TO: **El Paso County Board of County Commissioners**
Stan VanderWerf, Chair

FROM: **Kari Parsons, Senior Planner**
Daniel Torres, PE Engineer II
Craig Dossey, Executive Director

RE: **Project File #: SF-21-047**
Project Name: Bent Grass East Commercial Filing No. 3
Parcel No.: 53011-01-060

OWNER:	**REPRESENTATIVE:**
Land First, Inc. 1378 Promontory Bluff View Colorado Springs, CO, 80921	N.E.S., Inc. 619 Cascade Avenue, Suite 200 Colorado Springs, CO, 80903

Commissioner District: 2

Planning Commission Hearing Date:	4/7/2022
Board of County Commissioners Hearing Date	4/19/2022

EXECUTIVE SUMMARY

A request by Land First, Inc., for approval of a final plat to create six (6) commercial lots. The 5.05-acre parcel is zoned CS (Commercial Service) and is located at the southwest corner of the Meridian Park Drive and Bent Grass Meadows Drive intersection, approximately 350 feet west of Meridian Road, and is within Section 1, Township, 13 South, Range 65 West of the 6th P.M. A finding of water sufficiency in terms of quality, quantity, and dependability was made at the preliminary plan stage by the Board of County Commissioners.

A. REQUEST/WAIVERS/DEVIATIONS/AUTHORIZATION

Request: A request by Land First, Inc., for approval of a final plat to create six (6) commercial lots.

Waiver(s)/Deviation(s): There are no waivers or deviations associated with the final plat request.

Authorization to Sign: Final Plat and any other documents necessary to carry out the intent of the Board of County Commissioners.

B. PLANNING COMMISSION SUMMARY

Request Heard: As a Regular item at the April 7, 2022 hearing.
Recommendation: Approval based on recommended conditions and notations.
Waiver Recommendation: N/A
Vote: 9 - 0
Vote Rationale: N/A
Summary of Hearing: The Draft Planning Commission Minutes are attached.
Legal Notice: N/A

C. APPROVAL CRITERIA

In approving a final plat, the BoCC shall find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (2021):

- The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is in substantial conformance with the approved preliminary plan;
- The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;
- Either 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, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval;;
- 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 that the proposed subdivision is compatible with such conditions [C.R.S. §30-28-133(6)(c)];
- Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;
- Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;
- The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;
- Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;
- Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;
- The subdivision meets other applicable sections of Chapter 6 and 8; and
- The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §34-1-302(1), et seq.]

D. LOCATION

North:	PUD (Planned Unit Development)	Undeveloped (commercial)
	RR-5 (Residential Rural)	Single-family residential
South:	RR-5 (Residential Rural)	Single-family residential
East:	CS (Commercial Service)	Commercial
West:	PUD (Planned Unit Development)	Single-family residential

E. BACKGROUND

The Bent Grass Overall Development and Phasing Plan (PCD file no. PUD-06-004), approved by the Board of County Commissioners on April 12, 2007, addressed general land uses, overall density, transitions, and buffers. It also designated major open space, drainage, and transportation corridors, and it established a commercial

land use, at the southeastern boundary of the overall Bent Grass development, which is the subject area of this final plat request.

A map amendment (rezoning) (PCD file no. P-12-005) to CS (Commercial Service) for 13.2 acres of the Bent Grass Overall Development and Phasing Plan, was approved by the Board of County Commissioners on March 26, 2013.

A 13.2-acre preliminary plan (PCD file no. SP-12-007), which included four (4) commercial lots, a detention tract and public right-of-way, was also approved by the Board of County Commissioners on March 26, 2013. A final plat (PCD file no. SF-12-012) was also approved by the Board and included one (1) commercial lot and a future development tract, known as “Tract A”, Bent Grass East Commercial Filing No. 1. The plat was recorded on June 3, 2013.

The Board of County Commissioners approved Bent Grass East Commercial Filing No. 2 (PCD file no. SF-14-011), on September 9, 2014, which included replatting the future development tract into three (3) commercial lots, a detention facility tract and a 5.05-acre future development, known as Tract B, Bent Grass East Commercial Filing No. 2. The plat was recorded on October 9, 2014.

The Board of County Commissioners approved the Bent Grass East Commercial Filing No. 3 Preliminary Plan (PCD file no. SP-20-010) for “Tract B” of the Bent Grass East Commercial Filing No. 2 Final Plat on November 9, 2021, which allowed for the creation of six (6) lots and a tract to be utilized for a private roadway, stormwater drainage flows and utilities. A finding of sufficiency for water quality, quantity, and dependability was included with the preliminary plan approval.

Approval by the Board of County Commissioners of the preliminary plan with a finding of sufficiency for water quality, quantity, and dependability authorizes the Planning and Community Development Department Director to administratively approve all subsequent final plat(s); however, the Director has elevated this final plat request to the Planning Commission and Board of County Commissioners due to neighborhood concerns regarding the ongoing urban development in the Falcon area.

The applicant is requesting approval of a final plat to create six (6) commercial lots and a tract to be utilized for Bent Grass Market View, a private roadway, stormwater drainage flows, and utilities. All proposed structures will require site development plan review to ensure that all site improvements comply with the dimensional

standards included in Chapter 5 as well as the Development Standards of Chapter 6 of the Code.

F. ANALYSIS

1. Land Development Code Compliance

The final plat application meets the final plat 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 (2021).

This portion of El Paso County has experienced, and continues to experience, significant growth and development along the Meridian Road and Woodmen Road corridors. Immediately adjacent, to the west, is the Bent Grass Residential Subdivision Filing No. 1, which has been completely built out and is zoned PUD (Planned Unit Development). An existing cedar fence separates the proposed commercial development from the residential land use. The developer is required to provide landscape adjacent to the fence to further mitigate the commercial land use from the residential land use. It should be noted that at the time the residential development to the west was developed, the subject property was zoned CS (Commercial Service). To the east, across Meridian Park Drive, the properties are zoned CS and are developed with commercial uses. Immediately adjacent to the subject property, to the south, is an existing drainage detention pond that serves the overall Bent Grass Commercial development. An animal hospital has also been constructed to the south on an adjacent platted lot within the Bent Grass East Commercial Filing No. 2.

The development known as the Falcon Meadows Market Place is located at the northwest corner of the Woodmen Road and Meridian Road intersection, approximately one-quarter (1/4) of a mile to the south and is zoned CR (Commercial Regional). Meridian Park Drive is anticipated to connect from the final plat area to Falcon Market Place within the Falcon Meadows Market Place development through the property to the south which is currently zoned RR-5 (Residential Rural) and is anticipated to be redeveloped for commercial land uses. Falcon Market Place connects to Woodmen Frontage Road, which ultimately connects to Woodmen Road at the intersection with Golden Sage Road.

2. Zoning Compliance

The subject property is zoned CS (Commercial Service). The CS zoning district is intended to accommodate retail, wholesale or service commercial uses that serve the general public.

The density and dimensional standards for the CS zoning district are as follows:

- Minimum lot size: none
- Minimum setback requirement: front 25 feet * ***, side 25 feet * ** ***, rear 25 feet* ** ***
- Maximum lot coverage: none
- Maximum Height: 40 feet

*Temporary uses shall be setback at least 25 feet from all property lines and 100 feet from residential zoning districts. Gasoline pumps and canopies shall be at least 15 feet from the front property line or public right-of-way, except where the landscaping regulations require a greater setback.

** The minimum setback is 25 feet from the perimeter boundary of the district, but no minimum setback is required from any internal side or rear lot line within the same district.

***If the building is established as or converted to condominium units in accordance with Chapter 7 of the Code, the building and lot shall meet the minimum lot area and setbacks requirements, but the individual units are not required to meet the minimum lot area, maximum lot coverage, or setback requirements.

The applicant is requesting approval of a final plat to allow for the creation of six (6) commercial lots and one (1) tract to be utilized for private roadways, utilities, and stormwater drainage flows. All of the lots included within the final plat meet the minimum lot size requirement of the CS zoning district. Site development plans will be required prior to building permit authorization to ensure all proposed structures will meet the dimensional standards and development standards of the Code.

G. MASTER PLAN ANALYSIS

1. Your El Paso Master Plan

a. **Placetype:** Regional Center

Regional Center Placetype character:

“The fundamental purpose of a Regional Center is to provide access to necessary and desired commercial goods and services in El Paso County through a unique mix of uses. This placetype differs from

Rural Centers by providing a level of goods and services that attract people from across the County, and depending on location, from adjacent counties. Regional Centers often incorporate a lifestyle live-work-play environment and can include multifamily housing elements in their design as standalone apartments or part of mixed-use developments.
This placetype includes large scale shopping centers that house a variety of commercial businesses and support a high activity of users on a regular basis such as grocery stores, pharmacies, clothing stores, automotive centers, restaurants, entertainment opportunities, home improvement stores, and other major retailers. Multifamily apartments provide commercial businesses direct access to potential customers.

Regional Centers are major commercial destinations for residents and are easily accessible from major transportation routes throughout the County. Regional Centers in El Paso County are surrounded by Urban Residential, Suburban Residential, and Employment Center Placetypes. In addition, Regional Centers can also be extensions of commercial areas within incorporated municipalities such as the Gleneagle area."

Recommended Land Uses:
Primary
• Restaurant
• Commercial Retail
• Commercial Service
• Entertainment
• Multifamily Residential

Supporting
• Office
• Institutional
• Mixed Use
• Single-family Attached Residential

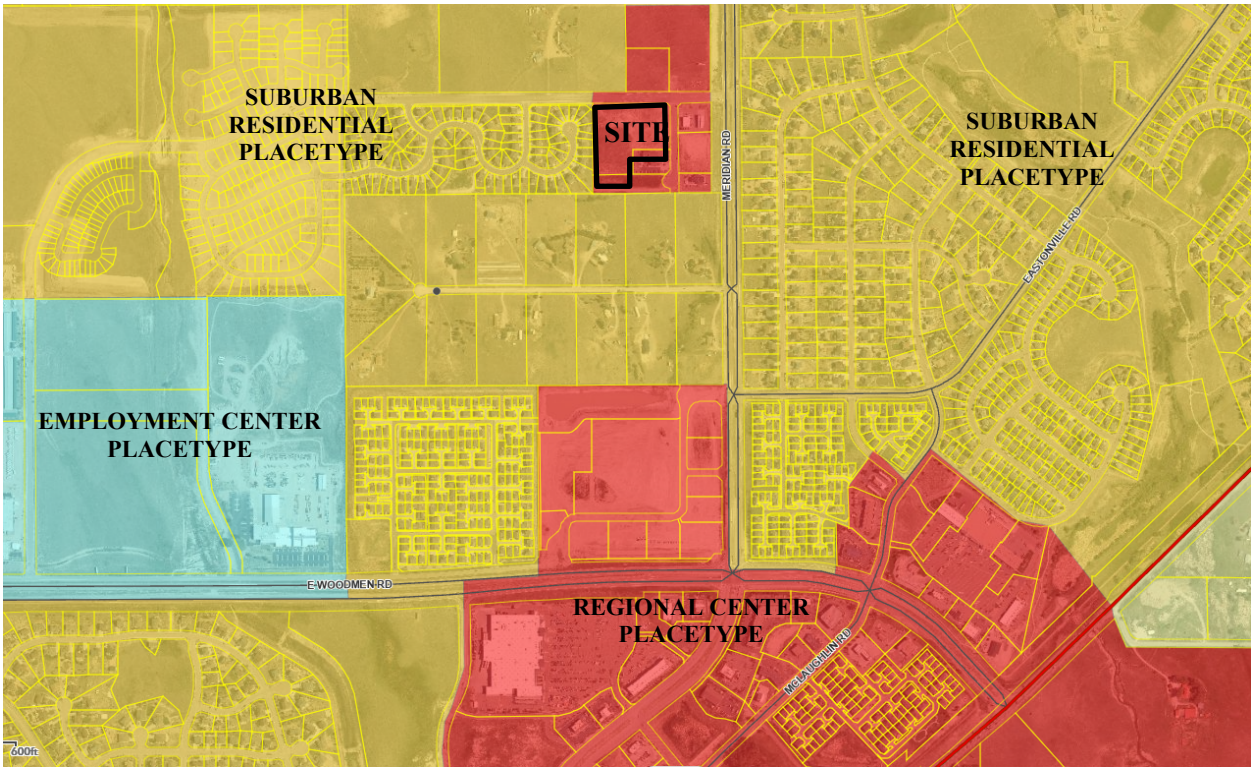


Figure G.1: Placetype Map

Analysis:
The property is located within the Regional Center placetype. The property has been zoned Commercial Service since 2013. Prior to that the site was zoned via a commercial PUD (Planned Unit Development). The Regional Center placetype is a commercial destination for County residents to purchase goods, procure services, and enjoy a variety of entertainment options. Relevant goals and objectives are as follows:

> ***Goal LU3 –*** *Encourage a range of development types to support a variety of land uses.*
>
> ***Objective LU3-1 –*** *Development should be consistent with the allowable land uses set forth in the placetypes first and second to their built form guidelines.*
>
> ***Goal HC3 Specific Strategy –*** *Neighborhood-level commercial uses and public services should also be considered in Falcon at key intersections.*

***Objective ED3-1**: Continue promoting commercial development to serve increasing residential neighborhoods in the Falcon area.*

***Objective CFI3-2**: Promote urban level development in areas served by centralized utilities.*

The proposed plat would allow for the development of approximately 5.05 acres of commercial land located within the Regional Center placetype adjacent to suburban density residential uses. Central water and sewer are anticipated to be provided by Woodmen Hills Metropolitan District. Water sufficiency was made at the preliminary plan stage of development. Colorado Springs Utilities has committed to providing natural gas and electrical service to the development. The placetype recognizes the importance of promoting commercial uses in close proximity to residential development which may reduce the travel time and distances residents drive to get to necessary commercial services, such as medical offices, retail stores, gas and convenance stores, and other commercial uses.

b. **Area of Change Designation:** Minimal Change: Developed

"These areas have undergone development and have an established character. Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area. For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population. The inverse is also possible where an undeveloped portion of an denser neighborhood could redevelop to a less intense suburban scale. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained."

