

**EL PASO**  **COUNTY**  
COLORADO

**Meggan Herington, AICP, Executive Director**  
**El Paso County Planning & Community Development**  
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 MegganHerington@elpasoco.com  
 2880 International Circle, Suite 110  
 Colorado Springs, CO 80910

**Board of County Commissioners**  
 Holly Williams, District 1  
 Carrie Geitner, District 2  
 Stan VanderWerf, District 3  
 Longinos Gonzalez, Jr., District 4  
 Cami Bremer, District 5

**RECORD OF ADMINISTRATIVE ACTION**

**APPROVAL OF A PLAT NOTE WAIVER (AMENDED PLAT) FOR 7981 Fort Smith Rd - Plat Note Waiver (PNW-241)**

WHEREAS, Jerome Engel did file an application with the El Paso County Planning and Community Development Department for approval of a Plat Note Waiver (amended plat) to allow the "no build zone" on Lot 593 (Lot 593 Woodmen Hills Fil No 9) to be modified for property located within the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, an administrative review by the Director was conducted on June 26, 2024; and

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

1. The plat amendment complies with the El Paso County Land Development Code, and the original conditions of approval associated with the recorded plat.
2. The changes to the recorded plat are insubstantial, or the plat amendment is necessary to reflect the current circumstances or restrictions.
3. The plat amendment is in keeping with the purpose and intent of the Land Development Code.

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El Paso County, CO



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4. The approval will not adversely affect the public health, safety, and welfare.
5. Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the plat amendment has been resolved.

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Community Development Department Director of El Paso County, Colorado, hereby approves the petition of Jerome Engel for a Plat Note Waiver (amended plat) to allow the "no build zone" for Lot 593 to be modified for property located within the unincorporated area of El Paso County as described in Exhibit A; and

DONE THIS 26<sup>th</sup> day of June 2024, at Colorado Springs, Colorado.

PLANNING AND COMMUNITY  
DEVELOPMENT DEPARTMENT DIRECTOR  
EL PASO COUNTY, COLORADO

By: 

Director

Record of Administrative Action PNW241  
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EXHIBIT A

