

APPROVAL OF LOCATION (APPROVED)

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. U-20-002
Security Fire Station #4**

WHEREAS, Glen Investment Group No II, LLC, did file an application with the Planning and Community Development of El Paso County for the approval of location to allow for the construction of a new fire station within the CS (Commercial Service) zone district; and

WHEREAS, a public hearing was held by this Commission on January 7, 2021; and

WHEREAS, based on the evidence, testimony, exhibits, study of the master plan for the unincorporated area of the county, comments of the El Paso County Planning and Community Development, comments of public officials and agencies, and comments from all interested parties, this Commission finds as follows:

1. That proper posting, publication and public notice was provided as required by law for the hearing of the Planning Commission.
2. That the hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters and issues were submitted and that all interested parties were heard at that meeting.
3. That the authorization or financing of said public way, ground, space, building, structure, or utility does not fall within the province of the Board of County Commissioners.
4. That the application conforms to the El Paso County Land Development Code.
5. That the application conforms to the adopted El Paso County Master Plan.
6. That approval of the proposed application will not result in harmful environmental, service, or fiscal impacts upon the county or its residents.
7. That for the above-stated and other reasons, the proposal is in the best interests of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED that the approval of location of Monument Academy within the RR-5 (Residential Rural) zone district for the following described unincorporated area of El Paso County be approved:

See Appendix A

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

CONDITIONS

1. No substantial expansion, enlargement, or modification of the facility, as depicted on the site plan and the associated site development plan, shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.
2. The applicant shall be required to receive approval from the Planning and Community Development Department of a site development plan prior to commencement of construction on the site.
3. The proposed use shall comply with all requirements of the El Paso County Land Development Code and all County, State, and federal regulations except for those portions varied by this action.
4. The applicant shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 18-471), or any amendments thereto, at or prior to the time of building permit submittal.

NOTATION

1. Approval of location requests are not forwarded to the El Paso County Board of County Commissioners for consideration. Pursuant to C.R.S. § 30-28-110, the final El Paso County action occurs at the Planning Commission.

Commissioner Moraes seconded the adoption of the foregoing Resolution.

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

Commissioner Bailey	aye
Commissioner Lucia-Treese	aye
Commissioner Trowbridge	aye
Commissioner Fuller	aye
Commissioner Blea-Nunez	aye
Commissioner Moraes	aye
Commissioner Brittain Jack	aye
Commissioner Carlson	aye

The Resolution was adopted by a vote of 8 to 0 by the Planning Commission of the County of El Paso, State of Colorado.

DATED: January 7, 2021



Brian Risley, Chair

APPENDIX A

LAND DESCRIPTION: (SECURITY FIRE STATION NO. 4)

A TRACT OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 28, TOWNSHIP 15 SOUTH (T15S), RANGE 65 WEST (R65W) OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT GLEN INVESTMENT GROUP NO II, LLC. IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 18, THE GLEN AT WIDFIELD SUBDIVISION FILING NO. 4 AS RECORDED IN RECEPTION NO. 203290551 OF THE RECORDS OF EL PASO COUNTY, COLORADO, WHOSE NORTHWEST BEARS N14°53'47"E, 119.83 FEET (BASIS OF BEARING), THENCE S47°10'21"W, 91.08 FEET TO A POINT ON THE SOUTHERLY LINE OF WAYFARER DRIVE AND THE TRUE POINT OF BEGINNING;

THENCE S20°45'22"W, 340.03 FEET TO A POINT ON THE NORTHERLY LINE OF MESA RIDGE PARKWAY;

THENCE 84.91 FEET ALONG THE NORTHERLY LINE OF SAID MESA RIDGE PARKWAY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1680.00 FEET, A CENTRAL ANGLE OF 02°53'45" AND BEING SUBTENDED BY A CHORD WHICH BEARS N80°50'41"W, 84.90 FEET;

THENCE N00°54'03"E, 327.91 FEET;

THENCE N37°19'45"E, 77.02 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID WAYFARER DRIVE;

THENCE 175.00 FEET ALONG THE SOUTHERLY LINE OF SAID WAYFARER DRIVE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 16°34'23" AND BEING SUBTENDED BY A CHORD WHICH BEARS S60°57'28"E, 174.39 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 52,730 SF. (1.211 ±) ACRES MORE OR LESS.