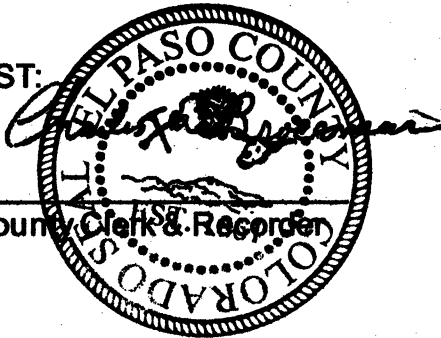
DONE THIS 12th day of May, 2020, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____

County Clerk & Recorder



By: _____

Chair

EXHIBIT A

**CREEKSIDE AT LORSON RANCH
83.088 ACRES BOUNDARY**

A PARCEL OF LAND IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS USED IN THIS LEGAL DESCRIPTION IS THE EAST-WEST CENTERLINE OF SECTION 23, BEING MONUMENTED AT THE QUARTER CORNER COMMON TO SECTIONS 23 AND 24 WITH A 3.25 INCH ALUMINUM CAP ON A NO. 6 REBAR STAMPED "T15S R65W, S23 S24, PLS 31161", AND MONUMENTED AT THE QUARTER CORNER COMMON TO SECTIONS 22 AND 23 WITH A NO. 6 REBAR (NO CAP). SAID CENTERLINE IS ASSUMED TO BEAR S89°41'54"W, 5319.46 FEET.

COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 22 AND 23;

THENCE N89°41'54"E ALONG SAID CENTERLINE 142.46 FEET TO THE SOUTHEAST CORNER OF "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1" AS PLATTED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NO. 218714083 AND THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY LINES OF SAID "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1" THE FOLLOWING THREE (3) COURSES;

(1) THENCE N20°36'33"E A DISTANCE OF 560.24 FEET TO A POINT OF CURVE;

(2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2169.98 FEET, A CENTRAL ANGLE OF 06°34'13", (THE CHORD OF WHICH BEARS N17°19'26"E, 248.71 FEET), AN ARC DISTANCE OF 248.84 FEET TO A POINT OF TANGENT;

(3) THENCE N04°02'20"E ALONG SAID TANGENT 295.75 FEET TO THE SOUTHWEST CORNER OF "THE MEADOWS AT LORSON RANCH FILING NO. 4" AS PLATTED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NO. 215713698;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID "THE MEADOWS AT LORSON RANCH FILING NO. 4" THE FOLLOWING EIGHT (8) COURSES;

(1) THENCE N89°35'58"E A DISTANCE OF 508.54 FEET TO A POINT OF CURVE;

(2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 948.17, A CENTRAL ANGLE OF 35°42'15", (THE CHORD OF WHICH BEARS N71°44'51"E, 581.34 FEET), AN ARC DISTANCE OF 590.86 FEET TO A POINT OF TANGENT;

(3) THENCE N53°53'43"E ALONG SAID TANGENT 488.36 FEET TO A POINT OF CURVE;

(4) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1058.48 FEET, A CENTRAL ANGLE OF 36°19'14", (THE CHORD OF WHICH BEARS N72°03'20"E, 659.81 FEET), AN ARC DISTANCE OF 670.99 FEET;

(5) THENCE N44°35'58"E NON-TANGENT TO THE PREVIOUS COURSE 35.36 FEET;

(6) THENCE N00°24'02"W A DISTANCE OF 158.34 FEET TO A POINT OF CURVE;

(7) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 566.89 FEET, A CENTRAL ANGLE OF $15^{\circ}51'49''$, (THE CHORD OF WHICH BEARS $N08^{\circ}19'56''W$, 156.45 FEET), AN ARC DISTANCE OF 156.96 FEET;

(8) THENCE $N73^{\circ}44'10''E$ RADIAL TO THE PREVIOUS COURSE 5.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF "OLD GLORY DRIVE" AS RECORDED IN A SPECIAL WARRANTY DEED UNDER RECEPTION NO. 208057388 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG THE WESTERLY, SOUTHERLY AND EASTERLY LINES OF SAID "OLD GLORY DRIVE" THE FOLLOWING FOUR (4) COURSES;

(1) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, RADIAL TO THE PREVIOUS COURSE, SAID CURVE HAVING A RADIUS OF 571.99 FEET, A CENTRAL ANGLE OF $15^{\circ}51'37''$, (THE CHORD OF WHICH BEARS $S08^{\circ}19'52''E$, 157.83 FEET), AN ARC DISTANCE OF 158.33 FEET TO A POINT OF TANGENT

