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**RESOLUTION NO. 22-38**

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

**SUBDIVISION EXEMPTION FOR EL PASO COUNTY SHERIFF'S OFFICE  
SUBSTATION (EX-21-002)**

WHEREAS, Section 30-28-101(10)(d), C.R.S., as amended, authorizes the Board of County Commissioners pursuant to resolution to exempt from the requirements of the subdivision regulations any division of land if the Board of County Commissioners determines that such division is not within the purposes of the statutory provisions governing subdivisions; and

WHEREAS, Falcon Fire Protection District, has applied for an exemption from the El Paso County Subdivision Regulations with reference to a parcel located at the southwest corner of the Stapleton Drive and Meridian Ranch Boulevard intersection; and

WHEREAS, Falcon Fire Protection District, intends to utilize this 4.92-acre parcel for a fire station and sheriff's substation; and

WHEREAS, a public hearing was held by this Board on February 1, 2022; and

WHEREAS, the El Paso County Board of County Commissioners has found the proposed division does not fall within the purposes of the Colorado statutory provisions concerning subdivisions;

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 Planning and Community Development Department, comments of public officials and agencies, and comments from all interested parties, this Board finds as follows:

1. That the exemption is consistent with and conforms to the El Paso County Land Development Code and the Master Plan.
2. That the exemption is a division of land determined not to be within the purpose of C.R.S. §§30-28-101, et. seq.
3. That legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with the Land Development Code and the Engineering Criteria Manual.

4. That the size, location, and availability of services to the proposed lots or parcels are reasonable, appropriate, and customary for the proposed use.
5. That no beneficial purpose would be served by requiring the platting of the subject property.

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the petition by Falcon Fire Protection, for a Subdivision Exemption of a 4.92-acre parcel of property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated by reference;

BE IT FURTHER RESOLVED the following condition shall apply to this approval:

**CONDITIONS**

1. The land survey plat, as approved by the Board of County Commissioners, shall be deposited in the El Paso County Clerk and Recorder's Office.
2. The property owner shall provide a copy of the deed transferring ownership of the exemption parcel to El Paso County Sheriff's Department for recording prior to depositing the land survey (exemption) plat with the El Paso County Clerk and Recorder's Office.

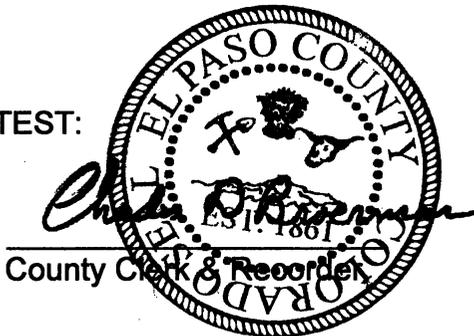
**NOTATION**

1. Approval of a site development plan will be required prior to initiating site disturbing activities and prior to issuance of any permits.

DONE THIS 1<sup>st</sup> day of February 2022, at Colorado Springs, Colorado.

ATTEST:

By:



BOARD OF COUNTY COMMISSIONERS  
OF EL PASO COUNTY, COLORADO

By:

Chair

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EXHIBIT A

TRACT 36 WOODMEN HILLS FIL NO 11