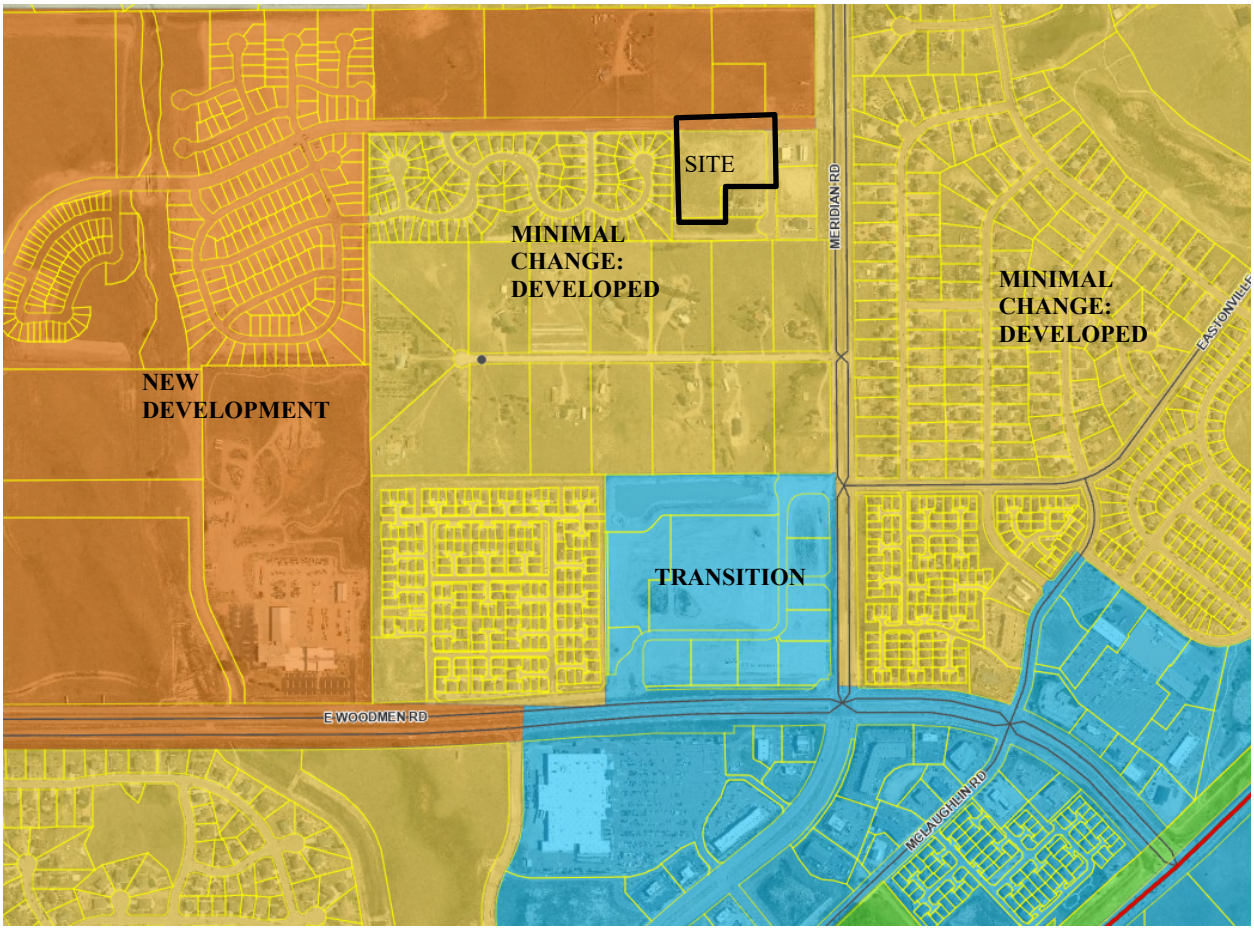


Figure G.2: Area of Change Map

Analysis:

The proposed development is located in an area which is expected to continue to grow. Specifically, the Falcon area is identified as an economic growth area. Page 58 of the Plan states:

"Falcon has the most-established Regional Center in unincorporated El Paso County and largely serves all communities in the northeastern part of the region. It includes several substantial commercial retailers including Walmart and Safeway. Additionally, there are a number of strip centers that provide space for smaller commercial businesses include restaurants and professional services. Available land provides the opportunity for existing businesses to grow or new businesses to develop.

- The County should continue to promote commercial development to serve increasing residential neighborhoods.

- The Regional Center in Falcon and Rural Center in Peyton should be expanded to meet the growing commercial needs of the expanding residential development in this area."

c. Key Area Influences

El Paso County represents a vast area composed of many distinct areas. These "Key Areas" have their own unique identities and are generally localized into smaller geographic areas with distinct characteristics that distinguish them from other areas of the County. The subject property is not located within a key area however, it is adjacent to and may be influenced by the Potential Areas for Annexation Key Area.

Potential Areas for Annexation

The Potential Areas for Annexation recommends:

- The County should provide input and support to municipalities when updating their annexation plans to help identify areas for incorporation into municipalities based on infrastructure needs maintenance costs and available funding, municipal interest and capacity, and other factors.
- Coordinate regularly with municipalities to maintain knowledge of plans for annexation.
- Continue to evaluate development impact fees, requiring adequate private investment to ensure any long-term maintenance of new development will not overburden County resources, and will be served by adequate infrastructure until they can be incorporated if necessary or desired.
- Ensure all future municipal annexations are contiguous to municipal limits to prevent the formation of enclaves of unincorporated areas.
- Prioritize the annexation of existing unincorporated County enclaves as opportunities arise.
- Actively participate in the development of any new or updated comprehensive annexation plans being prepared by the incorporated municipalities, as appropriate.
- Coordinate with each of the municipalities experiencing substantial growth to develop an intergovernmental agreement aimed at:
    - Improving the process of transferring publicly owned infrastructure through the annexation process.
    - Furthering shared goals and expectations of growth management.

- Establishing reasonable expectations for cross-jurisdictional collaboration and effective channels of communication at all levels of government.
- Developing cooperative planning areas, as appropriate.

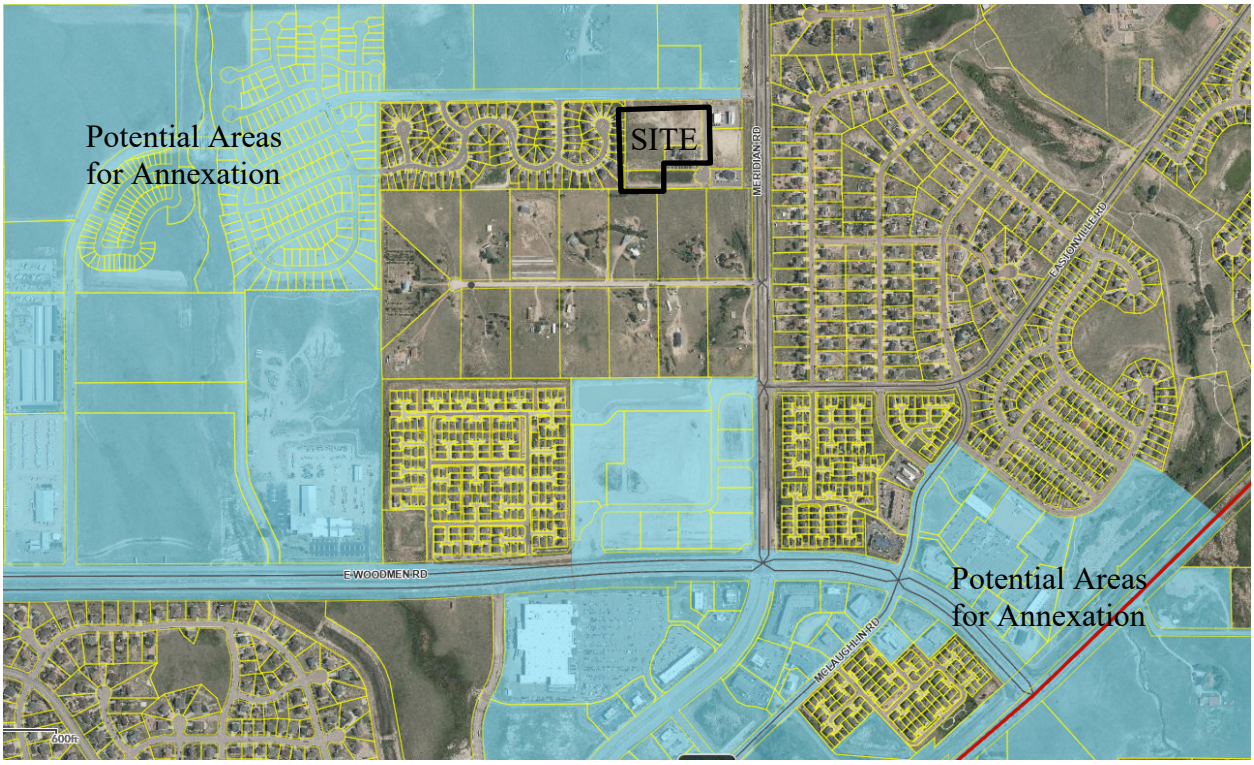


Figure G.3: Key Area Map

The Planning and Community Development staff contacted the City of Colorado Springs regarding the potential for annexation of the property. The City of Colorado Springs provided comment indicating they do not desire to annex the property at this time.

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

The subject property is located within a Commercial Priority Development Area. Specifically, the subject property is located within the Falcon Commercial Priority Development Area. Page 71 of the Plan states:

> "Falcon has the most-established Regional Center in unincorporated El Paso County and largely serves all communities in the northeastern part of the region. It includes several substantial commercial retailers including Walmart and Safeway. Additionally, there are a number of strip centers that provide space for smaller

commercial businesses include restaurants and professional services. Available land provides the opportunity for existing businesses to grow or new businesses to develop.

- The County should continue to promote commercial development to serve increasing residential neighborhoods.

- Entertainment businesses should be highly considered to foster more-engaging activity in this area as well. Potential businesses could include but are not limited to movie theaters, concert/theater venues, or sports recreation.

- The Regional Center in Falcon and Rural Center in Peyton should be expanded to meet the growing commercial needs of the expanding residential development in this area."

The proposed commercial development is immediately adjacent to residential development; therefore, it is anticipated to provide commercial services such as restaurants, retail stores, medical services, etc. to those residents living in close proximately. Currently, there is a lack of public transportation in the Falcon Area. Falcon Area residents often need to travel via automobile in order to purchase goods and obtain everyday services, thereby increasing the cost of living and potentially limiting employment opportunities for more suburban and even rural households.

