



RECORD OF ADMINISTRATIVE ACTION

APPROVAL OF A FINAL PLAT FOR Hopper Road FAA Exemption Plat (EX242)

WHEREAS, Cameron Forth, did file an application with the El Paso County Planning and Community Development Department for the approval of a final plat for the Hopper Road FAA Exemption Plat Subdivision for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, pursuant to § 30-28-133.5 (1.5), C.R.S., a Board of County Commissioners may delegate to one or more County administrative officials the authority to approve or deny final plats, amendments to final plats, and correction plats provided certain criteria have been met; and

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

WHEREAS, on June 30, 2025, the Director reviewed the studies, reports, plans, designs, documents and other supporting materials submitted with respect to the above application; and

WHEREAS, based on the evidence, exhibits, consideration of the master plan for the unincorporated area of the County, comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, and comments by the general public, the Director finds as follows:

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

matters and issues were submitted and reviewed, and all interested persons were provided a fourteen day (14) time period to submit comments.

4. All exhibits were received into evidence.
5. The subdivision is in conformance with the goals, objectives, and policies of the Master Plan.
6. The subdivision is 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.
7. Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to El Paso County in compliance with the Code and the ECM.
8. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.
9. Final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code.
10. Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8 of the Code.
11. The subdivision meets other applicable sections of Chapters 6 and 8 of the Code.
12. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et. seq.].
13. The proposed subdivision of land conforms to the El Paso County Zoning Resolutions.

The El Paso County Planning and Community Development Department Director therefore APPROVES the final plat application for the Hopper Road FAA Exemption Plat Subdivision.

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

CONDITIONS

1. All Deed of Trust holders shall ratify the plat. The applicant shall provide a current title commitment at the time of submittal of the Mylar for recording.
2. Colorado statute requires that at the time of the approval of platting, the subdivider provides the certification of the County Treasurer's Office that all ad valorem taxes applicable to such subdivided land, or years prior to that year in which approval is granted, have been paid. Therefore, this plat is approved 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.

NOTATIONS

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

DONE THIS 30th day of June 2025, at Colorado Springs, Colorado.

MEGGAN HERINGTON, EXECUTIVE DIRECTOR
EL PASO COUNTY PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT

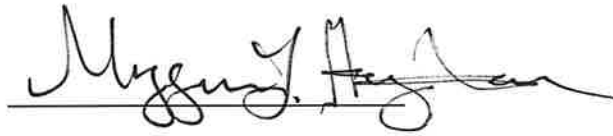
A handwritten signature in black ink, appearing to read "Meggan Herington", written over a horizontal line.

EXHIBIT A

LEGAL DESCRIPTION LOT 1

A portion of the Northwest Quarter of the Northeast Quarter of Section 23, Township 11 South, Range 64 West of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Commencing at the North Quarter corner of said Section 23 (bearings are based on the North line of the Northeast Quarter of Section 23, T11S, R64W of the 6th P.M., monumented on the east end by a No. 6 rebar with illegible 2 1/2" aluminum cap, and on the west end by a No. 6 rebar with illegible 3 1/4" aluminum cap, and is assumed to bear S89°42'10"E a measured distance of 2,623.29 feet); Thence South 19 degrees 42 minutes 57 minutes East, 165.77 feet to the point of beginning of the Lot herein described; Thence South 89 degrees 08 minutes 24 seconds East, 520.00 feet; Thence South 00 degrees 51 minutes 36 seconds West, 520.00 feet; Thence North 89 degrees 08 minutes 24 seconds West, 520.00 feet; Thence North 00 degrees 51 minutes 36 seconds East, 520.00 feet to the Point of Beginning.

Containing a calculated area of 270,400 square feet or 6.208 acres, more or less.