

SPECIAL DISTRICT SERVICE PLAN (Recommend Approval)

Moraes moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. ID245

MONUMENT RIDGE METROPOLITAN DISTRICT NOS. 1-3

WHEREAS, White Bear Ankele Tanaka & Waldron, did file an application with the Planning and Community Development Department of El Paso County, pursuant to § 32-1-204 (2), Colorado Revised Statutes (C.R.S.), for the review of a Service Plan for the Monument Ridge Metropolitan District Nos. 1-3 for property more particularly described in Exhibit A, which is attached hereto and incorporated by reference; and

WHEREAS, a public hearing was held by this Commission on July 17, 2025; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the master plan for the unincorporated area of the County, study of the Service Plan for Monument Ridge Metropolitan District Nos. 1-3, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, and comments from all interested persons, and comments by the El Paso County Planning Commission during the hearing, this Commission finds as follows:

1. That the application for the draft Service Plan for the Special District 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 were heard at that hearing.
4. That all exhibits were received into evidence.
5. That there is sufficient existing and projected need for organized service in the area to be served by the proposed Special District.
6. That existing service in the area to be served by the proposed Special District is inadequate for present and projected needs.
7. That the proposed Special District is capable of providing economical and sufficient service to the area within its proposed boundaries.
8. That the area to be included in the proposed Special District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.
9. That adequate service is not, or will not be, available to the area through the County, other existing municipal or quasi-municipal corporations, including existing Special Districts, within a reasonable time and on a comparable basis.
10. That the facility and service standards of the proposed Special District are compatible with the facility and service standards of each County within which the proposed Special District is to be located and each municipality which is an interested party as defined in C.R.S. § 32-1-204 and the El Paso County Land Development Code.

11. That the proposal is in substantial compliance with a Master Plan adopted pursuant to C.R.S. § 30-28-106.
12. That the proposal is in compliance with any duly adopted County, regional or state long-range water quality management plan for the area.
13. That the creation of the proposed Special District will be in the best interests of the area proposed to be served.

NOW, THEREFORE, BE IT RESOLVED that the El Paso County Planning Commission recommends the Service Plan for Monument Ridge Metropolitan District Nos. 1-3 be approved for the following, subject to the following:

#### CONDITIONS

1. As stated in the Service Plan, the maximum combined mill levy shall not exceed 65 mills for any property within the Monument Ridge Metropolitan District No. 2; the maximum combined mill levy shall not exceed 40 mills for any property within the Monument Ridge Metropolitan District No. 3; the maximum combined mill levy shall not exceed 15 mills for any property within the Monument Ridge Metropolitan District No. 1, with no more than 10 mills devoted to operations and maintenance, and 5 mills for special purpose all subject to the Assessment Rate Adjustment unless the District receives Board of County Commissioners approval to increase the maximum mill levy.
2. As stated in the attached Service Plan, the maximum authorized debt for the Monument Ridge Metropolitan District Nos. 1-3 is limited to \$20,000,000.00 until and unless the Districts receive Board of County Commissioners approval to increase the maximum authorized debt.

3. Approval of the Service Plan for the Monument Ridge Metropolitan District Nos. 1-3 includes the ability of the Districts to use eminent domain powers for the acquisition of property to be owned, controlled, or maintained by the Districts or another public or non-profit entity and is for the material use or benefit of the general public. The Districts may not use the power of eminent domain without prior approval by the Board of County Commissioners at a publicly noticed hearing after showing that the use of eminent domain is necessary for the District(s) to continue to provide service(s) within the Districts' boundaries and that there are no other alternatives that would not result in the need for the use of eminent domain powers.
4. The Monument Ridge Metropolitan District Nos. 1-3 shall provide a disclosure form to future purchasers and or lessors of property in a manner consistent with the approved Special District Annual Report form. The developer(s) shall provide written notation on each subsequent Final Plat associated with the development of the annually filed public notice. County staff is authorized to administratively approve updates to the disclosure form to reflect current contact information and calculations.
5. The Monument Ridge Metropolitan District Nos. 1-3 are expressly prohibited from creating separate sub-districts except upon prior notice to the Board of County Commissioners, and subject to the Board of County Commissioners' right to declare such creation to be a material modification of the Service Plan, pursuant to C.R.S. § 32-1-1101(1)(f)(I).
6. Approval of this application shall not constitute relinquishment or undermining of the County's authority to require the developer to complete subdivision improvements as required by the Land Development Code and Engineering Criteria Manual and to require subdivision improvement agreements or development agreements and collateral of the developer to guarantee the construction of improvements.