The Plan addresses the lack of food services to areas outside of the City of Colorado Springs. Specifically, Page 73 of the Plan states:

> "The farther away you move from the Colorado Springs, the more disconnected you become from any type of food facility. Additionally, only people that live in an incorporated municipality have access to a food facility by public transit, further exacerbating the disparity. As development opportunities arise in rural areas, the County should prioritize commercial development to support the growing residential development."

The requested final plat proposes six (6) commercial lots, which are anticipated to be limited to restaurants, office space, and smaller retailers due to the reduced lots sizes (1-acre or less). In comparison, the Falcon Market Place Center, south of the development, includes lot sizes ranging

from 1-acre to 10 acres. The subject development is anticipated to provide commercial services and employment opportunities to nearby residents via bimodal methods of travel to include walking, bicycling, and automobile, which supports many of the specific strategies for implementation of the Plan.

3. **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 1.2 –*** *Integrate water and land use planning.*
>
> ***Goal 3.1 –*** *Promote cooperation among water providers to achieve increased efficiencies on infrastructure.*
>
> ***Policy 4.1.4 –*** *Work collaboratively with water providers, stormwater management agencies, federal agencies, and State agencies to ensure drinking water sources are protected from contamination and meet or exceed established standards.*
>
> ***Policy 6.0.11 –*** *Continue to limit urban level development to those areas served by centralized utilities.*

The subject property is located within Region 3, Falcon Area, which is expected to experience significant growth in the County by 2060. Region 3 primarily draws from nonrenewable resources in the Denver Basin. Specifically, the Plan states:

> "Region 3 contains four growth areas west of Falcon projected to be completed by 2040. Other areas of 2040 growth are projected for the north-central part of the region west of Highway 24 extending from Falcon to 4-Way Ranch. North of Falcon along Highway 24, growth is projected by 2060 on both sides of the highway. Just west of Falcon, another small development is projected by 2060 on the north and south sides of Woodmen Road. On the east side of Highway 24, three separate areas of

growth are projected for development by 2060, with the largest of the three spanning from south of Judge Orr Road to east of Peyton Highway into Region 4c. This development will likely consist of 35-acre lots that will require individual wells to use Denver Basin groundwater. The other two growth areas will be located on the north and south sides of Falcon Highway directly east of Falcon."

The proposed development is within the projected growth area just north of Woodmen Road and includes lots to be served by Woodmen Hills Metropolitan District. A finding of water sufficiency for water quantity, quality, and dependability was made at the time of the approval of the Bent Grass East Commercial Filing No. 2 Preliminary Plan.

The Plan identifies the current demands for Region 3 to be 4,494 AFY (acre feet per year) (Figure 5.1) with the projected need at build-out in 2060 at 8,307 AFY (Figure 5.3). Region 3 currently has 7,164 AFY in supplies. By 2060 there is anticipated to be a deficiency of 1,143 AFY (Table 5-2).

The water resources report submitted in support of the proposed development identifies that Woodmen Hills Metropolitan District has adequate water rights to serve the proposed development. The report indicates that 53 percent of the District's water supply is alluvial wells in the Upper Black Squirrel Basin, which are earmarked as renewable water sources. The report acknowledged the District's ongoing efforts to secure more water rights for the anticipated future demands. The remaining water is sourced from the Denver, Arapahoe, and Laramie-Fox Hills aquifers which are non-renewable. The total demand is 5.8878 AFY for the proposed development. The Plan specifically identifies this area as an anticipated area of development by 2060. The timing of the proposed development is in line with the anticipated growth schedule included in the Plan.

Staff recommends that the final plat is consistent with the policies pertaining specifically to the concept of integrating water usage and land uses, specifically in terms of connecting to existing infrastructure and by limiting urban level development to those areas served by centralized utilities.

4. Other Master Plan Elements

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

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

The El Paso County Parks Master Plan (2013) does not depict any parks, trails, or open space within the development area. Please see the attached Park Advisory board comments which provide additional information regarding the Master Plan.

Please see the Transportation Section below for information regarding conformance with the El Paso County 2016 Major Transportation Corridors Plan Update (MTCP).

H. PHYSICAL SITE CHARACTERISTICS

1. Hazards

The applicant submitted a Soil, Geology and Geologic Hazard Evaluation prepared by Entech Engineering, Inc., dated October 15, 2020, in support of the approved preliminary plan application. The report concludes that no hazards were identified that would preclude development of the site within the preliminary plan and final plat area; however, shallow ground water was encountered within the preliminary plan and final plat area. The report includes recommendations for shallow foundations with either subsurface perimeter drains or slabs above exterior grade for the commercial lots to mitigate shallow groundwater. The applicant has included the following note on the final plat:

> "The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the Geohazard Evaluation Report prepared by Entech Engineering, Inc., dated October 15, 2020. This report is held in the Bent Grass Commercial Preliminary Plan File (SP2010) at the El Paso County Planning and Community Development Department.
>
> - Potentially Seasonally High Groundwater: Lots 1-6
> - Other Hazard:
> - Artificial Fill: Eastern portion of the site.
> - Loose Soils: Lots 1-6.
> - In Areas of High Groundwater: Lots 1-6

All foundations shall comply with recommendations in the Soils & Geology Report. Where necessary, interceptor drains or under-slab drains may be necessary where foundations encroach the ground water table."

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

3. **Floodplain**
   The property is not located within a defined floodplain as determined from review of the FEMA Flood Insurance Rate Map panel number 08041C0553G, dated December 7, 2018.

4. **Drainage and Erosion**
   The property is located within the Falcon (CHWS1400) drainage basin. The Falcon drainage basin is a studied basin with associated drainage and bridge fees that are required to be paid at the time of final plat recordation. For this plat, drainage fees in the amount of $152,920.46 and bridge fees in the amount of $21,006.48 shall be paid by the developer.

   The site generally drains to the south. Stormwater runoff will be conveyed via overland flow across lots and within curb and gutter to a proposed storm drain system. The storm drain system will convey the developed flows to an existing full spectrum detention pond that will mitigate developed runoff and provide the necessary permanent stormwater quality for the proposed development. The existing detention pond accounted for developed flows from this site and was constructed with the Bent Grass Residential Filing No. 1 Subdivision (PCD File No. SF-14-012). The detention pond is owned and maintained by the Bent Grass Metropolitan District. Per the associated drainage report, the development of this project will not adversely impact surrounding properties.

   The applicant has submitted a grading and erosion control plan with this application. The grading and erosion control plan identifies construction best management practices (BMPs) to prevent sediment and debris from affecting adjoining properties and the public stormwater system before and during grading activities.

5. **Transportation**

The property is located at the southwest corner of the intersection of Bent Grass Meadows Drive and Meridian Park Drive. The applicant is proposing an internal private roadway that will access the public roadways, Bent Grass Meadows Drive and Meridian Park Drive. The private roadway is classified as an urban local roadway and will be owned and maintained by the Bent Grass Commercial Merchants Association. Deviations for the private road design were approved with the preliminary plan.

The traffic impact study associated with this development identifies roadway improvements on Table 4 that are the obligation of this development. The improvements consist of an auxiliary right turn lane on Meridian Park Drive at the eastern site access and roadway turn lane restriping along Bent Grass Meadows Drive between the northern site access and Meridian Park Drive. The installation of a traffic signal at the intersection of Meridian Road and Bent Grass Meadows Drive has been completed by others and the signal is operational. The developer shall participate in a fair and equitable manner for other off-site improvements with this final plat application, as identified in Table 5 of the traffic impact study and conditions of approval below.

The roadway improvements identified in the traffic impact study are in conformance with the El Paso County 2016 Major Transportation Corridors Plan Update (MTCP). The development will be subject to the El Paso County Road Impact Fee Program (Resolution No. 19-471) as applicable for property located within the Woodmen Road Metropolitan District.

I. SERVICES

1. **Water**

Water supply service will be provided by the Woodmen Hills Metropolitan District.

Sufficiency:

Quality: Sufficient
Quantity: Sufficient
Dependability: Sufficient

Attorney's summary: The State Water Engineer's Office made a recommendation regarding a finding of adequacy and stated water can be provided without causing injury to decreed water rights. The County Attorney's Office recommended a finding of sufficiency with regard to water quantity, water quality, and dependability at the time of the preliminary plan approval. The Board of County Commissioners made a finding in regard to water sufficiency at the

time of the preliminary plan approval; therefore, a finding is not requested or required with this final plat request.

2. **Sanitation**
   Wastewater service is provided by the Woodmen Hills Metropolitan District. The District has provided a commitment letter to serve the anticipated development. El Paso County Public Health was sent a referral and has no outstanding comments.

3. **Emergency Services**
   The property is within the Falcon Fire Protection District. The District was sent a referral and provided a response in support of the requested final plat. Additionally, the District provided a commitment letter to provide fire protection services to the development.

4. **Utilities**
   Electrical service and natural gas service are provided by Colorado Springs Utilities (CSU). CSU was sent a referral and has no outstanding comments.

5. **Metropolitan Districts**
   The subject parcel is included within the boundaries of Bent Grass Metropolitan District. Bent Grass Metropolitan District will own and maintain the private road tract within the proposed development. The District collects an ad valorem (property) tax of 38.641 mills.

6. **Parks/Trails**
   Commercial developments are not required to pay park fees in lieu of park land dedication with final plat(s). The El Paso County Parks Master Plan (2013) does not depict any parks, trails, or open space within the development area.

7. **Schools**
   The site is within the boundaries of Falcon School District No. 49. Commercial developments are not required to pay fees in lieu of school land dedication with final plat(s).

J. APPLICABLE RESOLUTIONS

See Attached Resolutions.

K. STATUS OF MAJOR ISSUES

There are no major issues.

L. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (2021) staff recommends the following conditions and notations:

CONDITIONS

1. All Deed of Trust holders shall ratify the plat. The applicant shall provide a current title commitment at the time of submittal of the Mylar for recording.

2. Colorado statute requires that at the time of the approval of platting, the subdivider provides the certification of the County Treasurer's Office that all ad valorem taxes applicable to such subdivided land, or years prior to that year in which approval is granted, have been paid. Therefore, this plat is approved by the Board of County Commissioners on the condition that the subdivider or developer must provide to the Planning and Community Development Department, at the time of recording the plat, a certification from the County Treasurer's Office that all prior years' taxes have been paid in full.

3. The subdivider or developer must pay, for each parcel of property, the fee for tax certification in effect at the time of recording the plat.

4. The Applicant shall submit the Mylar to Enumerations for addressing.

5. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.

6. Driveway permits will be required for each access to an El Paso County owned and maintained roadway. Driveway permits are obtained from the El Paso County Planning and Community Development Department.

7. The Subdivision Improvements Agreement, including the Financial Assurance Estimate, as approved by the El Paso County Planning and Community Development Department, shall be filed at the time of recording the Final Plat.

8. Collateral sufficient to ensure that the public improvements as listed in the approved Financial Assurance Estimate shall be provided when the final plat is recorded.

9. 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. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

10. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.

11. The Developer shall participate in a fair and equitable manner in offsite transportation improvements, including the items listed in Table 5 of the Bent Grass East Commercial Filing No. 3 Updated Traffic Impact Analysis and as identified below:

    a. Lengthening of the current eastbound single left-turn deceleration lane on Woodmen Road approaching Golden Sage Road.
    b. Southbound exclusive right-turn lane on Golden Sage Road approaching Woodmen Road.
    c. Signalization of Golden Sage Road/Woodmen Frontage Road or reconstruction as a modern roundabout
    d. Construction, paving, and associated repairs to Bent Grass Meadows Drive southwest of the site, including design and construction of an eastbound left turn lane on Woodmen Frontage Road at Bent Grass Meadows Drive, if not constructed or covered by financial assurances of others. These road improvements may be eligible for cost recovery from adjacent developers.

    An escrow agreement, including a financial assurance estimate for these improvements, as approved by the Planning and Community Development Department Director and the County Attorney's Office, shall be completed and escrow deposited with the final plat for the respective improvements within the County's jurisdiction in accordance with the Bent Grass East Commercial Updated Traffic Impact Analysis dated October 20, 2021. An updated traffic memorandum verifying the improvements and fair share

contributions shall be submitted to and accepted by El Paso County with each site development plan application.

