



El Paso County Sheriff's Office



November 9, 2021

El Paso County Development Services
2880 International Circle
Colorado Springs, CO 80910

RE: El Paso County Sheriff's Substation

El Paso County is seeking a subdivision exemption in conjunction with the Falcon Fire Protection District for a portion of the address of 12072 Royal County Down Road, also known as Parcel No. 42312-01-002, tract 36 Woodmen Hills Filing No. 11.

This site is approximately 2.5 acres, located southwest of the Stapleton Road and Meridian Ranch Road intersection. Currently the site houses a Fire Station owned by the Falcon Fire Protection District. Currently the site has a PUD zoning classification, and the intended use will be a Sheriff's Office Substation.

This site is shown to be outside of the 500-year floodplain per Floodplain Map number 08041C0575F.

Review Criteria for Subdivision Exemption:

- The exemption is consistent with and conforms to this Code and the Master Plan.

The Master Plan recognizes the need for a substation in the eastern or rural portion of El Paso County:

"Despite the creation of the REO, outreach conducted during the planning process for *Your El Paso Master Plan* found residents perceived a lack of patrol officers in rural areas. To strengthen Sheriff's officer presence in rural communities the County should consider the potential creation of a part time or volunteer unit to act as community liaisons on behalf of the REO and the Sheriff's Office in these rural communities. Employing a network of part time or volunteer support officers would supplement the Sheriff's team and provide wider presence in rural communities and possibly shorten response times depending on the qualifications of part time or volunteer staff." (page 93)



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27 East Vermijo Ave. • Colorado Springs, CO 80903
719-520-7100

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Criminal Justice Center
2739 E. Las Vegas St. • Colorado Springs, CO 80906
719-390-2000

Additionally, if the subdivision exemption is approved, the County will seek approval of a site development plan which will demonstrate compliance with the various components of the Land development Code as well as the Engineering Criteria Manual.

- The exemption is a division of land determined not to be within the purpose of C.R.S. §§ 30-28-101, et seq.;

The division of land is for governmental purposes and may be exempt from subdivision.

- Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;

Access will be provided by the shared access drive onto Royal County Down Road.

- The size, location, and availability of services to the proposed lots or parcels are reasonable, appropriate, and customary for the proposed use; and

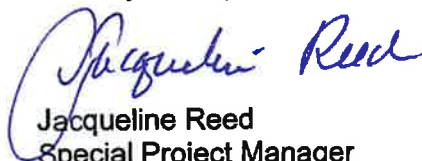
Woodmen Hills Water and Mountain View Electric will be providing the water, wastewater, gas and electric provisions.

- No beneficial purpose would be served by requiring the platting of the subject property.

This property is for governmental use with any impact fees going from El Paso County back to El Paso County and would not benefit the community.

At this time, we are proposing to develop the remaining portion of Tract 36 for a Sheriff's Office Substation with accessory uses of Clerk and Recorder's Office, Assessor's Office, Treasurer's Office and a Public Meeting Area.

Thank you for your consideration,



Jacqueline Reed
Special Project Manager
El Paso County Sheriff's Office