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El Paso County, CO



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RESOLUTION NO. 20-272

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

APPROVE EARLY GRADING PERMIT REQUEST BY HAMMERS
CONSTRUCTION (EGP-20-004)

WHEREAS, Hammers Construction, did file an application with the Planning and Community Development Department of El Paso County to authorize the County Engineer to issue a construction permit for pre-development site grading associated with the 13.73 acre proposed Claremont Business Park 2 Filing No. 1 final plat in advance of approval of the final plat, for the herein described property in the unincorporated area of El Paso County; and

WHEREAS, a public hearing was held by this Board on July 28, 2020; and WHEREAS, based on the evidence, testimony, exhibits, study of the master plan for the unincorporated area of the county, comments of the El Paso County Development Services Department, comments of public officials and agencies, and comments from all interested parties, this Board finds as follows:

1. That proper posting, publication and public notice were provided as required by law for the hearing before the Board of County Commissioners of El Paso County.
2. That the hearing before the Board of County Commissioners was extensive and complete, that all pertinent facts, matters and issues were submitted and that all interested parties were heard at the hearing.
3. That adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of the Land Development Code and the Engineering Criteria Manual are provided by the design.
4. That 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 .

NOW, THEREFORE, BE IT RESOLVED THAT THE Board of County Commissioners of the El Paso County, Colorado, hereby approves the request by Hammers Construction to authorize the County Engineer to issue a construction permit for pre-development site grading associated with the 13.73 acre proposed Claremont Business Park 2 Filing No. 1 final plat, the area more particularly described in the attached Exhibit A, reference.

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

CONDITIONS OF APPROVAL

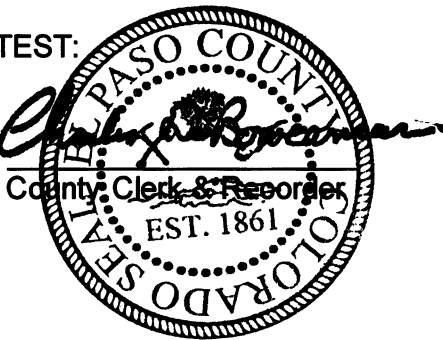
1. The developer shall obtain approval of the necessary pre-development site grading construction documents prior to scheduling a preconstruction meeting with the Planning and Community Development Department Inspections staff.
2. Grading and erosion control collateral shall be posted prior to issuance of the construction permit.
3. Grading activities shall not occur until the applicant has secured all applicable federal, state, and county permits.

DONE THIS 28th day of July, 2020, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By:



By:



Chair

EXHIBIT A

LEGAL DESCRIPTION: CLAREMONT BUSINESS PARK 2 FILING NO. 1

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 5 AND THE NORTHEAST QUARTER OF SECTION 8, T14S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO CONSISTING OF TRACT A "CLAREMONT BUSINESS PARK FILING NO. 1C" AS RECORDED UNDER RECEPTION NO. _____ AND THAT PORTION OF TRACT C "CLAREMONT BUSINESS PARK FILING NO. 2" AS RECORDED UNDER RECEPTION NO. 207712506, AMENDED BY SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 218046726, SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 219078479, AND SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 219160747, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BASIS OF BEARINGS: THE CHORD OF THE WESTERLY LINE OF LOT 2 "CLAREMONT BUSINESS PARK FILING NO. 1A" UNDER RECEPTION NO. 206712398, BEING MONUMENTED AT THE SOUTHERLY END WITH A NAIL AND WASHER, PLS NO. ILLEGIBLE, AND AT THE NORTHERLY END WITH A REBAR AND ALUMINUM CAP PLS NO. 27605 IS ASSUMED TO BEAR N22°18'18"E A DISTANCE OF 218.26 FEET.

BEGINNING AT THE SOUTHWEST CORNER OF AFORESAID TRACT A "CLAREMONT BUSINESS PARK FILING NO. 1C";

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF 80 FOOT MEADOWBROOK PARKWAY THE FOLLOWING FOUR (4) COURSES;

- 1) THENCE 207.94 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 19°41'35", AND A CHORD OF 206.92 FEET WHICH BEARS N02°19'03"E TO A POINT OF TANGENT;
- 2) THENCE N12°09'05"W ALONG SAID TANGENT 118.69 FEET TO A POINT OF CURVE;
- 3) THENCE 932.82 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 101°48'12", AND A CHORD OF 814.87 FEET WHICH BEARS N38°45'53"E TO A POINT OF TANGENT;
- 4) THENCE N89°40'01"E ALONG SAID TANGENT 58.32 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD/U.S. HIGHWAY 24, CDOT PROJECT NO. NH 0243-058 UNIT 2;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES;

- 1) THENCE S00°10'49"W A DISTANCE OF 550.15 FEET TO A POINT OF CURVE;
- 2) THENCE 264.51 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE

OF 25°02'59", AND A CHORD OF 262.40 FEET WHICH BEARS
S12°21'26"E;

3) THENCE S06°46'53"E NON-TANGENT TO THE PREVIOUS COURSE
142.31 FEET;

4) THENCE S14°56'24"W A DISTANCE OF 164.34 FEET;

5) THENCE S33°35'01"W A DISTANCE OF 192.22 FEET TO THE
NORTHEAST CORNER OF LOT 2 "CLAREMONT BUSINESS PARK
FILING NO. 1C";

THENCE N56°02'38"W ALONG THE NORTH LINES OF LOT 1 AND LOT 2, A
DISTANCE OF 551.81 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 595,013 S.F. (13.660
ACRES MORE OR LESS).