12. Drainage Fees in the amount of $152,920.46 and bridge fees in the amount of $21,006.48 for the Falcon drainage basin (CHWS1400) shall be paid to El Paso County at the time of plat recordation.

NOTATIONS

1. Final plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.

2. Site grading or construction, other than installation or initial temporary control measures, may not commence until a Preconstruction Conference is held with Planning and Community Development Inspections and a Construction Permit is issued by the Planning and Community Development Department.

M. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 13 adjoining property owners on March 22, 2022, for the Board of County Commissioners meeting. Responses will be provided at the hearing.

N. ATTACHMENTS

Vicinity Map
Letter of Intent
Plat Drawing
April 7, 2022 Planning Commission Draft Minutes
Planning Commission Resolution
Board of County Commissioners' Resolution

El Paso County Parcel Information

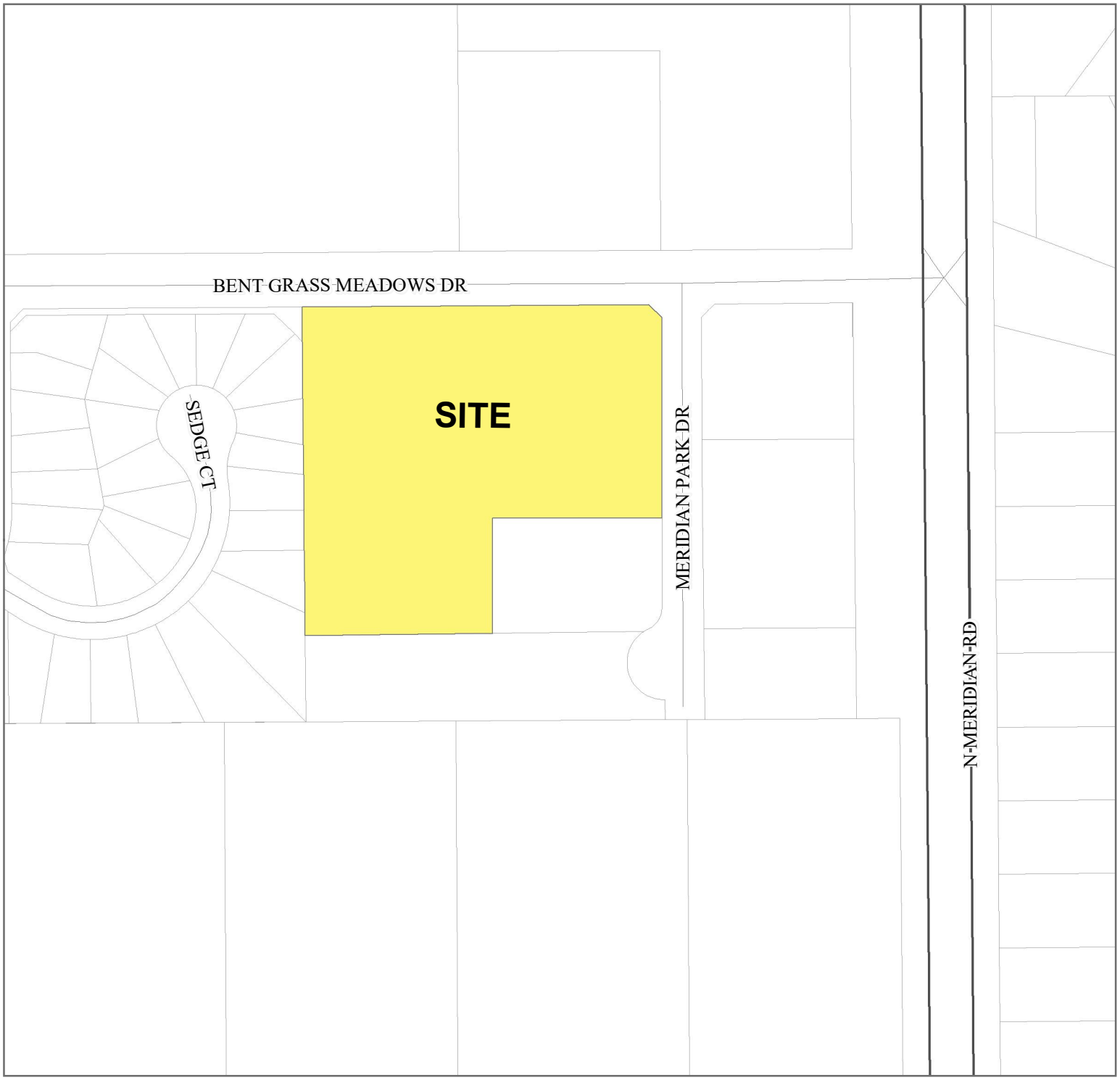
PARCEL	NAME
5301101060	LAND FIRST INC

File Name: SF-21-047

Zone Map No.: --

ADDRESS	CITY	STATE	ZIP	ZIPLUS
1378 PROMONTORY BLUFF VW	COLORADO SPRINGS	CO	80921	3945

Date: March 16, 2022



Please report any parcel discrepancies to:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
(719) 520-6600

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BENT GRASS EAST COMMERCIAL FILING 3 – FINAL PLAT

LETTER OF INTENT

DECEMBER 2021 – *REVISED FEBRUARY 2022*

OWNER/APPLICANT:
Land First Inc.
1378 Promontory Bluff VW
Colorado Springs, CO. 80921

CONSULTANT:
N.E.S. Inc.
619 N. Cascade Ave. Suite 200
Colorado Springs, CO. 80903

ENGINEER/SURVEYOR:
Classic Consulting Engineering
619 N. Cascade Ave. Suite 200
Colorado Springs, CO. 80903

REQUEST

Land First Inc. requests approval of a Final Plat for six (6) commercial lots and, one (1) tract for a private access road and utilities on approximately 5.351 acres.

LOCATION

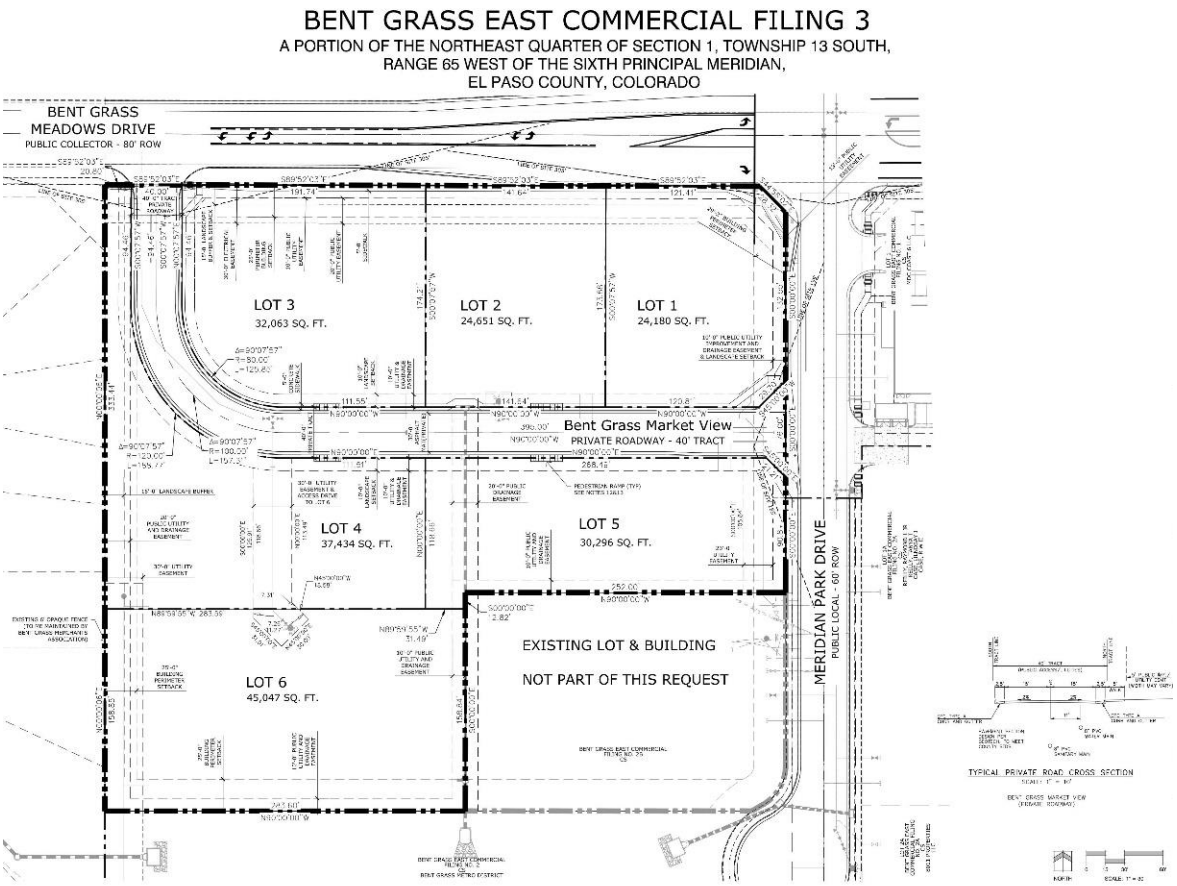
The approximately 5-acre site is located north of E. Woodman Road, west of Meridian Road, and south of Bent Grass Meadows Drive.

Legal Description: Bent Grass East Commercial Filing No. 3

Tract BB as platted in Bent Grass East Commercial Filing No. 2B recorded under reception No. 218714172, records of El Paso County, Colorado.

Containing a Calculated area of 219,877 SF. 5.048 AC.

To be platted as 6 commercial lots and Tract A (Bent Grass Market View).



PROJECT DESCRIPTION/CONTEXT

This parcel was identified as commercial in 2007 with the approved Bent Grass Overall PUD; and has remained as commercial in approved preliminary plans for Bent Grass East Commercial (2013), Bent Grass East Commercial Filing 2 (2018), Tract B, lot line adjustment and creation of Tract BB (2018). The proposed final plat for 6 commercial lots and Tract A (Bent Grass Market View) is in alignment with the recently approved Bent Grass East Commercial Filing 3 Preliminary Plan which proposed 6 commercial lots and a 40' private tract (Tract A) to serve as access for each of the commercial lots. Current zoning for the property is CS (Commercial Services).

COMPATIBILITY/TRANSITIONS: To the north is zoned PUD RR 5 (Rural Residential), currently two of the three lots are vacant and one is planned for commercial and the other for attached single family. The remaining lot is residential/agriculture. The adjacent property to the west is zoned PUD and is developed as urban residential, the east is developed as commercial, to the south is an animal care clinic, and a 1.5 AC detention pond serving the Bent Grass Development and rural residential development. The Falcon Market Place is currently being developed to the south at the intersection of Meridian Road and Woodmen Road. Falcon Market Place has provided a stub out at the north property line that is anticipated to connect to this development in the future at Meridian Park Drive. A fifteen (15') landscape buffer is provided as a buffer to the single family residential to the west and along Bent

Grass Meadows Drive. The existing 6' opaque fence along the eastern boundary of the single family residential will serve as screening and will be maintained by the Bent Grass Merchants Association.

Commercial development of this parcel will tie into the existing commercial development along Meridian Park Drive, provide local employment opportunities, nearby commercial services for the existing residences and serve as a transition for the single family residential to the commercial uses along Meridian Road. With this final plat, the existing 15' landscape buffer and 6' opaque fence along the western property boundary will remain and be maintained by the commercial development (Bent Grass Merchants Association).

Traffic: Two access points are provided to the commercial site, one from Bent Grass Meadows Drive from the North and the other from Meridian Park Drive from the East. Meridian Park Drive is stubbed to the south for an anticipated future connection to Falcon Market Place at Woodmen and Meridian. Access to each lot will be provided by Tract A (Bent Grass Market View) which will be developed as a private road, classified as "Urban Local" and will be constructed to be 40ft wide with an attached 5' sidewalk on one side and two mid-block pedestrian crossings. A site development plan for each individual lot will address individual lot access design and site circulation to accommodate the anticipated design vehicle – either single unit or multi-unit trucks. With no on-street parking, two-way traffic will be maintained along the length of the Tract A.

The currently proposed Bent Grass Market View is planned to incorporate separate left- and right-turn lanes approaching Bent Grass Meadows Drive. Bent Grass Market View will incorporate a dedicated left-turn lane and shared through and right-turn lane approaching Meridian Park Drive.

