



RESOLUTION NO. 18- 384

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

APPROVE FINAL PLAT FOR GLEN AT WIDFIELD NO. 9 (SF-18-005)

WHEREAS, Glen Investment Group No. VIII, LLC did file an application with the El Paso County Planning and Community Development Department for the approval of a final plat for the Glen at Widfield No. 9 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, a public hearing was held by the El Paso County Planning Commission on September 18, 2018, upon which date the Planning Commission did by formal resolution recommend approval of the final plat application; and

WHEREAS, a public hearing was held by the El Paso County Board of County Commissioners on October 9, 2018; 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, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board 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 hearings before the Planning Commission and the Board of County Commissioners.
3. The hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, all pertinent facts, matters and issues were submitted and reviewed, and all interested persons were heard at those hearings.
4. All exhibits were received into evidence.
5. The subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.

6. The subdivision is in substantial conformance with the approved preliminary plan.
7. 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.
8. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(1)] and the requirements of Chapter 8 of the Land Development Code.
9. A public sewage disposal system has been established or, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of the Land Development Code.
10. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. §30-28-133(6)(c)].
11. Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of the Land Development Code and Engineering Criteria Manual.
12. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.
13. Final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code.
14. 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 Land Development Code.
15. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the Subdivision Improvements Agreement so the impacts of the subdivision will be adequately mitigated.

16. The subdivision meets other applicable sections of Chapters 6 and 8 of the Land Development Code.
17. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et. seq.].
18. The proposed subdivision of land conforms to the El Paso County Zoning Resolutions.
19. For the above-stated and other reasons, the proposed subdivision 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 final plat application for the Glen at Widefield No. 9 Subdivision;

BE IT FURTHER RESOLVED that 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 provide 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. The 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.
7. Collateral sufficient to ensure that the public and private improvements are constructed as listed in the approved financial assurance estimate shall be provided when the final plat is recorded.
8. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 16-454), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
9. A Parks Land Agreement between the applicant and the Board of County Commissioners is anticipated to be approved and recorded. If the Agreement is not approved and recorded, the requirement for payment of urban park fees (Urban Area 4) to be paid at plat recordation will be in effect. Park fees in the amount of \$45,580.00 in lieu of land dedication for regional parks (Area 4) fees shall be paid at the time of plat recordation.
10. School fees in the amount of \$21,942.00 in lieu of school land dedication shall be paid to El Paso County for the benefit of Widefield School District No. 3 at the time of plat recordation.
11. Drainage fees in the amount of \$130,410.74 and bridge fees in the amount of \$38,586.07 for the West Jimmy Camp Creek drainage basin (FOFO2000) shall be paid to El Paso County at the time of plat recordation.
12. The applicant shall complete an escrow agreement with the Colorado Department of Transportation (CDOT) in the amount of \$19,065.00 to be

applied towards the construction of a traffic signal at Mesa Ridge Parkway and Powers Boulevard intersection prior to final plat recordation.

13. The applicant shall complete an escrow agreement with El Paso County in the amount of \$6,189.00 to be applied towards the construction of a traffic signal at the Mesa Ridge Parkway and Spring Glen Drive intersection prior to final plat recordation.

14. The applicant shall complete an escrow agreement with El Paso County in the amount of \$6,648.00 to be towards the construction of a traffic signal at the Peaceful Valley Road and Marksheffel Road intersection prior to final plat recordation.

15. No direct lot access is permitted to Spring Glen Drive.

16. All technical issues shall be resolved prior to the Board of County Commissioners hearing.

NOTATION

1. Final plats not recorded within 12 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.

AND BE IT FURTHER RESOLVED that the record and recommendations of the El Paso County Planning Commission be adopted.

DONE THIS 9th day of October 2018, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: Charles D Broerman
County Clerk & Recorder

By: [Signature]
President

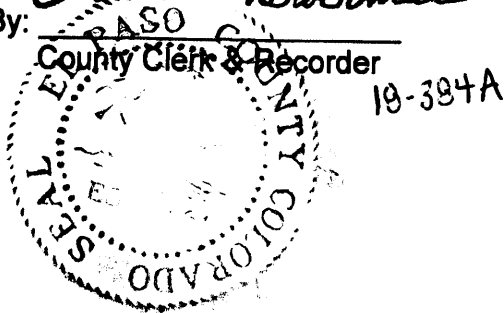


EXHIBIT A

LAND DESCRIPTION, THE GLEN AT WIDEFIELD
SUBDIVISION FILING NO. 9:

A tract of land located in a Portion of Sections 21 and 22, 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:

