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El Paso County, CO



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**RESOLUTION NO. 19-438**

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

**RECONSIDERATION OF A FINAL PLAT TO APPROVE A TWO-YEAR TIME  
EXTENSION TO RECORD THE FINAL PLAT FOR DAVIS RANCH FILING NO. 3  
FINAL PLAT (SF-19-024)**

WHEREAS, the Board of County Commissioners of El Paso County, Colorado ("Board"), previously adopted Resolution No. 17-355, approving the Final Plat for Davis Ranch Filing No. 3;

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the extension of time of two years in which to have the final plat recorded for Davis Ranch Filing No. 3 Final Plat request as submitted, for the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated by reference;

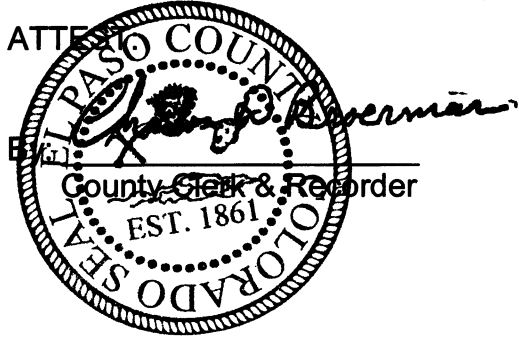
BE IT FURTHER RESOLVED the following conditions shall be placed upon this approval:

1. The final plat shall be subject to current exaction requirements, impact fees, traffic fees, park fees, school fees, drainage and bridge fees, or other fees which have been implemented or amended since the time of original submittal and/or approval.
2. The applicant shall provide evidence that the basis for the findings of sufficiency with respect to water quality, quantity, and dependability have not changed, prior to recording the final plat. In the event that circumstances have changed related to the required findings of sufficiency, a new sufficiency finding shall be required.
3. The applicant shall submit an updated final drainage report, construction drawings, financial assurance estimate, and other supporting documents for review for compliance with current transportation criteria, stormwater requirements, and construction cost estimates. Prior to plat recordation all project documents shall be approved by the County Engineer, Planning and Community Development Director, and/or Board of County Commissioners as required.
4. All conditions of approval associated with approval of the Davis Ranch Filing No. 3 Final Plat (PCD File No. SF-05-004) shall remain in effect except as modified herein or as otherwise required in order to comply with current subdivision development criteria.

5. Minor amendments to the final plat may be approved administratively by the Planning and Community Development Director if the proposed amendments are consistent with the intent of the Board of County Commissioners approval.

DONE THIS 10th day of December 2019, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS  
OF EL PASO COUNTY, COLORADO



By:   
Chair

## EXHIBIT A

### PROPERTY DESCRIPTION: "DAVIS RANCH SUBDIVISION FILING NO. 3"

A tract of land being a portion of Section 3, Township 14 South, Range 64 West of the 6th P.M., situate in El Paso County, Colorado, described as follows:

Beginning at the Northwest corner of Lot 11, DAVIS RANCH SUBDIVISION FILING NO. 1 (Reception No. 206712215, El Paso County, Colorado records) (all bearings in this description are relative to a portion of the North line of the Southwest One-Quarter of the Northeast One-Quarter (SW1/4 NE1/4) of said Section 3, which bears N89°18'55"W "assumed"); thence N89°18'55"W along said SW1/4 NE1/4's North line, 1219.89 feet to the Northwest corner of said SW1/4 NE1/4; thence S00°09'11"E along the West line of said SW1/4 NE1/4, 1311.11 feet to the center of said Section 3; thence N89°41'44"W along the North line of the Southwest One-Quarter of said Section 3, 329.70 feet; thence S00°18'16"W, 293.76 feet; thence N89°41'44"W, 114.45 feet; thence on a curve to the left, said curve having a central angle of 39°07'21", a radius of 630.00 feet, an arc length of 430.17 feet; thence S51°10'55"W, 695.51 feet; thence on a curve to the right, said curve having a central angle of 39°05'51", a radius of 470.00 feet, an arc length of 320.72 feet; thence N89°43'14"W, 85.48 feet; thence on a curve to the left, said curve having a central angle of 40°18'52", a radius of 430.00 feet, an arc length of 302.56 feet; thence S49°57'54"W, 140.30 feet; thence on a curve to the right, said curve having a central angle of 40°18'52", a radius of 370.00 feet, an arc length of 260.34 feet; thence N89°43'14"W, 239.69 feet to a point on the West line of the Northwest One-Quarter of the Southwest One-Quarter (NW1/4 SW1/4) of said Section 3; thence S00°10'00"E along said NW1/4 SW1/4's West line, 60.00 feet to the Southwest corner of said NW1/4 SW1/4; thence S89°43'14"E along the South line of said NW1/4 SW1/4, 239.22 feet; thence on a curve to the left, said curve having a central angle of 40°18'52", a radius of 430.00 feet, an arc length of 302.56 feet; thence N49°57'54"E, 140.30 feet; thence on a curve to the right, said curve having a central angle of 40°18'52", a radius of 370.00 feet, an arc length of 260.34 feet; thence S89°43'14"E, 85.48 feet; thence on a curve to the left, said curve having a central angle of 39°05'51", a radius of 530.00 feet, an arc length of 361.66 feet; thence N51°10'55"E, 695.51 feet; thence on a curve to the right, said curve having a central angle of 39°07'21", a radius of 570.00 feet, an arc length of 389.21 feet; thence S89°41'44"E, 344.71 feet; thence S00°18'16"W, 260.00 feet; thence S89°41'44"E, 194.29 feet; thence S74°31'41"E, 1039.80 feet to the most Westerly corner of Lot 12, DAVIS RANCH SUBDIVISION FILING NO. 2 (Reception No. 206712216, said El Paso County records) (the following seven (7) courses are along the lines of said FILING NO. 2 and said FILING NO. 1); 1) N42°48'10"E, 260.00 feet; 2) N47°11'50"W, 344.81 feet; 3) N42°48'10"E, 60.00 feet; 4) N29°57'23"E, 523.95 feet; 5) N00°10'35"W, 753.06 feet; 6) S89°49'25"W, 99.59 feet; 7) N00°10'35"W, 512.40 feet to the Point of Beginning; Containing 65.172 acres, more or less.