The existing section of Bent Grass meadows Drive between Meridian Road and Meridian Park Drive has recently been widened to allow for a three-lane eastbound approach at Meridian/Bent Grass Meadows. As part of the approved preliminary plan, Bent Grass Meadows has been restriped to remove the existing westbound left-turn lane for the 7-Eleven access, which has been closed, and lengthen the existing westbound left-turn bay approaching Meridian Park Drive. Based on the queuing analysis discussed in the traffic report prepared by LSC, the proposed 195-foot lane will provide adequate storage for the projected queues. Based on the criteria of the *ECM* and a design speed of 40 miles per hour, the westbound left turn lane approaching the west site access should be 215 feet long plus a 160-foot taper. Previous Bent Grass reports showed side-by-side left-turn lanes between Meridian Park and the west access. However, it as been agreed upon through meetings with County staff, that the best solution was the two way left turn lane and dedicated eastbound turn lane. Figure 12 of the traffic report completed by LSC depicts a dedicated eastbound left turn lane at Meridian Park Drive/Bent Grass Meadows Drive and a striped center two way left turn lane west of that.

Drainage: Drainage improvements for this project are designed to the most current El Paso County Engineering Criteria Manual and the El Paso County Drainage Criteria Manual, the most recent MDDP and Urban Storm Drainage Criteria Manual. Overall, drainage of the site will be provided by an offsite 1.5AC detention pond located to the immediate south of the site.

Utilities: The property is located within the boundaries of Bent Grass Meadows Metropolitan District and Woodmen Hills Metropolitan District. Water, Wastewater, Storm water will be provided by Woodmen Hills Metropolitan District. Maintenance of right-of-way landscaping will be maintained by the Bent Grass Merchant Association. Mountain View Electric Association, Inc. will supply electricity service and Colorado Springs Utilities will supply natural gas.

Geologic Hazards: The site was found to be suitable for development. Some areas of the proposed subdivision have been found to be impacted by geologic conditions. These conditions impose some constraints on development, which can be mitigated by avoidance, regrading or through proper engineering design and construction methods. A map of the hazard areas and proposed mitigation measures can be found in the Soils, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc., dated October 15, 2020.

Wildlife: Wildlife that has been viewed on the site and surrounding areas including rodents, and small game. Potential for several species of mammals, rodents, larger game and vegetation is possible but unlikely to be impacted by the project. As development occurs within Bent Grass East Commercial Filing 3, reasonable care will be taken to minimize human and wildlife conflicts within reasonable limits.

Wildfire: The primary wildland fuel type is grassland with scattered trees. The Colorado State Forest Service has determined a low-moderate wildfire hazard potential and no specific fire mitigation plans or other actions are necessary.

Waivers/Deviations:

A Waiver was approved with the Bent Grass East Commercial Filing 3 Preliminary Plan for Bent Grass Market View to be developed as a private road not meeting County ECM standards. A second waiver was approved for Lot 6 to be developed with no minimum lot frontage.

A deviation request has also been approved for the roadway design criteria for an urban local roadway related to minimum CL curve radius, right of way width, paved width, intersection spacing, and sidewalks on both sides of the roadway.

PROJECT JUSTIFICATION

Final Plat Review Criteria Chapter 7.2.1.D.3.f

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

The relevant County Plans for Bent Grass East Commercial Filing 3 are the County Policy Plan, the 2040 Major Transportation Corridor, the County Parks Master Plan, and the Water Master Plan. The proposed commercial preliminary plan and final plat satisfies the following policies for Your EPC Master Plan and the Water Master Plan.

The County Master plan identifies this area as an area of change and its place type as regional center. Primary uses of regional centers are characterized as being restaurant, commercial retail, commercial service, entertainment, and multifamily residential; supporting uses include office, institutional mixed used, and single-family attached residential. A final plat for 6 commercial lots and a private Tract to serve as road access (Tract A – Bent Grass Market View) will allow for commercial uses as described under regional center and will fulfill the intent of this parcel as it is outlined in the County Master Plan.

The final Plat for Bent Grass East Commercial Filing 3 will support the following goals of the County Master Plan:

Economic Development:

Goal ED.1: Recruit new businesses and spur the development of growing sectors.

> *Objective ED1-3: To help activate spaces, provide more options for fun and recreation to residents.*
>
> *Objective ED 1-4: Attract more visitors to the County by emphasizing development of entertainment uses in Regional Centers.*
>
> *Objective ED 1-6: Large employers should be located on major roadways to improve connectivity and minimize their impact on daily traffic.*

Platting of 6 commercial lots at Bent Grass East Commercial Filing will enable for commercial development within a designated regional center. Development on each of the lots will provide commercial resources (such as entertainment and/or employment) to the existing and future residents within the area. As a regional center, located near Meridan Road (Principal Arterial), businesses on this parcel have the ability to attract more visitors to this area of the County with minimal impact on daily traffic.

Goal ED.3: Encourage the development of commercial districts in underserved areas.

> *Objective ED3-1: Continue promoting commercial development to serve increasing residential neighborhoods in the Falcon Area*
>
> *Objective ED3-3: Emphasize the development of grocery stores, restaurants (both drive thru and sit-down), gas stations, pharmacies, and neighborhood-scale services along Highway 24*
>
> *Objective ED3-6: Prioritize commercial use as development opportunities arise in order to support the growing residential base in rural areas*

Currently there is little existing commercial located at Bent Grass Meadows Drive and Meridian Road; with an existing Conoco Station and Animal Care Clinic located on Meridian Park Drive. Six commercial lots located at Bent Grass East Commercial Filing 3 will allow for the development of six commercial uses (1 per lot), each serving the nearby Falcon area with the ability to provide a variety of commercial uses such as restaurants, pharmacies or entertainment such as laser tag or a climbing gym.

WATER MASTER PLAN

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

Goal 3.1 – Promote cooperation among water providers to achieve increased efficiencies on infrastructure.

Goal 3.2 – Promote cooperation among water providers to achieve increased efficiencies on treatment.

Goal 3.7 – Encourage the interconnection of infrastructure owned by water providers and projects that will have access to more than one water source, both to foster conjunctive use and to better accommodate water supply emergencies.

Goal 5.1 – Identify the potential water supply gap at projected full development build-out (2060).

Goal 5.4 – Promote the long-term use of renewable water. Goal 5.5 – Identify any water supply issues early on in the land development process.

Goal 6.0 – Require adequate water availability for proposed development.

Policy 6.0.8 – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.

Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.

Woodmen Hills Metro District has sufficient supply and existing infrastructure in the area to serve this development. Water quality is good and Woodmen Hills is in compliance with all regulatory limits.

The project is located within Region 3, Falcon Area, containing 4 growth areas projected to be completed by 2040, three areas to be completed by 2060, and two other growth areas located on the north and south sides of Falcon Highway directly east of Falcon. Specifically, the Water Master Plan states:

"Region 3 contains four growth areas west of Falcon projected to be completed by 2040. Other areas of 2040 growth are projected for the north-central part of the region west of Highway 24 extending from Falcon to 4-Way Ranch. North of Falcon along Highway 24, growth is projected by 2060 on both sides of the highway. Just west of Falcon, another small development is projected by 2060 on the north and south sides of Woodmen Road. On the east side of Highway 24, three separate areas of growth are projected for development by 2060, with the largest of the three spanning from south of Judge Orr Road to east of Peyton Highway into Region 4c. This development will likely consist of 35-acre lots that will require individual wells to use Denver Basin groundwater. The other two growth areas will be located on the north and south sides of Falcon Highway directly east of Falcon. See Figure 5.5 for Region 3 growth map projections."

Region 3 has a current water supply of 7,164-acre feet per year and a current demand of 4,494-acre feet per year.

Full build out of the Woodmen Hills Metro District (District) is anticipated within the 2040 timeframe. The Water Resources Report indicates that the District has sufficient supply to meet the expected need at full build out by 2040 and 2060. As stated in the Water Resources Report, the 2040 Woodmen Hills Metro District projected buildout needs are estimated at 1218.0 annual acre-feet and the 300-year current supply is 1459.5 annual acre-feet.

As stated in the Water Resources Report, this development proposes 6 lots totaling 4.57 acres 17% coverage suggests probable total building space of 33,814SF. The planner estimates that two areas of landscaping are anticipated being 26,810 SF and 10,280 SF of active landscaping. Per County code the water resources report projects that indoor use will demand 3.79 Acre-feet a year with the landscaped area generating a demand of 2.09 acre-feet a year. In total, this development is projected to need 5.88 annual-acre feet of water per year. Currently, the Woodmen Hill Metropolitan District supply is 1,459.5-acre feet on a 300-year basis.

The District currently incorporates a 20% reserve into their future planning. Based on the needs, current supply, and reserve the District has sufficient water to meet the needs but a possible very small shortage of 23.5 annual acre-feet might be expected due to the 20% reserve. However, additional long-range planning, regionalization, and acquisitions are discussed in the Water and Wastewater Report under future supplies.

Woodmen Hills Metropolitan Districts (District) has provided a water and wastewater commitment letter to serve the development. The Districts has roughly 14 wells and four different types of water supply from renewable and non-renewable sources:

- local wells mainly in the Arapahoe and Laramie Fox-Hills formations, (non-renewable source)
- off-site wells four operating in the Denver Basin in the Guthrie Ranch and adjacent area (non-renewable source)
- offsite alluvial wells also in the Guthrie Ranch Area which pump renewable water from Upper Black Squirrel Basin (renewable source)
- a perpetual right to 350 acre-feet of water per year from Cherokee Water utilizing the Upper Black Squirrel Basin (renewable source).

The District developed a water policy intended to facilitate goals of continual addition of water sources prioritizing renewable sources. In addition, the District will be acquiring and or improving sources of supply and increasing water reliability and efficiency over time. New sources/expansions are expected to come from five areas: developer inclusion, acquisition, regionalization, facility expansion (including extensions of existing jointly owned transmission systems), and indirect, lawn irrigation return flows (LIRF) credits and direct reuse. The District has Municipal Interconnects on both the raw water and potable water systems. Current connecting systems include Meridian Service Metropolitan District; Cherokee Metropolitan District; and Falcon Highlands Metropolitan District. The District has two major off-site transmission lines which are jointly owned with Meridian Service Metropolitan District. The District is responsible for the operation of both the Tamlin and Guthrie systems. The District owns and operates three water treatment plants and three water storage facilities. The District treats and filters 100% of their water supply. A fourth tank is under

construction and will bolster fire flows, service pressures, system reliability, and potable water storage.

The District's current use is based on an average of 53% renewable water sources and is continually acquiring and working towards establishing additional renewable sources. Discussions of long-term planning are included in the Water Wastewater Report. Current Water Quality is presented in the Water and Wastewater Report in the Appendix E being the WHMD 2020 Consumer Confidence Report.

2. **The subdivision is in substantial with the approved preliminary plan;**

   The approved Bent Grass East Commercial Filing 3 describes six (6) commercial lots accessed by a single private road (Tract A) with an attached 5' sidewalk along one side of the road and two mid-block pedestrian crossings. There are no proposed changes to the approved site layout or traffic circulation with the final plat.

3. **The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;**

   The subdivision design standards are met and the subdivision is compatible with the approved Bent Grass East Commercial Filing 3 Preliminary Plan.

4. **Either 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, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval;**

   A sufficient water supply is available as demonstrated by the water supply commitment letter provided by Woodmen Hills Metropolitan District and the Water Resources Report provided by JDS Hydro. Water sufficiency for quantity, quality and reliability was approved with the Bent Grass East Commercial Filing 3 Preliminary Plan

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 this Code;**

   Public sewage disposal is addressed in the Wastewater Treatment Report provided by JDS Hydro.

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

   Some areas of the proposed subdivision have been found to be impacted by geologic conditions. These conditions impose some constraints on development, which can be mitigated by avoidance,

regrading or through proper engineering design and construction methods. These matters are addressed in the Geohazard Evaluation Report prepared by Entech Engineering Inc., dated October 15, 2020.

7. **Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;**

   Compliance with drainage requirements of State Statute C.R.S. § 30-28-133(3)(c) are shown in the Final Drainage Report prepared by Classic Consulting.

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

   Access to each site is provided by a single 40' wide private tract (Tract A) to be developed as Bent Grass Market View; which will connect from Bent Grass Meadows to Meridian Park Drive. Tract A will be developed as private road, classified as "Urban Local" and will be constructed to be 40ft wide.

