



APPROVAL OF LOCATION (APPROVAL)

BRITTAIN JACKSON moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. U241
BOCES APPROVAL OF LOCATION

WHEREAS, Pikes Peak Board of Cooperative Educational Services ("PPBOCES") did file an application with the El Paso County Planning and Community Development Department for an Approval of Location to allow for the placement of an 86.38-acre campus comprised of secondary education facilities for vocational training, campus housing, and a community water system on property in the unincorporated area of El Paso County as described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by this Commission on August 15, 2024; 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, and comments by the El Paso County Planning Commission members during the hearing, this Commission finds as follows:

1. That the application was properly submitted for consideration by the Planning Commission;
2. That proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;
3. That the hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted, and that all interested persons and the general public were heard at that hearing;
4. That the authorization or financing of said public way, ground, space, building, structure, or utility does not fall within the province of the Board of County Commissioners;
5. That the application conforms to the El Paso County Land Development Code;
6. That the application conforms to the adopted El Paso County Master Plan;

7. That approval of the proposed application will not result in harmful environmental, service, or fiscal impacts upon El Paso County or its residents; and
8. That for the above-stated and other reasons, the proposal 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 that the application of PPBOCES for an Approval of Location to allow for the placement of an 86.38-acre campus comprised of secondary education facilities for vocational training, campus housing, and a community water system as described in Exhibit B, which is attached hereto and incorporated herein by reference be approved.

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

CONDITIONS

1. Approval of a site development plan by the Planning and Community Development Department is required prior to initiation of the proposed use and site improvements as depicted in the site plan Exhibit B and described within the letter of intent.
2. No substantial expansion, enlargement, or modification of the site development plan shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code (as amended).
3. Road Impact Fees, as outlined in Resolution 19-471, are applicable to the development and must be paid at the time of Site Development Plan approval.

NOTATION

1. Approval of Location requests are not forwarded to the El Paso County Board of County Commissioners for consideration. Pursuant to C.R.S. § 30-28-110, the final El Paso County action occurs at the Planning Commission.

BYERS seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Thomas Bailey	aye / no / non-voting / recused / absent
Sarah Brittain Jack	aye / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / absent
Jay Carlson	aye / no / non-voting / recused / absent
Becky Fuller	aye / no / non-voting / recused / absent
Jeffrey Markewich	aye / no / non-voting / recused / absent
Brandy Merriam	aye / no / non-voting / recused / absent
Bryce Schuettpelz	aye / no / non-voting / recused / absent

Wayne Smith	aye / no / <u>non-voting</u> / recused / absent
Tim Trowbridge	aye / <u>no</u> / non-voting / recused / absent
Christopher Whitney	<u>aye</u> / no / non-voting / recused / absent

The Resolution was adopted by a vote of 8 to 1 by the El Paso County Planning Commission, State of Colorado.

DONE THIS 15th day of August 2024 at Colorado Springs, Colorado.

