

BCCC

Chuck Broerman
09/23/2020 09:29:23 AM
Doc \$0.00 6
Rec \$0.00 Pages

El Paso County, CO



220148200

RESOLUTION NO. 20- 342

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

SKETCH PLAN FOR GRANDVIEW RESERVE SKETCH PLAN (SKP-20-001)

WHEREAS, 4 Site Investments, LLC, did file an application with the El Paso County Planning and Community Development Department, for the 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 the El Paso County Planning Commission on September 17, 2020, upon which date the Planning Commission did by formal resolution recommend approval of the subject sketch plan; and

WHEREAS, a public hearing was held by this Board on September 22, 2020; and

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

1. The application was property submitted for consideration by the Board of County Commissioners.
2. Proper posting, publication, and public notice was provided as required by law for the hearings before the Planning Commission and Board of County Commissioners.
3. The hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested persons were heard at that hearing.
4. 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.
5. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.

6. The proposed subdivision is in conformance with the requirements of the Land Development Code.
7. The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area.
8. The water supply is, or can be, sufficient to serve the subdivision in terms of quantity, dependability and quality as determined in conformance with the standards of the Land Development Code.
9. 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.
10. The soil is suitable for the subdivision.
11. Geologic hazards do not prohibit the subdivision, or can be mitigated.
12. The subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. §§34-1-302(1), et seq.].
13. The design of the subdivision protects the natural resources or unique landforms.
14. The proposed methods for fire protection are adequate to serve the subdivision.
15. 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.
16. 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.

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the Grandview Reserve Sketch Plan as submitted by 4 Site Investments, LLC, for property in the unincorporated area of El Paso County as described in Exhibit A.

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

CONDITIONS

1. Applicant/developer and/or property owner shall continue to work with Peyton School District No. 23 to address the issues outlined in the attached comment letter, and to determine the specific location and size of the proposed school site to be dedicated to the County on behalf of the Peyton School District No. 23.
2. Applicant/developer and/or property owner shall continue to work with EPC Community Services Department to determine the specific locations of easements and trail design as it relates to: Rock Island Regional Trail crossings, the alignment of the Eastonville Regional Trail, and internal trail connections to both regional trail corridors.
3. The applicant/developer and/or property owner shall be required to participate in a fair and equitable manner in the upgrading of the surrounding roads and intersections including, but not limited to, Eastonville Road, U.S. Highway 24 and Rex Road. The developer's design, construction, and financial responsibilities shall be determined with preliminary plan approval.
4. Road locations, intersections, and classifications on the sketch plan are based on the best information available at the time of reviewing the proposed sketch plan. Final determinations of all road classifications and alignments will be made at the time of preliminary plan when more detailed land use, traffic impacts, and preliminary road designs are available. Minor changes to road classifications, intersections, and locations shall not require an amendment to the sketch plan or a new sketch plan.
5. The Master Development Drainage Plan (MDDP) will need to be approved by the El Paso County Planning and Community Development Department prior to scheduling any subsequent preliminary plan or final plat for public hearing.

NOTATIONS

1. Applicable park, school, transportation, drainage, and bridge shall be paid at the time of recording any final plat.
2. Access locations and roadway classifications are conceptual only and will be determined at the time preliminary plan review. Final locations and classifications of roadways will be subject more detailed land use design and subdivision review.

AND BE IT FURTHER RESOLVED the record and recommendations of the El Paso County Planning Commission be adopted, except as otherwise modified herein.

DONE THIS 22nd day of September, 2020, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By:

County Clerk & Recorder



By:

Chair

A handwritten signature in black ink, appearing to be 'L. G. J.', is written over a horizontal line. The signature is positioned to the right of the 'By:' and 'Chair' text.

EXHIBIT A

GRANDVIEW RESERVE METROPOLITAN DISTRICT –Overall Parcel A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 21, A PORTION OF THE SOUTH HALF OF SECTION 22, A PORTION OF THE NORTH HALF OF SECTION 28, AND A PORTION OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS: BASIS OF BEARINGS: THE EAST LINE OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "PS INC PLS 30087 1996", AND BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "PS INC PLS 30087 1996", BEING ASSUMED TO BEAR $N00^{\circ}52'26''W$, A DISTANCE OF 5290.17 FEET. COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO; THENCE $N00^{\circ}52'26''W$ ON THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 2645.09 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 21, SAID POINT BEING THE POINT OF BEGINNING; THENCE $N89^{\circ}41'03''E$ ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 22, A DISTANCE OF 3938.19 FEET; THENCE $S00^{\circ}41'58''E$ ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, A DISTANCE OF 2,117.66 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE ROCK ISLAND REGIONAL TRAIL AS GRANTED TO EL PASO COUNTY IN THAT WARRANTY DEED RECORDED IN BOOK 6548 AT PAGE 892, RECORDS OF EL PASO COUNTY, COLORADO; THENCE ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: 1. $S45^{\circ}55'49''W$, A DISTANCE OF 758.36 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22; 2. $N89^{\circ}38'06''E$ ON SAID SOUTH LINE, A DISTANCE OF 36.18 FEET; 3. $S45^{\circ}55'49''W$, A DISTANCE OF 3818.92 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; 4. $S89^{\circ}39'01''W$ ON SAID NORTH LINE, A DISTANCE OF 36.17 FEET; 5. $S45^{\circ}55'49''W$, A DISTANCE OF 855.35 FEET TO A POINT ON THE EASTERLY LINE OF SAID SECTION 28; THENCE $N00^{\circ}21'45''W$ ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 591.16 TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE $N00^{\circ}21'38''W$ ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1319.24 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 28; THENCE $N89^{\circ}47'08''W$ ON SAID SOUTH LINE, A DISTANCE OF 4,692.55 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF EXISTING EASTONVILLE ROAD (60.00 FOOT WIDE); THENCE ON SAID EASTERLY RIGHT-OF-WAY AS DEFINED BY CERTIFIED BOUNDARY

SURVEY, AS RECORDED UNDER DEPOSIT NO. 201900096, THE FOLLOWING FIVE (5) COURSES: 1. ON THE ARC OF A CURVE TO THE LEFT; WHOSE CENTER BEARS $N73^{\circ}08'46''W$, HAVING A DELTA OF $24^{\circ}31'32''$, A RADIUS OF 1,630.00 FEET; A DISTANCE OF 697.72 FEET TO A POINT OF TANGENT; 2. $N07^{\circ}40'18''W$, A DISTANCE OF 777.34 FEET TO A POINT OF CURVE; 3. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF $39^{\circ}01'10''$, A RADIUS OF 1,770.00 FEET, A DISTANCE OF 1,205.40 FEET TO A POINT OF TANGENT; 4. $N31^{\circ}20'52''E$, A DISTANCE OF 1,517.37 FEET TO A POINT OF CURVE; 5. ON THE ARC OF A CURVE OT THE LEFT, HAVING A DELTA OF $2^{\circ}07'03''$, A RADIUS OF 1,330.00 FEET, A DISTANCE OF 49.15 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21; THENCE $S89^{\circ}50'58''E$ ON SAID NORTH LINE, A DISTANCE OF 3,635.53 FEET TO THE POINT OF BEGINNING. CONTAINING A CALCULATED AREA OF 768.2334 ACRES MORE OR LESS.