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RESOLUTION NO. 21-61

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

APPROVE FINAL PLAT FOR THE RESERVE AT CORRAL BLUFFS FILING  
NO. 3 (SF-20-007)

WHEREAS, Corral Ranches Development Company did file an application with the El Paso County Planning and Community Development Department for the approval of a final plat for the Reserve at Corral Bluffs Filing No. 3 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 February 4, 2021, 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 February 23, 2021; 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.

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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 Reserve at Corral Bluffs Filing No. 3 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 provides 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. 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. The Subdivision Improvements Agreement, including the Financial Assurance Estimate, as approved by the El Paso County Planning and Community Development Department, shall be filed at the time of recording the final plat.
8. Collateral sufficient to ensure that the public improvements as listed in the approved Financial Assurance Estimate shall be provided when the final plat is recorded.
9. 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. 19-471), 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.
10. Park fees in lieu of land dedication for regional parks (Area 4) in the amount of \$2,082 and urban park (N/A) fees in the amount of \$0 shall be paid at the time of plat recordation.
11. Fees in lieu of school land dedication in the amount of \$1,440 shall be paid to El Paso County for the benefit of Falcon School District No. 49 at the time of plat recording.
12. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.

**NOTATIONS**

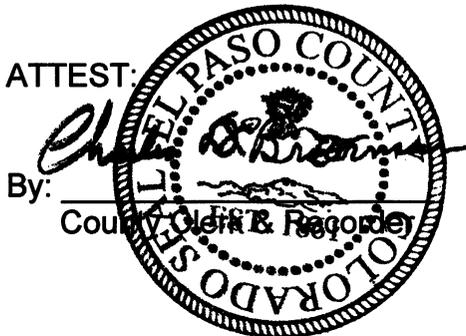
1. Final plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.
2. Site grading or construction, other than installation or initial temporary control measures, may not commence until a Preconstruction Conference is held with the Planning and Community Development Department Inspections staff and a Construction Permit is issued by the Department.

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

DONE THIS 23<sup>rd</sup> day of February, 2021 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS  
OF EL PASO COUNTY, COLORADO

ATTEST:



By: Alan T. Vandenberg  
Chair

**EXHIBIT A**

**THE RESERVE AT CORRAL BLUFFS FILING 3**

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF  
A TRACT OF LAND BEING A PORTION OF;  
THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE  
NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32,  
T13S, R64W OF THE 6th P.M;

THE EAST HALF OF SECTION 31, T13S, R64W OF THE 6th P.M;  
EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, BLOCK 2, CORRAL  
RANCHES FILING SUBDIVISION NO. 4 AND SHOWN ON THE SUBDIVISION  
PLAT THEREOF RECORDED IN PLAT BOOK J-3 AT PAGE 53 OF THE EL  
PASO COUNTY RECORDS;

THENCE S00°29'17"W ON THE SOUTHERLY EXTENSION OF THE EAST  
LINE OF SAID LOT 4, SAID LINE BEING COINCIDENT WITH THE WEST  
RIGHT OF WAY LINE OF TACK HOUSE ROAD AS PLATTED BY SAID  
SUBDIVISION, A DISTANCE OF 60.04 FEET TO THE POINT OF  
INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE WITH THE  
SOUTHERLY RIGHT OF WAY LINE OF HOOFPRIENT ROAD AS PLATTED BY  
SAID SUBDIVISION;

THENCE N87°30'45"W ON THE WESTERLY EXTENSION OF SAID  
SOUTHERLY RIGHT OF WAY LINE, SAID LINE BEING COINCIDENT WITH  
THE NORTH LINE OF THE TRACT DESCRIBED IN BOOK 5930 AT PAGE 531  
OF SAID EL PASO COUNTY RECORDS, A DISTANCE OF 1339.97 FEET TO  
THE NORTHWEST CORNER OF SAID TRACT;

THENCE S00°34'10"W ON THE WEST LINE OF SAID TRACT A DISTANCE OF  
659.96 FEET TO THE NORTHWEST CORNER OF THE TRACT DESCRIBED  
IN BOOK 5952 AT PAGE 1459 OF SAID EL PASO COUNTY RECORDS;

THENCE S12°02'29"W ON THE WESTERLY LINE OF SAID TRACT A  
DISTANCE OF 37.92 FEET;

THENCE S59°06'27"W A DISTANCE OF 287.04 FEET;

THENCE N44°13'37"W A DISTANCE OF 631.00 FEET TO A POINT ON THE  
EASTERLY RIGHT OF WAY OF SOLBERG COURT AS PLATTED BY THE  
RESERVE AT CORRAL BLUFFS FILING NO. 2 AND SHOWN ON THE  
SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 219714397  
OF SAID EL PASO COUNTY RECORDS;

THE FOLLOWING SIX (6) COURSES ARE ALONG THE EASTERLY AND  
NORTHERLY BOUNDARY OF SAID FILING NO. 2;

1. THENCE NORTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT  
HAVING A RADIUS OF 530.00 FEET, THROUGH A CENTRAL ANGLE OF  
30°28'28", AN ARC DISTANCE OF 281.90 FEET;

2. THENCE N12°03'13"E A DISTANCE OF 241.36 FEET;

3. THENCE NORTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 970.00 FEET, THROUGH A CENTRAL ANGLE OF 3°32'41", AN ARC DISTANCE OF 60.01 FEET, THE LONG CHORD OF WHICH BEARS N78°05'52"W A DISTANCE OF 60.00 FEET;

4. THENCE N12°03'13"E A DISTANCE OF 186.35 FEET;

5. THENCE NORTHEASTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET, THROUGH A CENTRAL ANGLE OF 16°39'02", AN ARC DISTANCE OF 154.02 FEET;

6. THENCE N61°17'45"W A DISTANCE OF 495.00 FEET TO THE SOUTHEAST CORNER OF LOT 5 OF THE RESERVE AT CORRAL BLUFFS FILING NO. 1 AND SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 215713615 OF SAID EL PASO COUNTY RECORDS;

THENCE N27°40'45"E ON THE EASTERLY BOUNDARY OF SAID FILING NO. 1 A DISTANCE OF 861.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 1, BLOCK 2, CORRAL RANCHES SUBDIVISION FILING NO. 3 AND SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK O-3 AT PAGE 90 OF SAID EL PASO COUNTY RECORDS TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 1, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 2, BLOCK 2 OF THE AFORESAID CORRAL RANCHES SUBDIVISION FILING NO. 4;

THENCE S00°28'15"W ON THE WEST LINE OF SAID BLOCK 4 A DISTANCE OF 667.59 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF SAID BLOCK 2;

THENCE S87°32'08"E ON THE SOUTH LINE OF SAID LOT 3, BLOCK 2, A DISTANCE OF 326.50 FEET TO THE NORTHWEST CORNER OF LOT 4 OF SAID BLOCK 2;

THENCE S00°31'22"W ON THE WEST LINE OF SAID LOT 4 A DISTANCE OF 679.67 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE S87°30'45"E ON THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 326.50 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN.

THE DESCRIBED TRACT CONTAINS 59.952 ACRES, MORE OR LESS.