9. **Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;**

   Water and sanitary sewer services are to be provided by Woodmen Hills Metropolitan District. Electric Service is provided by Mountain View Electric Association, Inc. The site is entirely within Colorado Springs Utility territory for natural gas services. The required Will Serve letters are included with the submittal. Recreation opportunities are provided through connected sidewalks from the residential properties to the west and commercial properties to the east and southeast. No formal open space is provided with this application.

10. **The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;**

    The site lies within the Falcon Fire Rescue Protection District. A Fire Protection Report and Fire Commitment Letter is included with this submittal.

11. **Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;**

    This commercial development is situated between urban residential and existing commercial. A fifteen (15) foot landscape buffer has been provided between the existing urban residential to the east and proposed commercial development. Access to the site will be provided by Bent Grass Meadows Drive and Meridian Park Drive. Both Bent Grass Meadows Drive and Meridian Park Drive are existing and presently serve both residential and commercial traffic. There are no major impacts to the adjacent land uses anticipated with the final plat.

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

The proposed final plat meets the applicable sections of these parts of the Code.

13. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.];

There are no mineral estate owners associated with the property to be platted. A mineral rights certification showing no mineral estate owners is attached to this application.

P:\Land First Inc\Bent Grass East Commercial Filing 3\Admin\Submittals\Final Plat

BENT GRASS EAST COMMERCIAL FILING NO. 3

A REPLAT OF TRACT BB AS PLATTED IN BENT GRASS EAST COMMERCIAL FILING NO. 2B, RECORDED UNDER RECEPTION NO. 218714172, RECORDS OF EL PASO COUNTY, COLORADO, A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT LAND FIRST, INC., A COLORADO CORPORATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

TRACT BB AS PLATTED IN BENT GRASS EAST COMMERCIAL FILING NO. 2B RECORDED UNDER RECEPTION NO. 218714172, RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 219,877 SF, 5.048 ACRES

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND REPLATTED SAID LANDS INTO LOTS, A TRACT AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF BENT GRASS EAST COMMERCIAL FILING NO. 3. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATIONS SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER:

THE AFOREMENTIONED, LAND FIRST, INC., A COLORADO CORPORATION HAS EXECUTED THIS INSTRUMENT THIS___DAY OF_____, 20__.

BY:_____
RONALD WALDTHAUSEN, PRESIDENT

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____ DAY OF_____, 20__ A.D. BY RONALD WALDTHAUSEN AS PRESIDENT OF LAND FIRST, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC

LIEN HOLDER:

WAYPOINT BANK, HAS EXECUTED THIS INSTRUMENT THIS___DAY OF_____, 20__.

BY: _____

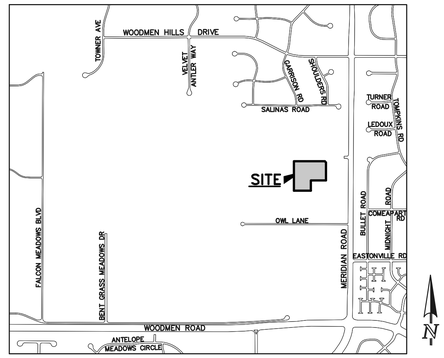
AS: _____

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____ DAY OF_____, 20__ A.D. BY _____ AS _____ OF WAYPOINT BANK.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC



VICINITY MAP
N.T.S.

EASEMENTS:

UNLESS SHOWN OTHERWISE, THE FOLLOWING EASEMENTS ARE HEREBY PLATTED:

A. A 10.00 FOOT WIDE PUBLIC UTILITY, PUBLIC IMPROVEMENT EASEMENT AND PUBLIC DRAINAGE ALONG THE FRONT LINES OF EACH LOT.

B. A 10.00 FOOT WIDE PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT ALONG THE REAR LINES OF EACH LOT.

C. A 10.00 FOOT WIDE PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT ALONG BOTH SIDE LOT LINES OF EACH LOT.

D. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER UNLESS OTHERWISE NOTED.

GENERAL NOTES:

1. DATE OF PREPARATION NOVEMBER 30, 2021.

2. BASIS OF BEARINGS: A PORTION OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO BEING MONUMENTED AT THE WEST END BY THE CENTER QUARTER CORNER OF SAID SECTION 1 BY A 2 ½" ALUMINUM SURVEYORS CAP WITH APPROPRIATE MARKINGS PLS 28651 AND AT THE EAST END, AT THE NORTHWESTERLY CORNER OF LOT 1 FALCON RANCHETTES RECORDED IN PLAT BOOK V–2 AT PAGE 15, RECORDS OF EL PASO COUNTY, COLORADO, BY A YELLOW PLASTIC SURVEYORS CAP STAMPED "PLS 2372" AND IS ASSUMED TO BEAR S89°49'43"E, A DISTANCE OF 2,285.20 FEET.

3. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.

4. FLOODPLAIN STATEMENT:
NO PORTION OF THIS SITE, BENT GRASS EAST COMMERCIAL FILING NO. 3, IS WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0553G, DATED DECEMBER 7, 2018.

5. WATER SERVICE SHALL BE SUPPLIED BY WOODMEN HILLS METROPOLITAN DISTRICT.

6. SEWER SERVICE SHALL BE SUPPLIED BY WOODMEN HILLS METROPOLITAN DISTRICT.

7. FIRE PROTECTION BY THE FALCON FIRE PROTECTION DISTRICT.

8. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.

9. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN AND/OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT ANALYSIS; PRELIMINARY/FINAL DRAINAGE REPORT; SOIL, GEOLOGY AND GEOLOGICAL HAZARD STUDY; WATER AVAILABILITY STUDY; NATURAL FEATURES REPORT; SUBDIVISION OR PROJECT PERCOLATION TEST RESULTS; EROSION CONTROL REPORT.

10. A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.

11. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OR RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT–OF–WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON COMMITMENT FOR TITLE INSURANCE COMMITMENT NUMBER RND55089391–5 ISSUED BY LAND TITLE GUARANTEE COMPANY. WITH AN EFFECTIVE DATE OF OCTOBER 30, 2021 AT 5:00 P.M.

12. 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 CRS 18–4–508.

13. THE PROPERTY WITHIN THE SUBDIVISION IS SUBJECT TO THE PRIVATE DETENTION BASIN/BMP MAINTENANCE AGREEMENT AND EASEMENT RECORDED UNDER RECEPTION NO. 214092269.

14. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN THE DRAINAGE EASEMENTS.

15. 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 NO. _____ IN THE OFFICE OF THE CLERK AND RECORDED 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, THE COUNTY 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.

16. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE BENT GRASS METROPOLITAN DISTRICT BY INSTRUMENTS RECORDED UNDER RECEPTION NO.'S 207124524, 207152168, 207157347, 207160587, AND 213101580.

17. ALL PROPERTY WITHIN THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE WOODMEN ROAD METROPOLITAN DISTRICT AND, AS SUCH, IS SUBJECT TO A MILL LEVY, PLATTING FEES AND/OR BUILDING PERMIT FEES FOR THE PURPOSE OF FINANCING CONSTRUCTION OF SPECIFIED IMPROVEMENTS TO WOODMEN ROAD.

18. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

19. THE PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE RESTRICTIVE COVENANT AGREEMENT RECORDED UNDER RECEPTION NO. 213098664 AND USE RESTRICTION AGREEMENT RECORDED UNDER RECEPTION NO. 214085629 WITH FIRST AMENDMENT RECORDED UNDER RECEPTION NO. 214095183.

20. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.

21. THE APPROVAL OF THIS REPLAT HEREBY VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.

22. THE PROPERTY WITHIN THIS SUBDIVISION LIES WITHIN THE UPPER BLACK SQUIRREL CREEK GROUND WATER MANAGEMENT DISTRICT AS EVIDENCED BY AN INSTRUMENT RECORDED IN BOOK 3260 AT PAGE 701.

23. ARTICLES OF INCORPORATION FOR BENT GRASS COMMERCIAL MERCHANTS ASSOCIATION, INC. A COLORADO NONPROFIT CORPORATION WERE FILED WITH THE COLORADO SECRETARY OF STATE UNDER IDENTIFICATION NO. 20181384655. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR BENT GRASS COMMERCIAL MERCHANTS ASSOCIATION ARE RECORDED UNDER RECEPTION NO. 2180599945.

24. TRACT A IS A PRIVATE STREET AND PUBLIC UTILITY EASEMENT. TO BE OWNED AND MAINTAINED BY BENT GRASS COMMERCIAL MERCHANTS ASSOCIATION.

25. UNIFIED CONTROL STATEMENT – ALL ACCESS DRIVEWAYS, DRIVES, AISLES, MANEUVERING AND PARKING AREAS AND EASEMENTS SHALL BE FOR THE COMMON USE AND MAINTENANCE OF ALL USERS, PUBLIC OR PRIVATE, AND THE OWNERS OF THIS DEVELOPMENT. FREE AND UNIMPEDED VEHICULAR AND PEDESTRIAN MOVEMENTS SHALL BE MAINTAINED AND PERMITTED ACROSS ALL PROPERTY LINES AT ALL TIMES REGARDLESS OF FUTURE OWNERSHIP OR PLATTING ACTIONS.

26. THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM ANY LOT TO BENT GRASS MEADOWS DRIVE OR MERIDIAN PARK DRIVE.

27. THE SUBDIVIDER 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. 19–471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. LOTS DEVELOPED AFTER THE WOODMEN ROAD DISTRICT TERM ENDS SHALL BE REQUIRED TO PAY THE TRAFFIC IMPACT FEE.

28. THE PRIVATE ROAD, BENT GRASS MARKET VIEW, AS SHOWN ON THIS PLAT, WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE ROAD IS CONSTRUCTED IN CONFORMANCE WITH THE EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.

29. PIKES PEAK REGIONAL BUILDING DEPARTMENT, ENUMERATIONS, APPROVAL PROVIDED BY EMAIL DATED _____ AND RECORDED IN THE EL PASO COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NO. _____.

30. LANDSCAPING IN PUBLIC RIGHT–OF–WAY, WESTERN LANDSCAPE BUFFER WILL BE MAINTAINED BY THE BENT GRASS COMMERCIAL MERCHANTS ASSOCIATION OR DESIGNEE.

31. LANDSCAPING ALONG BENT GRASS MARKET VIEW WILL BE PROVIDED AND MAINTAINED BY SITE SPECIFIC PRIVATE PROPERTY OWNERS.

SURVEYOR'S STATEMENT:

I, DOUGLAS P. REINELT, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS_____ DAY OF_____, 20__.

_____ _____
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR DATE
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING,
ENGINEERS AND SURVEYORS, LLC.

NOTICE:

ACCORDING TO COLORADO LAW YOU **MUST** COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

PCD DIRECTOR CERTIFICATE:

THIS PLAT FOR BENT GRASS EAST COMMERCIAL FILING NO. 3 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT EXECUTIVE DIRECTOR ON THE _____DAY OF _____, 20__ SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

_____ _____
EXECUTIVE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DATE

CLERK AND RECORDER:

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS_____DAY OF _____, 20___,
AND WAS RECORDED AT RECEPTION NUMBER_____ OF THE RECORD OF EL PASO COUNTY.