Beginning at the Northwest corner of the Glen at Widefield Subdivision No. 8 as recorded under Reception No. _____ in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado; Thence N53°29'23"W, a distance of 166.96 feet, Thence along the arc of a curve to the right, having a central angle of 44°45'21", a radius of 690.00 feet, an arc length of 538.99 feet; Thence N08°44'02"W, a distance of 522.83 feet; Thence along the arc of a curve to the right having a central angle of 08°48'48", a radius of 990.00 feet, an arc length of 152.28 feet; Thence along the arc of a reverse curve to the left, having a central angle of 90°23'24", a radius of 20.00 feet, an arc length of 31.55 feet; Thence S89°41'22"W, a distance of 164.24 feet; Thence S00°18'38"E, a distance of 125.00 feet; Thence S89°41'22"W, a distance of 210.00 feet; Thence S68°54'53"W, a distance of 42.79 feet; Thence S57°40'22"W, a distance of 89.89 feet; Thence N89°03'10"W, a distance of 89.89 feet; Thence N58°49'31"W, a distance of 59.34 feet; Thence N53°53'00"W, a distance of 42.88 feet; Thence S89°41'22"W, a distance of 57.81 feet; Thence N00°18'38"W, a distance of 354.40 feet to a point on the North line of the Southeast One-quarter (SE1/4) of said Section 21; Thence N89°41'22"E along the North line the Southeast One-quarter (SE1/4) of said Section 21, a distance of 381.45 feet; Thence N89°51'21"E, a distance of 1216.92 feet to a point on the Westerly line of a 110' GIG Gas Line Easement as recorded under Reception No. 202092771 in the records of the Clerk and Recorder's Office of said County; Thence S09°31'38"E along the Westerly line of said Gas Line Easement, a distance of 584.99 feet; Thence S07°21'14"E along the Westerly line of said Gas Line Easement, a distance of 328.34 feet to a point on the Northerly line of said Glen at Widefield Subdivision Filing No. 8; Thence along the arc of a non-tangential curve to the left and the Northerly line of said Glen at Widefield Subdivision Filing No. 8, having a central angle of 44°36'25", a radius of 225.00 feet, an arc length of 175.17 feet, whose chord bears S58°48'50"W; Thence continuing along the Northerly line of said Glen at Widefield Subdivision Filing No. 8, S36°30'37"W, a distance of 588.31 feet to the Point of Beginning.

Said tract contains 30.505 acres (1,328,801 S.F.) more or less.

TOGETHER WITH TRACT C
LAND DESCRIPTION:

A Portion of Sections 21, 22, 27 and 28, Township 15 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the Southeast corner of the Glen at Widefield Subdivision Filing No. 6A as recorded under Reception No. in the records of the Clerk and Recorder's Office of said County; Thence along the Easterly boundaries of the Glen at Widefield Subdivision Filing No.'s 6A (Recept. No. 213713312), 6B (Recept. No. 214713541) and 6C (Recept. No. 215713589); the following thirty-nine (39) courses:

- 1.) N00°17'26"W, a distance of 81.12 feet; 2.) Thence N74°18'43"E, a distance of 64.03 feet; 3.) Thence N89°42'34"E, a distance of 156.77 feet;
- 4.) Thence N69°00'39"E, a distance of 89.31 feet; 5.) Thence N53°05'24"E, a distance of 408.47 feet; 6.) Thence N56°23'20"E, a distance of 94.06 feet; 7.) Thence N48°21'57"E, a distance of 78.00 feet; 8.) Thence N14°40'13"E, a distance of 79.69 feet; 9.) Thence N00°00'00"E, a distance of 80.83 feet; 10.) Thence N47°32'46"W, a distance of 83.98 feet;
- 11.) Thence N59°07'16"W, a distance of 43.67 feet; 12.) Thence N75°10'14"W, a distance of 41.66 feet; 13.) Thence N00°50'00"W, a distance of 74.00 feet; 14.) Thence S89°10'00"W, a distance of 120.00 feet;
- 15.) Thence N00°50'00"W, a distance of 653.56 feet; 16.) Thence along the arc of a curve to the left, having a central angle of 01°05'47", a radius of 1930.00 feet, an arc length of 36.93 feet; 17.) Thence N88°04'13"E, a distance of 125.00 feet; 18.) Thence N03°59'13"W, a distance of 147.54 feet;
- 19.) Thence S83°57'21"W, a distance of 125.00 feet; 20.) Thence along the arc of a non-tangential curve to the left, having a central angle of 23°44'05", a radius of 1930.00 feet, an arc length of 799.50 feet, whose chord bears N17°54'42"W; 21.) Thence N29°46'44"W, a distance of 59.51 feet; 22.) Thence along the arc of a curve to the right, having a central angle of 25°50'31", a radius of 50.00 feet, an arc length of 22.55 feet; 23.) Thence along the arc of a reverse curve to the left, having a central angle of 107°37'45", a radius of 50.00 feet, an arc length of 93.92 feet; 24.) Thence N21°33'57"W, a distance of 133.62 feet; 25.) Thence S52°29'14"W, a distance of 87.00 feet; 26.) Thence S60°13'10"W, a distance of 70.00 feet;
- 27.) Thence N29°46'50"W, a distance of 354.00 feet; 28.) Thence S60°13'10"W, a distance of 120.00 feet; 29.) Thence N29°46'50"W, a distance of 527.00 feet; 30.) Thence along the arc of a curve to the right, having a central angle of 12°35'05", a radius of 760.00 feet, an arc length of 166.93 feet; 31.) Thence along the arc of a compound curve to the right, having a central angle of 30°13'06", a radius of 50.00 feet, an arc length of 26.37 feet; 32.) Thence along the arc of a reverse curve to the left, having a central angle of 122°55'41", a radius of 50.00 feet, an arc length of 107.27 feet; 33.) Thence N19°54'14"W, a distance of 115.00 feet; 34.) Thence S69°15'09"W, a distance of 75.76 feet; 35.) Thence S86°15'29"W, a distance of 25.36 feet;
- 36.) Thence N00°40'30"W, a distance of 254.64 feet; 37.) Thence N88°13'59"W, a distance of 120.08 feet; 38.) Thence along a non-tangential

curve to the right, having a central angle of 60°00'00", a radius of 50.00 feet, an arc length of 52.36 feet, whose chord bears N29°42'12"E; 39.) Thence along the arc of a reverse curve to the left, having a central angle of 150°00'50", a radius of 50.00 feet, an arc length of 130.91 feet to a point on the North line of the Southeast One-quarter (SE1/4) of said Section 21;

Thence N89°41'22"E along the North line of the Southeast One-quarter (SE1/4) of said Section 21, a distance of 1188.63 feet; Thence S00°18'38"E, a distance of 354.40 feet; Thence S89°41'22"E, a distance of 57.81 feet; Thence S53°53'00"E, a distance of 42.88 feet; Thence S58°49'31"E, a distance of 59.34 feet; Thence S89°03'10"E, a distance of 89.89 feet; Thence N57°40'22"E, a distance of 89.89 feet; Thence N68°54'53"E, a distance of 42.79 feet; Thence N89°41'22"E, a distance of 210.00 feet; Thence N00°18'38"W, a distance of 125.00 feet; Thence N89°41'22"E, a distance of 164.24 feet; Thence along the arc of a curve to the right, having a central angle of 90°23'24", a radius of 20.00 feet, an arc length of 31.55 feet; Thence along the arc of a reverse curve to the left, having a central angle of 08°48'48", a radius of 990.00 feet, an arc length of 152.28 feet; Thence S08°44'02"E, a distance of 522.83 feet; Thence along the arc of a curve to the left, having a central angle of 44°45'21", a radius of 690.00 feet, an arc length of 538.99 feet; Thence S53°29'23"E, a distance of 191.96 feet; Thence along the arc of a curve to the right, having a central angle of 66°07'14", a radius of 525.00 feet, an arc length of 605.86 feet; Thence S12°37'51"W, a distance of 528.19 feet; Thence along the arc of a curve to the left, having a central angle of 35°16'00", a radius of 840.00 feet, an arc length of 517.04 feet; Thence S22°38'09"E, a distance of 308.02 feet; Thence along the arc of a curve to the left, having a central angle of 36°23'00", a radius of 610.00 feet, an arc length of 387.35 feet to the Northeast corner of the Jimmy Camp Lift Station as recorded under Reception No. 205032403 in the records of the Clerk and Recorder's Office of said County; Thence N76°15'09"W along the North line of said Jimmy Camp Lift Station, a distance of 73.86 feet; Thence S17°29'04"W along the West line of said Jimmy Camp Lift Station, a distance of 288.96 feet to the Southwest corner of said Jimmy Camp Lift Station; Thence S89°52'30"W, a distance of 992.47 feet; Thence S89°42'34"W, a distance of 618.49 feet to the Point of Beginning.

Said tract contains 114.702 acres (4,996,437 S.F.) more or less.

Combined tracts contain 145.207 acres (6,325,238 S.F.) more or less.