NOTATION

1. Approval of this Service Plan shall in no way be construed to infer a requirement or obligation of the Board of County Commissioners to approve any future land use requests within the boundaries of the Districts.

AND BE IT FURTHER RESOLVED that this Resolution and Recommendations be forwarded to the Board of County Commissioners of El Paso County for its consideration.

Brittain Jack seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows:

Sarah Brittain Jack	<u>aye</u> / no / non-voting / recused / absent
Jim Byers	<u>aye</u> / no / non-voting / recused / absent
Jay Carlson	aye / no / non-voting / recused / <u>absent</u>
Becky Fuller	aye / no / non-voting / recused / <u>absent</u>
Jeffrey Markewich	aye / no / non-voting / recused / <u>absent</u>
Eric Moraes	<u>aye</u> / no / non-voting / recused / absent
Bryce Schuettpelz	aye / no / non-voting / recused / <u>absent</u>
Wayne Smith	aye / no / non-voting / recused / <u>absent</u>
Tim Trowbridge	<u>aye</u> / no / non-voting / recused / absent
Christopher Whitney	<u>aye</u> / no / non-voting / recused / absent

The Resolution was adopted by a vote of 5 to 0 by the Planning Commission of the County of El Paso, State of Colorado.

DONE THIS 17<sup>th</sup> day of July 2025 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By:   
Jay Carlson, Chair  
  
ID245

EXHIBIT A

**LEGAL DESCRIPTION:**

**MONUMENT RIDGE METROPOLITAN DISTRICT 1**

A TRACT OF LAND IN SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2 FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 2 BEARS SOUTH 00°06'22" EAST, A DISTANCE OF 2767.12 FEET (BASIS OF BEARINGS FOR THIS DESCRIPTION); THENCE SOUTH 83°08'01" EAST, A DISTANCE OF 1512.46 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°38'32" EAST, A DISTANCE OF 528.87 FEET; THENCE NORTH 30°37'54" EAST, A DISTANCE OF 179.87 FEET; THENCE NORTH 00°13'38" EAST, A DISTANCE OF 31.31 FEET; THENCE NORTH 89°46'10" EAST, A DISTANCE OF 688.02 FEET; THENCE SOUTH 00°39'36" WEST, A DISTANCE OF 300.07 FEET; THENCE SOUTH 89°46'52" WEST, A DISTANCE OF 129.44 FEET; THENCE SOUTH 15°46'34" WEST, A DISTANCE OF 1267.80 FEET; THENCE 89°15'42" WEST, A DISTANCE OF 583.04 FEET; THENCE NORTH 01° 03'44" EAST, A DISTANCE OF 237.09 FEET; THENCE NORTH 87°25'22" EAST, A DISTANCE OF 284.70 FEET; THENCE SOUTH 15°53'19" WEST, A DISTANCE OF 32.79 FEET; THENCE SOUTH 74°14'47" EAST, A DISTANCE OF 123.02 FEET; THENCE NORTH 15°46'11" EAST, A DISTANCE OF 149.98 FEET; THENCE NORTH 74°13'23" WEST, A DISTANCE OF 122.99 FEET; THENCE SOUTH 15°46'31" WEST, A DISTANCE OF 10.45 FEET; THENCE NORTH 89°16'14" WEST, A DISTANCE OF 244.84 FEET; THENCE NORTH 58°00'36" WEST, A DISTANCE OF 35.73 FEET; THENCE NORTH 72°39'55" WEST, A DISTANCE OF 64.05 FEET; THENCE SOUTH 17°20'11" WEST, A DISTANCE OF 38.45 FEET; THENCE NORTH 89°17'22" WEST, A DISTANCE OF 145.95 FEET; THENCE 82°33'29" WEST, A DISTANCE OF 34.33 FEET; THENCE NORTH 66°39'31" WEST, A DISTANCE OF 12.96 FEET; THENCE NORTH 82°33'24" WEST, A DISTANCE OF 127.69 FEET; THENCE NORTH 07°23'41" EAST, A DISTANCE OF 314.03 FEET; THENCE NORTH 89°17'01" WEST, A DISTANCE OF 251.66 FEET; THENCE NORTH 07°03'11" EAST, A DISTANCE OF 37.73 FEET; THENCE NORTH 29°57'59" EAST, A DISTANCE OF 674.34 FEET TO THE TRUE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PARCEL CONVEYED TO WOODMOOR WATER AND SANITATION DISTRICT FOR THE CRYSTAL CREEK LIFT STATION BY DEED RECORDED NOVEMBER 30, 1998 AT RECEPTION NO. 98175218 OF THE RECORDS OF EL PASO COUNTY, COLORADO; EXCEPTING DEED RECORDED NOVEMBER 29, 2010 AT RECEPTION NO. 210120918 AND JANUARY 9, 2014 AT RECEPTION NO. 214002145 AND FURTHER EXCEPTING ANY PORTION WITHIN THE RIGHT OF WAY OF COUNTY LINE ROAD OR INTERSTATE HIGHWAY 25, AND FURTHER EXCEPTING THAT PORTION DEDICATED AS DOEWOOD DRIVE IN "HEIGHTS FILING TWO" AS RECORDED IN PLAT BOOK E-5 AT PAGE