Lot 593 Woodmen Hills Fil No 9

EXHIBIT B

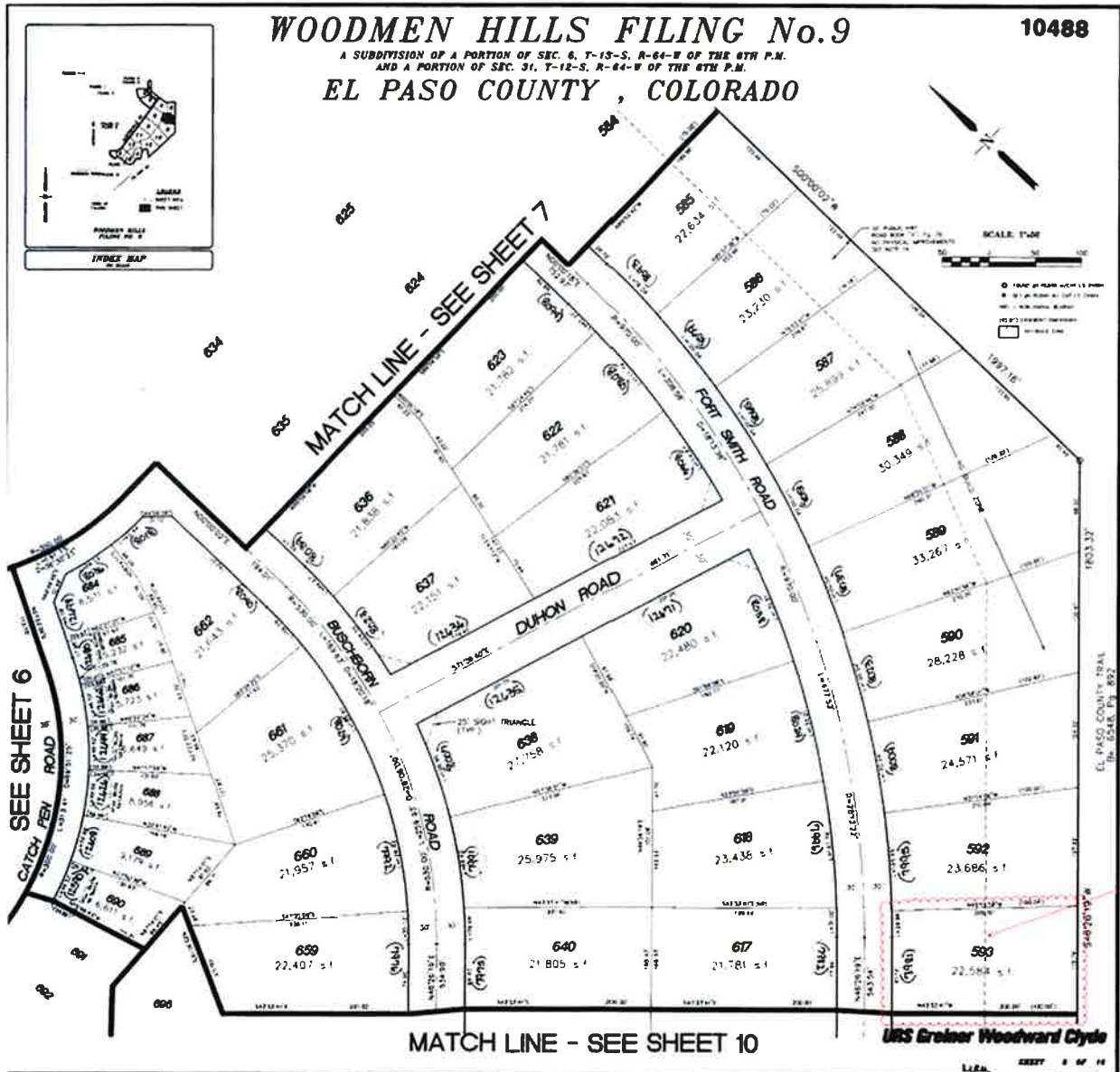
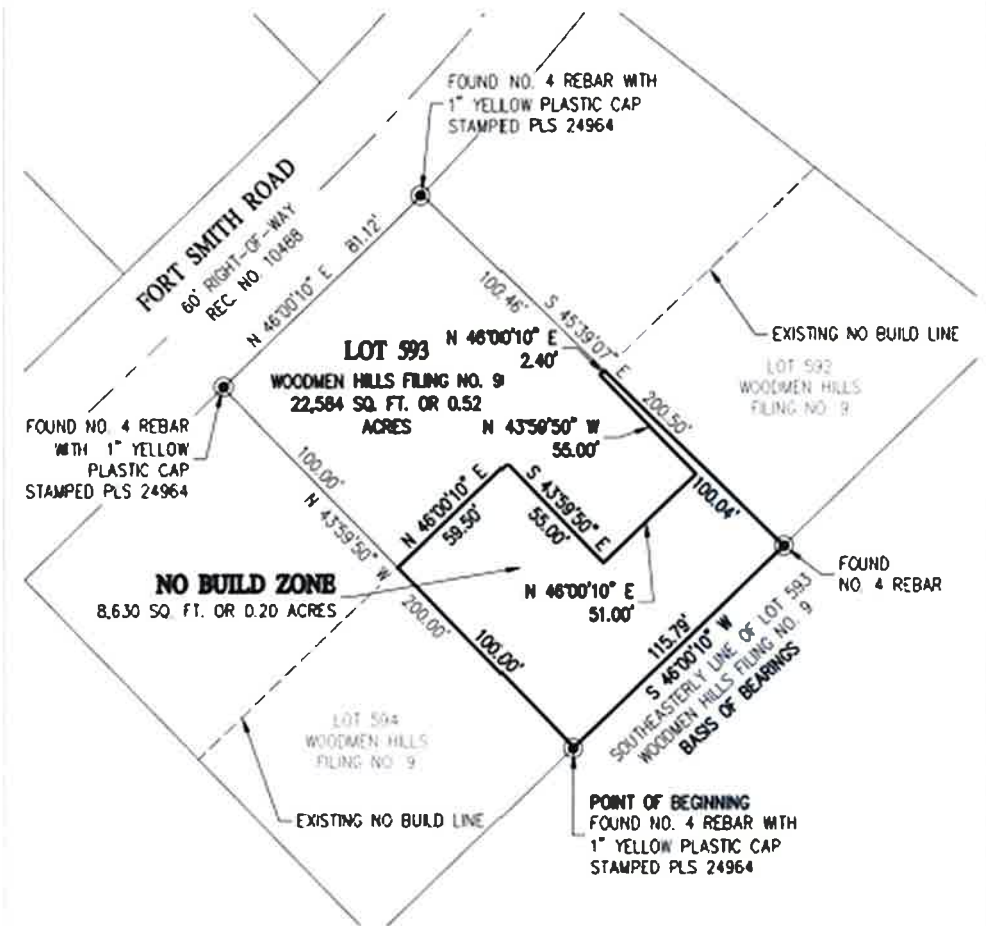
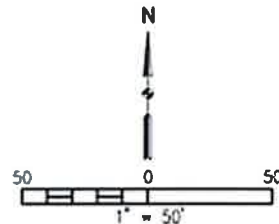


EXHIBIT C



AARON A. DEMO, PROFESSIONAL LAND SURVEYOR  
COLORADO PLS NO. 38285  
FOR AND ON BEHALF OF BASELINE CORP.  
THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED  
LAND SURVEY, IT IS INTENDED ONLY TO DEPICT THE  
ATTACHED LEGAL DESCRIPTION.



<p><b>BASELINE</b> Engineering - Planning - Surveying</p> <p>WE A REED BONE BONE OF - SOLID COLORADO AND P. ENGINEERS - P. ENGINEERS - ENGINEERS</p>	<p><b>JEROME ENGEL</b></p>		<p>DATE: 08/11/10</p> <p>SCALE: 1" = 50'</p> <p>PROJECT: 781 FORT SMITH ROAD</p>
	<p>TOWN OF PEYTON</p>	<p><b>NO BUILD ZONE</b> 781 FORT SMITH ROAD</p>	<p>EL PASO COUNTY</p>