

SKETCH PLAN (RECOMMEND APPROVAL)

Brittain Jack moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. SKP232
JANE DAVIS RANCH SKETCH PLAN

WHEREAS, Jane Davis Living Trust & Junior J. Davis did file an application with the El Paso County Planning and Community Development Department for approval of a Sketch Plan 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 July 17, 2025; and

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

1. The application was properly submitted for consideration by the Planning Commission;
2. Proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted, and that all interested persons and the general public were heard at that hearing;

4. All exhibits were received into evidence;
5. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations.
6. For the above-stated and other reasons, the proposed Sketch Plan is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

WHEREAS, this Commission further finds that the request meets the criteria for approval outlined in Section 7.2.1.D.1.c of the Land Development Code ("Code") (as amended), as follows:

1. The proposed Subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
2. The proposed Subdivision is in conformance with the requirements of the Code;
3. The proposed Subdivision is compatible with existing and proposed land uses within and adjacent to the Sketch Plan area;
4. The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies;
5. Services are or will be available to meet the needs of the Subdivision including, roads, police and fire protection, schools, recreation facilities, and utility service facilities;
6. The soil is suitable for the Subdivision;
7. The geologic hazards do not prohibit the Subdivision, or can be mitigated;
8. The Subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. § 34-1-302(1), et seq.];
9. The design of the Subdivision protects the natural resources or unique landforms;
10. The proposed methods for fire protection are adequate to serve the Subdivision; and

11. The Subdivision is appropriate and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.

NOW, THEREFORE, BE IT RESOLVED, that the El Paso County Planning Commission recommends that the application of Jane Davis Living Trust & Junior J. Davis for approval of a Sketch Plan for property in the unincorporated area of El Paso County as described in Exhibit A, meets the criteria for approval outlined in Section 7.2.1.D.1.c of the Land Development Code and be approved by the El Paso County Board of County Commissioners with the following conditions and notations:

CONDITIONS

1. Development of the property within the Sketch Plan, including, but not limited to, Map Amendments, Preliminary Plans, and Final Plats shall be in general or substantial conformance with the approved Jane Davis Ranch Sketch Plan. Amendments to the Sketch Plan may only be made subject to the limitations contained in the El Paso County Land Development Code (as amended).
2. 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.

NOTATIONS

1. Applicable park, school, transportation, drainage, bridge, and traffic fees shall be paid to the El Paso County Planning and Community Development Department at the time of recording any Final Plat.
2. Access locations and roadway classifications are conceptual only and will be determined at the time of Preliminary Plan review. Final locations and classifications of roadways will be subject to more detailed land use design and subdivision review.

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

Morales seconded the adoption of the foregoing Resolution.

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

Sarah Brittain Jack	<u>aye</u> / no / non-voting / recused / absent
Jim Byers	<u>aye</u> / no / non-voting / recused / absent
Jay Carlson	aye / no / non-voting / recused / <u>absent</u>
Becky Fuller	aye / no / non-voting / recused / <u>absent</u>
Jeffrey Markewich	aye / no / non-voting / recused / <u>absent</u>
Eric Moraes	<u>aye</u> / no / non-voting / recused / absent
Bryce Schuettpelz	aye / no / non-voting / recused / <u>absent</u>
Wayne Smith	aye / no / non-voting / recused / <u>absent</u>
Tim Trowbridge	<u>aye</u> / no / non-voting / recused / absent
Christopher Whitney	<u>aye</u> / no / non-voting / recused / absent

The Resolution was adopted by a vote of 5 to 0 by the El Paso County Planning Commission, State of Colorado.

DONE THIS 17th day of July 2025 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: 
Chair

EXHIBIT A

PROPERTY DESCRIPTION

TWO PARCELS OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND A PORTION OF SECTION 34, BOTH IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 3.25" ALUMINUM CAP STAMPED "LS 17496 1992" IN A RANGE BOX AND AT THE EAST END BY A 3.25" ALUMINUM CAP STAMPED "LS 17496 1992" IN A RANGE BOX, ASSUMED TO BEAR S89°59'23"E.

PARCEL 1:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE SOUTH LINE OF SAID SECTION 34, N89°59'23"W A DISTANCE OF 2,110.20 FEET;

THENCE DEPARTING SAID SOUTH LINE, N00°26'09"W A DISTANCE OF 1,316.09 FEET;

THENCE S89°57'13"W A DISTANCE OF 528.02 FEET;

THENCE S89°56'16"W A DISTANCE OF 2,615.89 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF STAPLETON DRIVE AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 215041135 AND 215041136 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S84°58'34"W, HAVING A RADIUS OF 1,555.00 FEET, A CENTRAL ANGLE OF 25°36'01" AND AN ARC LENGTH OF 694.79 FEET, TO A POINT OF NON-TANGENT;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, S89°58'45"E A DISTANCE OF 194.82 FEET;

THENCE N89°51'55"E A DISTANCE OF 1,969.50 FEET;

THENCE N00°23'27"W A DISTANCE OF 658.47 FEET;

THENCE N00°28'50"W A DISTANCE OF 1,312.87 FEET;

THENCE N00°30'33"W A DISTANCE OF 755.55 FEET;

THENCE N89°37'43"E A DISTANCE OF 657.85 FEET;

THENCE N00°25'03"W A DISTANCE OF 165.39 FEET;

THENCE N89°37'42"E A DISTANCE OF 1,316.67 FEET;

THENCE N00°29'40"W A DISTANCE OF 386.90 FEET, TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34;

THENCE ON SAID NORTH LINE, N89°39'41"E A DISTANCE OF 1,318.81 FEET, TO THE NORTHEAST CORNER OF SAID SECTION 34

THENCE ON THE EAST LINE OF SAID NORTHEAST QUARTER, S00°29'00"E A DISTANCE OF 2,636.78 FEET, TO THE EAST QUARTER CORNER OF SAID SECTION 34;

THENCE ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, S00°28'37"E A DISTANCE OF 2,636.75 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 16,240,833 SQUARE FEET OR 372.8382 ACRES.

PARCEL 2:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N56°29'00"W A DISTANCE OF 90.43 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF JUDGE ORR ROAD AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 215041136 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, AND THE POINT OF BEGINNING;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S89°56'57"W A DISTANCE OF 582.45 FEET, TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33;

THENCE ON SAID WEST LINE, N00°12'57"W A DISTANCE OF 1,262.86 FEET;

THENCE ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, N00°12'57"W A DISTANCE OF 656.08 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33;

THENCE ON SAID NORTH LINE, S89°58'45"E A DISTANCE OF 347.63 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STAPLETON ROAD AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 215041136 AND A POINT OF NON-TANGENT CURVE;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING SEVEN (7) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S57°00'47"W, HAVING A RADIUS OF 1,455.00 FEET, A CENTRAL ANGLE OF 32°50'36" AND AN ARC LENGTH OF 834.04 FEET, TO A POINT OF TANGENT;
2. S00°08'36"E A DISTANCE OF 421.95 FEET, TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,555.00 FEET, A CENTRAL ANGLE OF 05°24'11" AND AN ARC LENGTH OF 146.64 FEET, TO A POINT OF TANGENT;
4. S05°32'47"E A DISTANCE OF 200.32 FEET, TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,455.00 FEET, A CENTRAL ANGLE OF 05°12'20" AND AN ARC LENGTH OF 132.19 FEET, TO A POINT OF TANGENT;
6. S00°20'27"E A DISTANCE OF 201.65 FEET;
7. S44°45'51"W A DISTANCE OF 40.02 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,066,496 SQUARE FEET OR 24.4834 ACRES.