RECORDER: CHUCK BROERMAN, RECORDER BY: _____
DEPUTY

DRAINAGE: FALCON

BRIDGE FEES: _____

URBAN PARK: _____

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

OWNERS:
LAND FIRST, INC.
1378 PROMONTORY BLUFF VIEW
COLORADO SPRINGS, COLORADO
80921
(719) 491–0801

BENT GRASS EAST
COMMERCIAL FILING NO. 3
JOB NO. 2177.64
NOVEMBER 30, 2021
SHEET 1 OF 2

PCD FILE NO. SF–21–47

NO	REVISION	DATE
1	COUNTY COMMENT	01/24/22

CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785–0790
(719)785–0799 (Fax)

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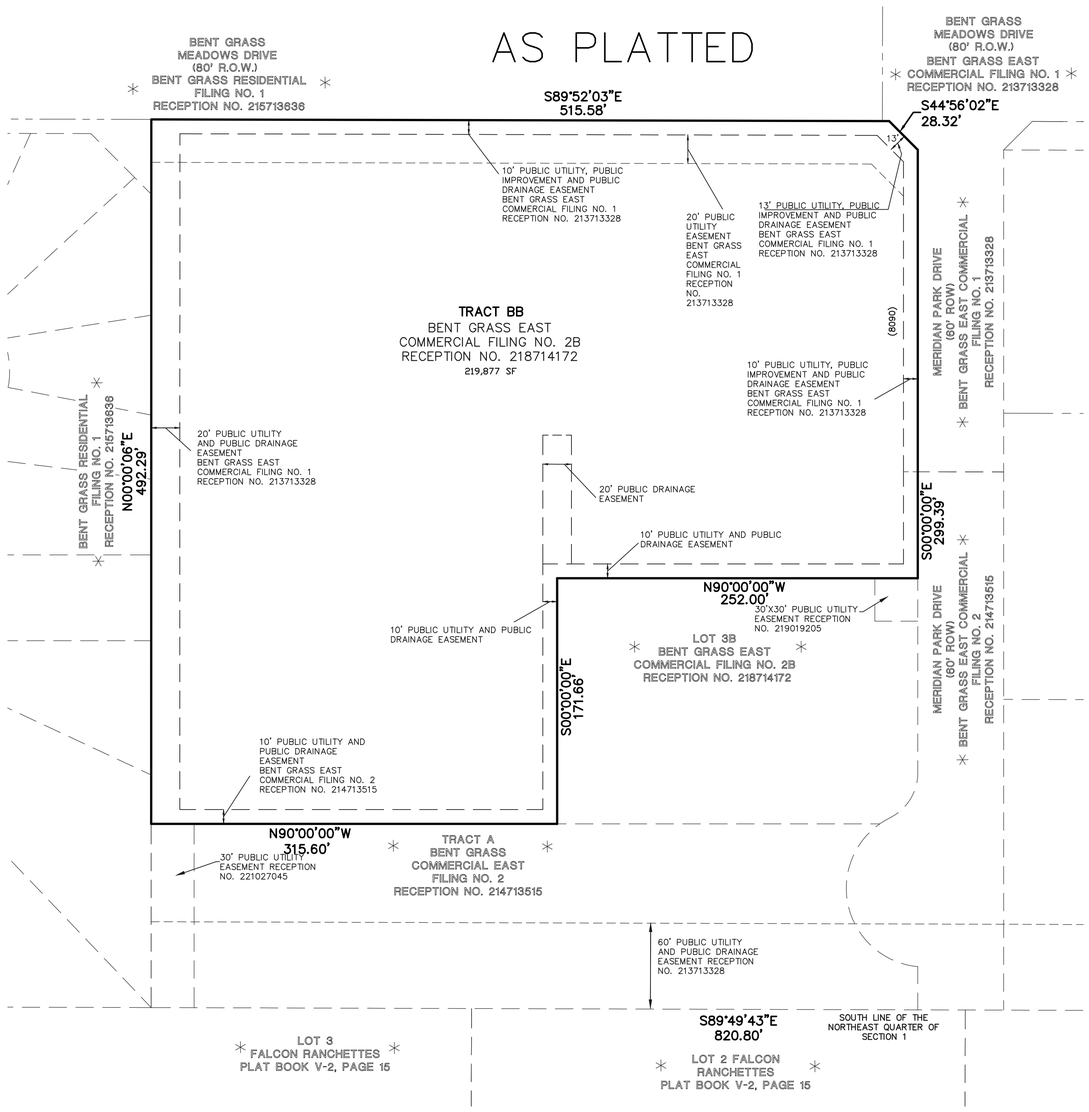
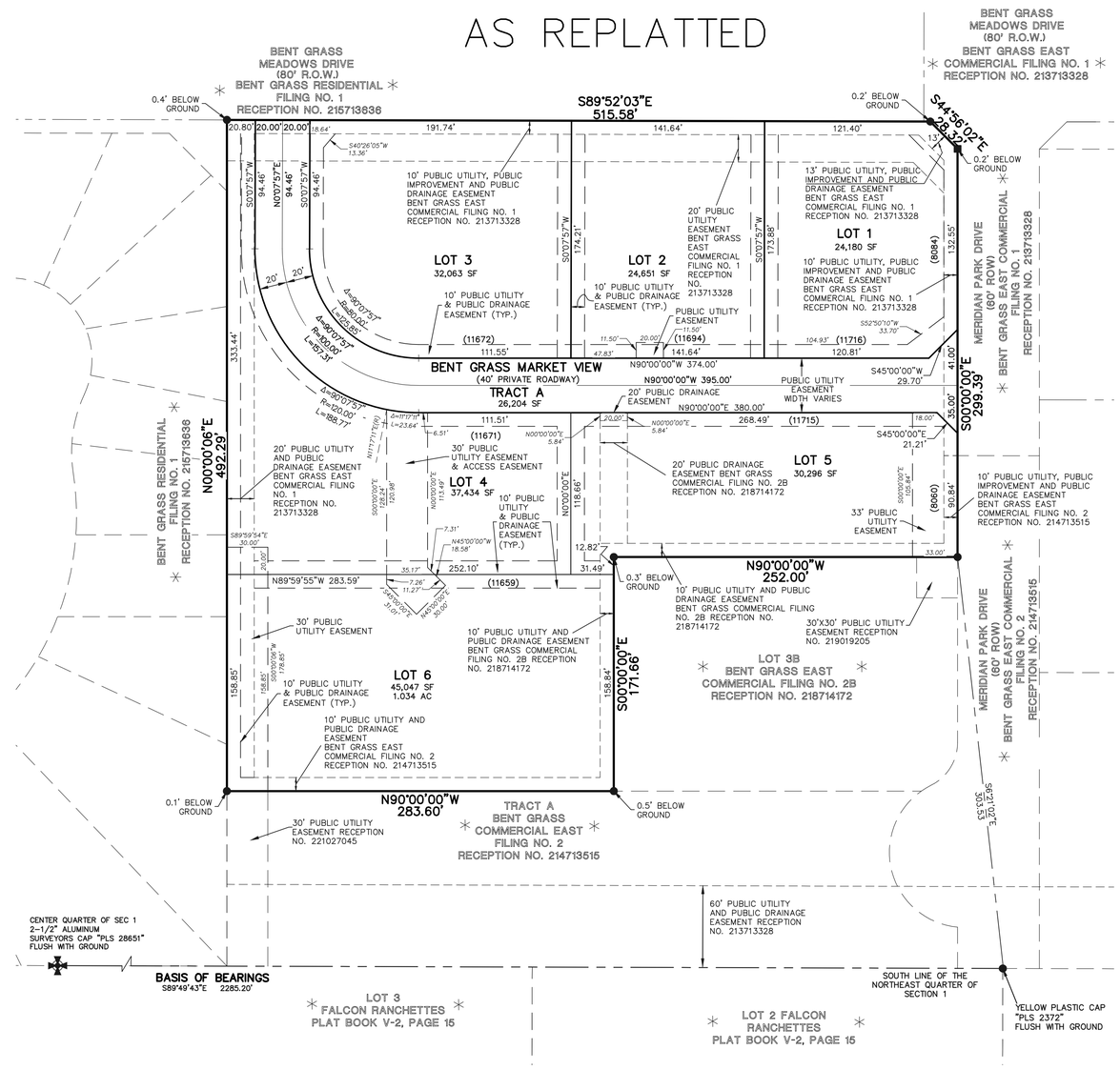
BENT GRASS EAST COMMERCIAL FILING NO. 3

A REPLAT OF TRACT BB AS PLATTED IN BENT GRASS EAST COMMERCIAL FILING NO. 2B, RECORDED UNDER RECEPTION NO. 218714172, RECORDS OF EL PASO COUNTY, COLORADO, A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO





N

50 25 0 50 100

SCALE: 1" = 50'
U.S. SURVEY FEET

LEGEND

AC	ACRES
SF	SQUARE FEET
●	1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" RECOVERED FLUSH WITH GROUND UNLESS OTHERWISE NOTED
✳	NOT PART OF THIS PLAT
(XXXX)	STREET ADDRESS
■	1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" SET FLUSH WITH GROUND UNLESS OTHERWISE NOTED

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

BENT GRASS EAST
COMMERCIAL FILING NO. 3
JOB NO. 2177.64
NOVEMBER 30, 2021
SHEET 2 OF 2

CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799 (Fax)

PCD FILE NO. SF-21-47

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Planning Commission Meeting
Thursday, April 7, 2022
El Paso County Planning and Community Development Department
2880 International Circle – Second Floor Hearing Room
Colorado Springs, Colorado

REGULAR HEARING
9:00 a.m.

PRESENT AND VOTING: BRIAN RISLEY, TOM BAILEY, BECKY FULLER, SARA BRITTAIN JACK, JAY CARLSON, BRANDY MERRIAM, ERIC MORAES, JOAN LUCIA-TREESE, AND TIM TROWBRIDGE

PRESENT VIA ELECTRONIC MEANS AND VOTING: NONE

PRESENT AND NOT VOTING: BRYCE SCHUETTPELZ AND CHRISTOPHER WHITNEY

ABSENT: NONE

STAFF PRESENT: NINA RUIZ, KARI PARSONS, ELIZABETH NIJKAMP (VIA REMOTE ACCESS), DANIEL TORRES, CHARLENE DURHAM (VIA REMOTE ACCESS), KYLIE BAGLEY (VIA REMOTE ACCESS), CARLOS HERNANDEZ (VIA REMOTE ACCESS), ELENA KREBS, PETRA RANGEL, TARA YOUNGER, AND EL PASO COUNTY ATTORNEYS LORI SEAGO AND MARY RITCHIE

OTHERS SPEAKING AT THE HEARING: ANDREA BARLOW

Report Items

1. **A. Report Items -- Planning and Community Development Department – Ms. Ruiz** -- The following information was discussed:

   a) The next scheduled Planning Commission meeting is for **Thursday, May 5, 2022 at 9:00 a.m.**

   b) **Ms. Ruiz** gave an update of the Planning Commission agenda items and action taken by the Board of County Commissioners

since the last Planning Commission meeting. **Ms. Ruiz** informed the board that if there is a hearing on May 5th then the proposed changes to the PC Bylaws will be heard then. If there is no hearing in May, then they will be heard in July. **Ms. Ruiz** also announced that **Mr. Dossey** has submitted his resignation as Executive Director. His last day is April 28, 2022.

B. Public Input on Items Not Listed on the Agenda – NONE

CONSENT ITEMS

2. A. Approval of the Minutes – March 17, 2022

The minutes were unanimously approved as presented (9-0).

REGULAR ITEMS

3. SF-21-047 PARSONS

FINAL PLAT

BENT GRASS EAST COMMERCIAL FILING NO. 3 FINAL PLAT

A request by Land First, Inc., for approval of a final plat to create six (6) commercial lots. The 5.05-acre parcel is zoned CS (Commercial Service) and is located at the southwest corner of the Meridian Park Drive and Bent Grass Meadows Drive intersection, approximately 350 feet west of Meridian Road, and is within Section 1, Township, 13 South, Range 65 West of the 6th P.M. (Parcel No. 53011-01-060) (Commissioner District No. 2)

Ms. Parsons gave a brief overview of the project and asked **Ms. Seago** to go over the review criteria for a final plat. **Ms. Parsons** then introduced the applicant's representative **Andrea Barlow** on behalf of **N.E.S** to give her presentation.

Mr. Carlson - Lot 6 has an access easement through the middle of the lot, is there a reason for that?

Ms. Barlow - There is a lot access easement in lot 6 because it doesn't have a street frontage. It will go through the parking area.

Ms. Parsons then gave her presentation to the Planning Commission.

IN FAVOR: NONE

IN OPPOSITION:

Miranda Gross – I have put together a petition that has over 750 signatures in opposition. We value our open space and the wildlife that comes through there. Falcon is prime for wildfires. If EPC continues to build up in Falcon, we will see something worse than the Marshall Fire. Falcon has strong winds, so fires are hard to control. The people of Falcon have been there before 1980 and the wells have been drying up in recent years, this is affecting the way of life. There is a lot more

traffic due to growth causing deadly crashes. The antelope are being affected; they are being pushed into residential areas. We have a broad range of other wildlife. We urge you for the human health impact, the wildlife impact, and the environmental impact to not approve this.