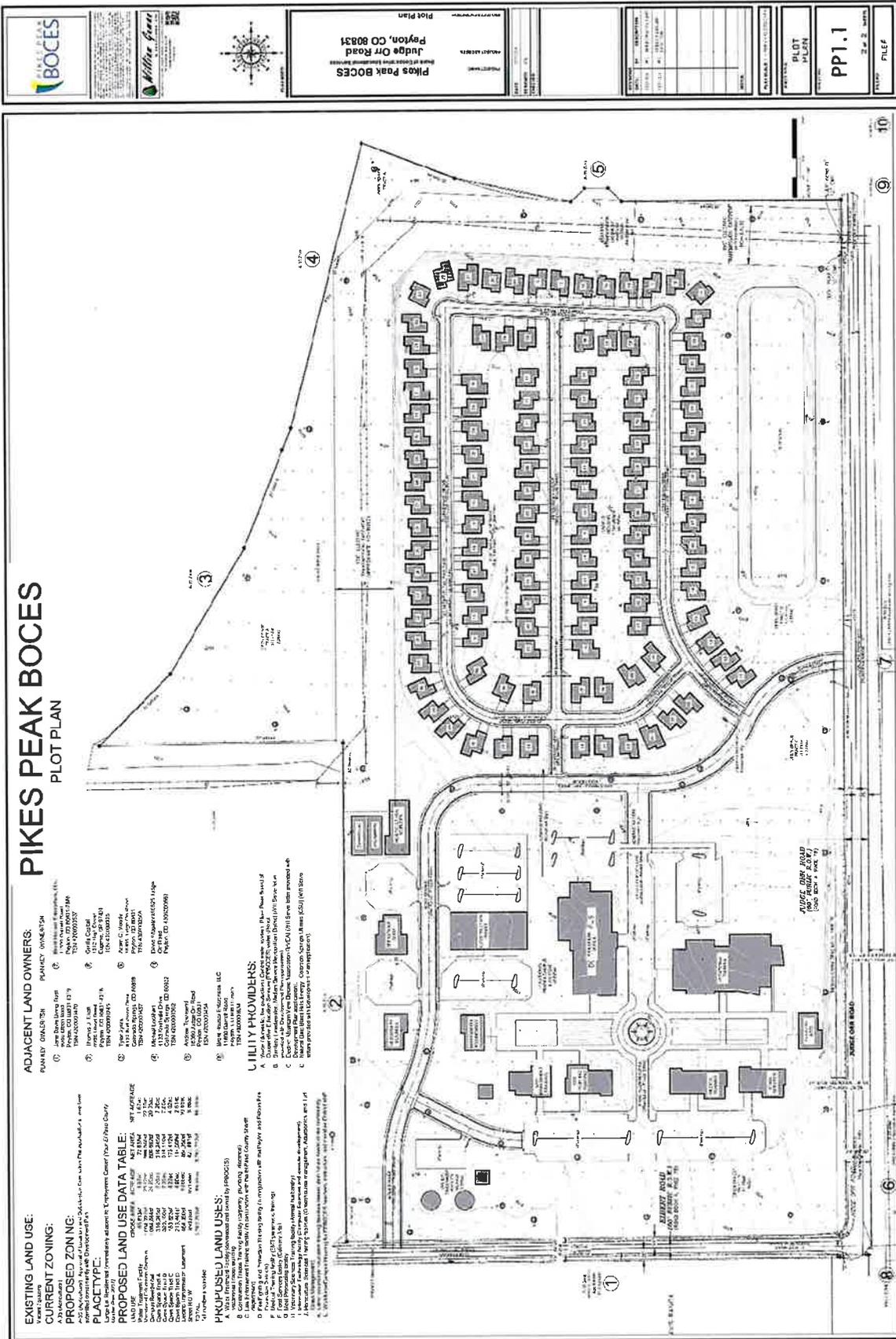
EL PASO COUNTY PLANNING COMMISSION

By: 
Chair

Exhibit A

TR IN SW4 SEC 35-12-64 DESC AS FOLS: COM AT SW COR SD SEC 35, TH N 00<08'51" E 30.0 FT, S 89<28'49" E 30.0 FT FOR POB; TH N 00<08'51" E 1288.45 FT, S 89<30'28" E 1282.36 FT TO NE COR SW4 SD SEC 35, TH N 00<11'54" E 623.49 FT, S 44<41'19" E 260.17 FT, S 58<46'12" E 373.98 FT, S 67<57'57" E 330.63 FT, S 75<13'13" E 753.34 FT, S 21<28'54" W 256.36 FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 979.51 FT A C/A OF 17<49'58" AN ARC DIST OF 304.86 FT, TH S 44<29'49" E 49.50 FT, S 00<31'11" W 60.0 FT, S 45<31'11" W 49.50 FT, TH S 44<29'49" E 49.50 FT, S 00<31'11" W 60.0 FT, S 45<31'11" W 49.50 FT, S 00<31'11" W 564.97 FT, N 89<28'49" W 2659.25 FT TO POB

Exhibit B



PIKES PEAK BOCES
PLOT PLAN

EXISTING LAND USE:
 1. Vacant
 2. Agricultural
 3. Residential
 4. Commercial
 5. Industrial
 6. Public Use
 7. Forest
 8. Wetlands
 9. Water
 10. Other

CURRENT ZONING:
 1. R-1
 2. R-2
 3. R-3
 4. R-4
 5. R-5
 6. R-6
 7. R-7
 8. R-8
 9. R-9
 10. R-10

PROPOSED ZONING:
 1. R-1
 2. R-2
 3. R-3
 4. R-4
 5. R-5
 6. R-6
 7. R-7
 8. R-8
 9. R-9
 10. R-10

PLACETYPE:
 1. Single-Family Detached
 2. Single-Family Attached
 3. Multi-Family Detached
 4. Multi-Family Attached
 5. Commercial
 6. Industrial
 7. Public Use
 8. Forest
 9. Water
 10. Other

PROPOSED LAND USE DATA TABLE:

NO.	AREA	ACRES	USE
1	1.00	1.00	Single-Family Detached
2	1.00	1.00	Single-Family Attached
3	1.00	1.00	Multi-Family Detached
4	1.00	1.00	Multi-Family Attached
5	1.00	1.00	Commercial
6	1.00	1.00	Industrial
7	1.00	1.00	Public Use
8	1.00	1.00	Forest
9	1.00	1.00	Water
10	1.00	1.00	Other

ADJACENT LAND OWNERS:

PLANNED DEVELOPMENT:

UTILITY PROVIDERS:

PROPOSED LAND USES:

ADJACENT LAND OWNERS:

PLANNED DEVELOPMENT:

UTILITY PROVIDERS:

PROPOSED LAND USES:

ADJACENT LAND OWNERS:

PLANNED DEVELOPMENT:

UTILITY PROVIDERS:

PROPOSED LAND USES:

ADJACENT LAND OWNERS:

PLANNED DEVELOPMENT:

UTILITY PROVIDERS:

PROPOSED LAND USES:

ADJACENT LAND OWNERS:

PLANNED DEVELOPMENT:

UTILITY PROVIDERS:

PROPOSED LAND USES:

ADJACENT LAND OWNERS:

PLANNED DEVELOPMENT:

UTILITY PROVIDERS:

PROPOSED LAND USES:

ADJACENT LAND OWNERS:

PLANNED DEVELOPMENT:

UTILITY PROVIDERS:

PROPOSED LAND USES:

PIKES PEAK BOCES
 1100 S. PINE STREET
 PUYALLUP, WA 98444
 TEL: 253.833.3333
 FAX: 253.833.3334
 WWW.PIKESPEAKBOCES.WA.GOV

PILOT PLAN
 PPT.1
 2 of 2 SHEETS

PILOT PLAN
 PPT.1
 2 of 2 SHEETS

PILOT PLAN
 PPT.1
 2 of 2 SHEETS