228 UNDER RECEPTION NO. 2287623 OF THE RECORDS OF EL PASO COUNTY,  
COLORADO.  
CONTAINING 1,440,812 SQUARE FEET OR 33.08 ACRES MORE OR LESS.

**AND**

A TRACT OF LAND IN SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH  
P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2 FROM WHICH THE  
WEST QUARTER CORNER OF SAID SECTION 2 BEARS SOUTH 00°06'22" EAST, A DISTANCE  
OF 2767.12 FEET (BASIS OF BEARINGS FOR THIS DESCRIPTION); THENCE SOUTH  
83°08'01" EAST, A DISTANCE OF 1410.62 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 89°17'02" EAST, A DISTANCE OF 251.66 FEET; THENCE SOUTH 07°23'41"  
EAST,  
311.03 FEET; THENCE SOUTH 82°33'24"EAST, A DISTANCE OF 127.69 FEET; THENCE  
SOUTH  
66°39'31" EAST, A DISTANCE OF 12.96 FEET; THENCE SOUTH 82°33'29" EAST, A  
DISTANCE OF  
34.33 FEET; THENCE SOUTH 89°17'22" EAST, A DISTANCE OF 145.95 FEET; THENCE  
NORTH  
17°20'11" EAST, A DISTANCE OF 38.45 FEET; THENCE SOUTH 72°39'56" EAST, A  
DISTANCE OF  
64.05 FEET; THENCE SOUTH 58°00'36" EAST, A DISTANCE OF 35.73 FEET; THENCE SOUTH  
89°16'14" EAST, A DISTANCE OF 244.84 FEET; THENCE NORTH 15°46'31" EAST, A  
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10.45 FEET; THENCE SOUTH 74°13'23" EAST, A DISTANCE OF 122.99 FEET; THENCE  
SOUTH  
15°46'11" WEST, A DISTANCE OF 149.98 FEET; THENCE NORTH 74°14'47" WEST, A  
DISTANCE OF  
118.40 FEET; THENCE NORTH 15°53'19" EAST, A DISTANCE OF 32.79 FEET; THENCE  
SOUTH  
87°25'22" WEST, A DISTANCE OF 284.70 FEET; THENCE SOUTH 01°03'44" WEST, A  
DISTANCE OF  
237.09 FEET; THENCE SOUTH 89°15'42" EAST, A DISTANCE OF 95.59 FEET; THENCE  
SOUTH  
14°00'25" WEST, A DISTANCE OF 242.35 FEET; THENCE SOUTH 11°49'44" EAST, A  
DISTANCE OF  
121.06 FEET; THENCE SOUTH 59°05'54" EAST, A DISTANCE OF 49.90 FEET; THENCE  
SOUTH  
30°35'19" WEST, A DISTANCE OF 189.63 FEET; THENCE NORTH 16°21'05" WEST, A  
DISTANCE OF  
363.90 FEET TO THE POINT OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF



501.00 FEET AND AN ARC LENGTH OF 143.32 FEET; THENCE NORTH 00°48'57" EAST, A DISTANCE OF 48.69 FEET; THENCE NORTH 89°14'56" WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 00°48'57" WEST, A DISTANCE OF 54.26 FEET TO THE POINT OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 621.00 FEET AND AN ARC LENGTH OF 177.65 FEET; THENCE SOUTH 15°34'31" EAST, A DISTANCE OF 647.10 FEET TO THE POINT OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 501.00 FEET AND AN ARC LENGTH OF 254.36 FEET; THENCE SOUTH 13°30'52" WEST, A DISTANCE OF 382.55 FEET TO A POINT OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 630.71 FEET AND AN ARC LENGTH OF 254.83 FEET; THENCE SOUTH 89°49'13" WEST, A DISTANCE OF 197.29 FEET; THENCE NORTH 00°43'52" EAST, A DISTANCE OF 442.68 FEET; THENCE NORTH 89°03'42" WEST, A DISTANCE OF 394.63 FEET; THENCE NORTH 07°26'16" EAST, A DISTANCE OF 1970.57 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 1,346,058 SQUARE FEET OR 30.90 ACRES MORE OR LESS.

## **MONUMENT RIDGE METROPOLITAN DISTRICT 2**

A TRACT OF LAND IN SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2 FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 2 BEARS SOUTH 00°06'22" EAST, A DISTANCE OF 2767.12 FEET (BASIS OF BEARINGS FOR THIS DESCRIPTION); THENCE SOUTH 83°08'01" EAST, A DISTANCE OF 1512.46 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°38'32" EAST, A DISTANCE OF 528.87 FEET; THENCE NORTH 30°37'54" EAST, A DISTANCE OF 179.87 FEET; THENCE NORTH 00°13'38" EAST, A DISTANCE OF 31.31 FEET; THENCE NORTH 89°46'10" EAST, A DISTANCE OF 688.02 FEET; THENCE SOUTH 00°39'36" WEST, A DISTANCE OF 300.07 FEET; THENCE SOUTH 89°46'52" WEST, A DISTANCE OF 129.44 FEET; THENCE SOUTH 15°46'34" WEST, A DISTANCE OF 1267.80 FEET; THENCE 89°15'42" WEST, A DISTANCE OF 583.04 FEET; THENCE NORTH 01° 03'44" EAST, A DISTANCE OF 237.09 FEET; THENCE NORTH 87°25'22" EAST, A DISTANCE OF 284.70 FEET; THENCE SOUTH 15°53'19" WEST, A DISTANCE OF 32.79 FEET; THENCE SOUTH 74°14'47" EAST, A DISTANCE OF 123.02 FEET; THENCE NORTH 15°46'11" EAST, A DISTANCE OF 149.98 FEET; THENCE NORTH 74°13'23" WEST, A DISTANCE OF 122.99 FEET; THENCE SOUTH 15°46'31" WEST, A DISTANCE OF 10.45 FEET; THENCE NORTH 89°16'14" WEST, A DISTANCE OF 244.84 FEET; THENCE NORTH 58°00'36" WEST, A DISTANCE OF 35.73 FEET; THENCE NORTH 72°39'55" WEST, A DISTANCE OF 64.05 FEET; THENCE SOUTH 17°20'11" WEST, A DISTANCE OF 38.45 FEET; THENCE NORTH 89°17'22" WEST, A DISTANCE OF 145.95 FEET; THENCE 82°33'29" WEST, A DISTANCE OF 34.33 FEET; THENCE NORTH 66°39'31" WEST, A DISTANCE OF 12.96 FEET; THENCE NORTH 82°33'24" WEST, A DISTANCE OF



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CONTAINING 1,440,812 SQUARE FEET OR 33.08 ACRES MORE OR LESS.