REBUTTAL:
Andrea Barlow – Ms. Gross's comments were broad and not specific to this project. We have seen the petition and it had signatures from out of state, so people not from the local area. Regarding open space, this space is not open space, it is not public space, it is private property. There will be about seven acres of open space in the drainage area to service the residents. About wildfires, the chances of wildfire on this particular property are mitigated if developed. I didn't hear anything specific about this project really, in general the comments were in opposition to general development in this area.

DISCUSSION:
Ms. Fuller – As a commission we appreciate neighbors taking an interest in being involved. A lot of the decisions we make are related to the review criteria. From an oppositional standpoint I didn't see anything they didn't meet in terms of the review criteria. You did get heard, but you just didn't meet the review criteria. When we talk about open space, this is private property, and it has been vacant. There was a group in Monument where the neighbors combined together and bought portions of the land. I will be voting yes on this; I think it meets the criteria.

Mr. Bailey – I just want to thank Ms. Gross for articulating the fundamental challenge that we have in this county. People want to develop and people that have been here a long time want to preserve some of what we used to have. Every single thing you talked about impacts every single application we have. Again, you have captured the challenge we face and what this county is going through. I thank you for taking the time to come here, we hear it expressed in some way every time we have one of these hearings. Unfortunately for someone who opposes this development, those arguments don't outweigh the approval criteria we must consider. Most of us in this county have those feelings. I will be voting yes as well.

Mr. Moraes – Where your concerns come in is when the rezoning happens. Once it gets rezoned the decision has already been made. I would encourage you to look at the County Master Plan to see what the vision is for the County.

Ms. Merriam – As someone who has lived out east for 25 years, the growth has that double edge sword. I would love to not have these houses so close together, but at the same time people need a place to live. The only way this works is involvement with the developers and residents.

PC ACTION: LUCIA-TREESE MOVED/TROWBRIDGE SECONDED FOR APPROVAL OF REGULAR ITEM NUMBER 3, SF-21-047 FOR AN APPROVAL A FINAL PLAT FOR BENT GRASS EAST COMMERCIAL FILING NO. 3,

UTILIZING RESOLUTION PAGE NO. 19, CITING 22-014, WITH 13 CONDTIONS AND TWO (2) NOTATIONS, WITH A FIND OF SUFFICIENCY FOR WATER, QUALITY, QUANTITY, AND DEPENDABILITY AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION WAS APPROVED (9-0).

NOTE: For information regarding the agenda item the Planning Commission is considering, call the Planning and Community Development Department for information (719-520-6300). Visit our Web site at www.elpasoco.com to view the agenda and other information about El Paso County. Results of the action taken by the Planning Commission will be published following the meeting. (The name to the right of the title indicates the Project Manager/ Planner processing the request.) If the meeting goes beyond noon, the Planning Commission may take a lunch break.

The name to the right of the title indicates the Planner processing the request.

FINAL PLAT (RECOMMEND APPROVAL)

Commissioner Lucia-Treese moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. SF-21-047
BENT GRASS EAST COMMERCIAL FILING NO. 3

WHEREAS, Land First, Inc., did file an application with the El Paso County Planning and Community Development Department for the approval of a final plat for the Bent Grass East Commercial Filing No. 3 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 April 7, 2022; 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. The subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.

6. The subdivision is in substantial conformance with any applicable approved preliminary plan.

7. The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of El Paso County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.

8. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(1)] and the requirements of Chapter 8 of the Land Development Code.

9. A public sewage disposal system has been established or, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of the Land Development Code.

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

11. Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of the Land Development Code and Engineering Criteria Manual.

12. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.

13. Final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code.

14. Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8 of the Land Development Code.

15. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the Subdivision Improvements Agreement so the impacts of the subdivision will be adequately mitigated.

16. The subdivision meets other applicable sections of Chapters 6 and 8 of the Land Development Code.

17. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et. seq.]

18. The proposed subdivision of land conforms to the El Paso County Zoning Resolutions.

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends approval of the application for the final plat of the Bent Grass East Commercial Filing No. 3 with the following conditions and notations:

CONDITIONS

1. All Deed of Trust holders shall ratify the plat. The applicant shall provide a current title commitment at the time of submittal of the Mylar for recording.

2. Colorado statute requires that at the time of the approval of platting, the subdivider provides the certification of the County Treasurer's Office that all ad valorem taxes applicable to such subdivided land, or years prior to that year in which approval is granted, have been paid. Therefore, this plat is approved by the Board of County Commissioners on the condition that the subdivider or developer must provide to the Planning and Community Development Department, at the time of recording the plat, a certification from the County Treasurer's Office that all prior years' taxes have been paid in full.

3. The subdivider or developer must pay, for each parcel of property, the fee for tax certification in effect at the time of recording the plat.

4. The applicant shall submit the Mylar to Enumerations for addressing.

5. 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 Preble's Meadow Jumping Mouse as a listed species.

6. Driveway permits will be required for each access to an El Paso County owned and maintained roadway. Driveway permits are obtained from the El Paso County Planning and Community Development Department.

7. The Subdivision Improvements Agreement, including the Financial Assurance Estimate, as approved by the El Paso County Planning and Community Development Department, shall be filled at the time of recording the Final Plat.

8. Collateral sufficient to ensure that the public improvements as listed in the approved Final Assurance estimate shall be provided when the final plat is recorded.

9. 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. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

10. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.

11. The Developer shall participate in a fair and equitable manner in offsite transportation improvements, including the items listed in Table 5 of the Bent Grass East Commercial Filing No. 3 Updated Traffic Impact Analysis and as identified below:
    a. Lengthening of the current eastbound single left-turn deceleration lane on Woodmen Road approaching Golden Sage Road.
    b. Southbound exclusive right-turn lane on Golden Sage Road approaching Woodment Road.
    c. Signalization of Golden Sage Road/Woodmen Frontage Road or reconstruction as a modern roundabout
    d. Construction, paving, and associated repairs to Bent Grass Meadows Drive southwest of the site, including design and construction of an eastbound left turn lane on Woodment Frontage Road at Bent Grass Meadows Drive, if not constructed or covered by financial assurances of others. These road improvements may be eligible for cost recover from adjacent developers.

    An escrow agreement, including a financial assurance stimate for these improvements, as approved by the Planning and Community Development Department Director and the County Attorney's Office, shall be completed and escrow deposited with the final plat for the respective improvements within the County's jurisdiction in accordance with the Bent Grass East Commercial Updated Traffic Impact Analysis dated October 20, 2021. An updated traffic memorandum verifying the improvements and fair share contributions shall be submitted to and accepted by El Paso County with each site development plan application.

12. Drainage Fees in the amount of $152,920.46 and bridge fees in the amount of $21,006.48 for the Falcon drainage basin (CHWS1400) shall be paid to El Paso County at the time of plat recordation.

13. All engineering reports and plans associated with this final plat application shall be approved by the Planning and Community Development Department prior to the Board of County Commissioners hearing.

NOTATIONS

1. Final plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.

2. Site grading or construction, other than installation or initial temporary control measures, may not commence until a Preconstruction Conference is held with the Planning and Community Development Department Inspections staff and a Construction Permit is issued by the Planning and Community Development Department.

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

Commissioner Trowbridge seconded the adoption of the foregoing Resolution.

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

Commissioner Risley	aye
Commissioner Bailey	aye
Commissioner Trowbridge	aye
Commissioner Moraes	aye
Commissioner Fuller	aye
Commissioner Carlson	aye
Commissioner Lucia-Treese	aye
Commissioner Merriam	aye
Commissioner Brittain Jack	aye

The Resolution was adopted by a vote of 9 to 0 by the El Paso County Planning Commission, State of Colorado.

DATED: April 7, 2022

_____
Brian Risley, Chair

EXHIBIT A

LEGAL DESCRIPTION: BENT GRASS EAST COMMERCIAL FILING NO. 3

TRACT BB AS PLATTED IN BENT GRASS EAST COMMERCIAL FILING NO. 2B RECORDED UNDER RECEPTION NO. 218714172, RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 219,877 SF, 5.048 ACRES

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

RESOLUTION NO. 22-

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

APPROVE FINAL PLAT FOR BENT GRASS EAST COMMERCIAL FILING NO.3 (SF-21-047)

WHEREAS, Land First, Inc., did file an application with the El Paso County Planning and Community Development Department for the approval of a final plat for the Bent Grass East Commercial Filing No. 3 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 April 7, 2022, upon which date the Planning Commission did by formal resolution recommend approval of the final plat application; and

WHEREAS, a public hearing was held by the El Paso County Board of County Commissioners on April 19, 2022; and

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

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

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

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

4. All exhibits were received into evidence.

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

6. The subdivision is in substantial conformance with the approved preliminary plan.

7. The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of El Paso County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.

8. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(1)] and the requirements of Chapter 8 of the Land Development Code.

9. A public sewage disposal system has been established or, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of the Land Development Code.

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

11. Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of the Land Development Code and Engineering Criteria Manual.

12. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.

13. Final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code.

14. Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8 of the Land Development Code.

15. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or

are financially guaranteed through the Subdivision Improvements Agreement so the impacts of the subdivision will be adequately mitigated.

16. The subdivision meets other applicable sections of Chapters 6 and 8 of the Land Development Code.

17. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et. seq.].

18. The proposed subdivision of land conforms to the El Paso County Zoning Resolutions.

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

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the final plat application for the Bent Grass East Commercial Filing No. 3;

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

CONDITIONS

1. All Deed of Trust holders shall ratify the plat. The applicant shall provide a current title commitment at the time of submittal of the Mylar for recording.

2. Colorado statute requires that at the time of the approval of platting, the subdivider provides the certification of the County Treasurer's Office that all ad valorem taxes applicable to such subdivided land, or years prior to that year in which approval is granted, have been paid. Therefore, this plat is approved by the Board of County Commissioners on the condition that the subdivider or developer must provide to the Planning and Community Development Department, at the time of recording the plat, a certification from the County Treasurer's Office that all prior years' taxes have been paid in full.

3. The subdivider or developer must pay, for each parcel of property, the fee for tax certification in effect at the time of recording the plat.

4. The applicant shall submit the Mylar to Enumerations for addressing.

5. 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 Preble's Meadow Jumping Mouse as a listed species.

6. Driveway permits will be required for each access to an El Paso County owned and maintained roadway. Driveway permits are obtained from the El Paso County Planning and Community Development Department.

7. The Subdivision Improvements Agreement, including the Financial Assurance Estimate, as approved by the El Paso County Planning and Community Development Department, shall be filed at the time of recording the Final Plat.

8. Collateral sufficient to ensure that the public improvements as listed in the approved Financial Assurance Estimate shall be provided when the final plat is recorded.

9. 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. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

10. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.

11. The Developer shall participate in a fair and equitable manner in offsite transportation improvements, including the items listed in Table 5 of the Bent Grass East Commercial Filing No. 3 Updated Traffic Impact Analysis and as identified below:

    a. Lengthening of the current eastbound single left-turn deceleration lane on Woodmen Road approaching Golden Sage Road.
    b. Southbound exclusive right-turn lane on Golden Sage Road approaching Woodmen Road.

c. Signalization of Golden Sage Road/Woodmen Frontage Road or reconstruction as a modern roundabout
d. Construction, paving, and associated repairs to Bent Grass Meadows Drive southwest of the site, including design and construction of an eastbound left turn lane on Woodmen Frontage Road at Bent Grass Meadows Drive, if not constructed or covered by financial assurances of others. These road improvements may be eligible for cost recovery from adjacent developers.

An escrow agreement, including a financial assurance estimate for these improvements, as approved by the Planning and Community Development Department Director and the County Attorney's Office, shall be completed and escrow deposited with the final plat for the respective improvements within the County's jurisdiction in accordance with the Bent Grass East Commercial Updated Traffic Impact Analysis dated October 20, 2021. An updated traffic memorandum verifying the improvements and fair share contributions shall be submitted to and accepted by El Paso County with each site development plan application.

12. Drainage Fees in the amount of $152,920.46 and bridge fees in the amount of $21,006.48 for the Falcon drainage basin (CHWS1400) shall be paid to El Paso County at the time of plat recordation.

NOTATIONS

1. Final plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.

2. Site grading or construction, other than installation or initial temporary control measures, may not commence until a Preconstruction Conference is held with Planning and Community Development Inspections and a Construction Permit is issued by the Planning and Community Development Department.

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

DONE THIS 19th day of April, 2022 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
Chair

By: _____
County Clerk & Recorder

EXHIBIT A

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