(2) THENCE $S00^{\circ}24'02''E$ ALONG SAID TANGENT 183.34 FEET;

(3) THENCE $N89^{\circ}35'58''E$ A DISTANCE OF 60.00 FEET;

(4) THENCE $N00^{\circ}24'02''W$ A DISTANCE OF 40.17 FEET TO THE SOUTHWEST CORNER OF "ALLEGiant AT LORSON RANCH" AS PLATTED UNDER RECEPTION NO. 212713204 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG THE SOUTHERLY LINES OF SAID "ALLEGiant AT LORSON RANCH" THE FOLLOWING TWO (2) COURSES;

(1) THENCE $S45^{\circ}24'02''E$ A DISTANCE OF 56.57 FEET;

(2) THENCE $N89^{\circ}35'58''E$ A DISTANCE OF 594.34 FEET TO THE SOUTHWEST CORNER OF "THE MEADOWS AT LORSON RANCH FILING NO. 3" AS PLATTED UNDER RECEPTION NO. 213713396 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE $N89^{\circ}35'58''E$ ALONG THE SOUTHERLY LINE THEREOF 85.21 FEET TO THE WESTERLY LINE OF "LORSON RANCH EAST FILING NO. 1" AS PLATTED UNDER RECEPTION NO. 219714288 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID "LORSON RANCH EAST FILING NO. 1" THE FOLLOWING SIX (6) COURSES;

(1) THENCE $S00^{\circ}24'02''E$ A DISTANCE OF 80.00 FEET;

(2) THENCE $N89^{\circ}35'58''E$ A DISTANCE OF 14.76 FEET;

(3) THENCE $S45^{\circ}24'02''E$ A DISTANCE OF 14.14 FEET;

(4) THENCE $N89^{\circ}35'58''E$ A DISTANCE OF 60.00 FEET;

(5) THENCE $N51^{\circ}59'14''E$ A DISTANCE OF 29.49 FEET

(6) THENCE $N89^{\circ}35'58''E$ A DISTANCE OF 693.52 FEET;

THENCE $S21^{\circ}18'01''W$ A DISTANCE OF 20.20 FEET;

THENCE $S11^{\circ}46'57''W$ A DISTANCE OF 127.69 FEET;

THENCE $S00^{\circ}29'43''W$ A DISTANCE OF 173.06 FEET;

THENCE $S11^{\circ}17'09''W$ A DISTANCE OF 285.14 FEET;

THENCE $S31^{\circ}55'05''W$ A DISTANCE OF 182.34 FEET;

THENCE $S58^{\circ}54'51''E$ A DISTANCE OF 4.71 FEET;

THENCE $S31^{\circ}05'09''W$ A DISTANCE OF 90.00 FEET;

THENCE $S76^{\circ}28'55''W$ A DISTANCE OF 247.86 FEET;

THENCE $N82^{\circ}16'06''W$ A DISTANCE OF 188.62 FEET;

THENCE $S77^{\circ}50'20''W$ A DISTANCE OF 405.01 FEET;

THENCE $S60^{\circ}55'25''W$ A DISTANCE OF 219.41 FEET;

THENCE $S17^{\circ}08'25''W$ A DISTANCE OF 123.42 FEET;

THENCE $S85^{\circ}20'33''W$ A DISTANCE OF 169.20 FEET;

THENCE $N65^{\circ}32'01''W$ A DISTANCE OF 188.46 FEET;

THENCE N44°43'03"W A DISTANCE OF 230.04 FEET;
THENCE N88°34'10"W A DISTANCE OF 160.16 FEET TO A POINT OF
CURVE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE
HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 74°59'26", (THE
CHORD OF WHICH BEARS S53°56'07"W, 261.74 FEET), AN ARC DISTANCE
OF 281.40 FEET TO A POINT OF TANGENT;
THENCE S16°26'24"W ALONG SAID TANGENT 116.82 FEET;
THENCE S83°30'09"W A DISTANCE OF 446.06 FEET;
THENCE N77°01'58"W A DISTANCE OF 350.83 FEET;
THENCE S28°55'26"W A DISTANCE OF 265.02 FEET;
THENCE S36°43'29"W A DISTANCE OF 311.41 FEET TO THE EAST-WEST
CENTERLINE OF SECTION 23;
THENCE S89°41'54"W ALONG SAID CENTERLINE 749.79 FEET TO THE
POINT OF BEGINNING;

SAID PARCEL OF LAND CONTAINS A CALCULATED AREA OF 83.088
ACRES MORE OR LESS.