### **MONUMENT RIDGE METROPOLITAN DISTRICT 3**

A TRACT OF LAND IN SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2 FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 2 BEARS SOUTH 00°06'22" EAST, A DISTANCE OF 2767.12 FEET (BASIS OF BEARINGS FOR THIS DESCRIPTION); THENCE SOUTH 83°08'01" EAST, A DISTANCE OF 1410.62 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°17'02" EAST, A DISTANCE OF 251.66 FEET; THENCE SOUTH 07°23'41" EAST, 311.03 FEET; THENCE SOUTH 82°33'24" EAST, A DISTANCE OF 127.69 FEET; THENCE SOUTH 66°39'31" EAST, A DISTANCE OF 12.96 FEET; THENCE SOUTH 82°33'29" EAST, A DISTANCE OF 34.33 FEET; THENCE SOUTH 89°17'22" EAST, A DISTANCE OF 145.95 FEET; THENCE NORTH 17°20'11" EAST, A DISTANCE OF 38.45 FEET; THENCE SOUTH 72°39'56" EAST, A DISTANCE OF 64.05 FEET; THENCE SOUTH 58°00'36" EAST, A DISTANCE OF 35.73 FEET; THENCE SOUTH 89°16'14" EAST, A DISTANCE OF 244.84 FEET; THENCE NORTH 15°46'31" EAST, A DISTANCE OF 10.45 FEET; THENCE SOUTH 74°13'23" EAST, A DISTANCE OF 122.99 FEET; THENCE SOUTH 15°46'11" WEST, A DISTANCE OF 149.98 FEET; THENCE NORTH 74°14'47" WEST, A DISTANCE OF 118.40 FEET; THENCE NORTH 15°53'19" EAST, A DISTANCE OF 32.79 FEET; THENCE SOUTH 87°25'22" WEST, A DISTANCE OF 284.70 FEET; THENCE SOUTH 01°03'44" WEST, A DISTANCE OF 237.09 FEET; THENCE SOUTH 89°15'42" EAST, A DISTANCE OF 95.59 FEET; THENCE SOUTH 14°00'25" WEST, A DISTANCE OF 242.35 FEET; THENCE SOUTH 11°49'44" EAST, A DISTANCE OF 121.06 FEET; THENCE SOUTH 59°05'54" EAST, A DISTANCE OF 49.90 FEET; THENCE SOUTH 30°35'19" WEST, A DISTANCE OF 189.63 FEET; THENCE NORTH 16°21'05" WEST, A DISTANCE OF 363.90 FEET TO THE POINT OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 501.00

FEET AND AN ARC LENGTH OF 143.32 FEET; THENCE NORTH  $00^{\circ}48'57''$  EAST, A DISTANCE OF 48.69 FEET; THENCE NORTH  $89^{\circ}14'56''$  WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH  $00^{\circ}48'57''$  WEST, A DISTANCE OF 54.26 FEET TO THE POINT OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 621.00 FEET AND AN ARC LENGTH OF 177.65 FEET; THENCE SOUTH  $15^{\circ}34'31''$  EAST, A DISTANCE OF 647.10 FEET TO THE POINT OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 501.00 FEET AND AN ARC LENGTH OF 254.36 FEET; THENCE SOUTH  $13^{\circ}30'52''$  WEST, A DISTANCE OF 382.55 FEET TO A POINT OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 630.71 FEET AND AN ARC LENGTH OF 254.83 FEET; THENCE SOUTH  $89^{\circ}49'13''$  WEST, A DISTANCE OF 197.29 FEET; THENCE NORTH  $00^{\circ}43'52''$  EAST, A DISTANCE OF 442.68 FEET; THENCE NORTH  $89^{\circ}03'42''$  WEST, A DISTANCE OF 394.63 FEET; THENCE NORTH  $07^{\circ}26'16''$  EAST, A DISTANCE OF 1970.57 FEET TO THE TRUE POINT OF BEGINNING.  
CONTAINING 1,346,058 SQUARE FEET OR 30.90 ACRES MORE OR LESS.