



RESOLUTION NO. 18- 104

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

SKETCH PLAN FOR MERIDIAN RANCH (SKP-17-001)

WHEREAS, Meridian Ranch Investments, Inc., did file an application with the El Paso County Planning and Community Development Department, for the approval of a sketch plan for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on [Click here to enter a date.](#), upon which date the Planning Commission did by formal resolution recommend approval of the subject sketch plan; and

WHEREAS, a public hearing was held by this Board on March 13, 2018; and

WHEREAS, based on the evidence, testimony, exhibits, study of the master plan for the unincorporated area of the County, recommendations of the El Paso County Planning Commission, comments of the El Paso County Planning and Community Development Department, comments of public officials and agencies, and comments from all interested persons, this Board finds as follows:

1. The application was property submitted for consideration by the Board of County Commissioners.
2. Proper posting, publication, and public notice was provided as required by law for the hearings before the Planning Commission and Board of County Commissioners.
3. The hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested persons were heard at that hearing.
4. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations.
5. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.

6. The proposed subdivision is in conformance with the requirements of the Land Development Code.
7. The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area.
8. The water supply is, or can be, sufficient to serve the subdivision in terms of quantity, dependability and quality as determined in conformance with the standards of the Land Development Code.
9. Services are or will be available to meet the needs of the subdivision including roads, police and fire protection, schools, recreation facilities, and utility service facilities.
10. The soil is suitable for the subdivision.
11. Geologic hazards do not prohibit the subdivision, or can be mitigated.
12. The subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. §§34-1-302(1), et seq.].
13. The design of the subdivision protects the natural resources or unique landforms.
14. The proposed methods for fire protection are adequate to serve the subdivision.
15. The subdivision is appropriate and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.
16. For the above-stated and other reasons, the proposed sketch plan 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 the Board of County Commissioners of El Paso County, Colorado, hereby approves the sketch plan as submitted by Meridian Ranch, for property in the unincorporated area of El Paso County as described in Exhibit A.

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

**CONDITIONS**

1. Development of the property within the amended sketch plan, including, but not limited to, zoning, preliminary plan, and final plats shall be in general or substantial conformance with the approved Meridian Ranch Sketch Plan Amendment (SKP-17-001). Amendments to the sketch plan may only be made subject to the limitations contained in the El Paso County Land Development Code (2016), as amended.
2. Future development applications shall include an analysis of the impact to schools in Falcon School District No. 49 and an evaluation of the previous satisfaction of school land dedication requirements compared to future density increases associated with PUD (Planned Unit Development), preliminary plan, and final plat applications for property within the approved sketch plan amendment area.
3. Future drainage plans, including, but not limited to, Master Drainage Development Plans (MMDP's), preliminary drainage reports, and final drainage reports shall no longer be required to release and/or retain approximately 80 percent of historic rates. Future drainage plans shall evaluate the stormwater runoff based on current stormwater requirements as adopted by the El Paso County Land Development Code, Engineering Criteria Manual, Drainage Criteria Manual, and/or other adopted and/or drainage referenced manuals, plans, and/or documents applicable to El Paso County.
4. Future PUD (Planned Unit Development), preliminary plan, and final plat applications shall include an analysis of pedestrian amenities and roadway improvements for the benefit of schools located in the Meridian Ranch Sketch Plan. Potential improvements include, but are not necessarily limited to, crosswalk striping, pedestrian crossing signs, and/or signs identifying the location of nearby schools. All improvements are subject to approval by the County Engineer and permitting by the Department of Public Works.

**NOTATIONS**

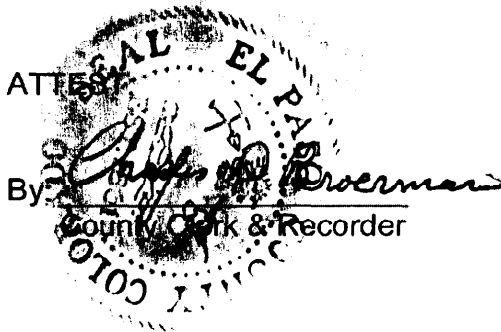
1. Applicable park, school, transportation, drainage, bridge, and traffic fees shall be paid to the El Paso County Planning and Community Development Department at the time of recording any final plat.

2. Access locations and roadway classifications are conceptual only and will be determined at the time preliminary plan review. Final locations and classifications of roadways will be subject more detailed land use design and subdivision review.

AND BE IT FURTHER RESOLVED the record and recommendations of the El Paso County Planning Commission be adopted, except as otherwise modified herein.

DONE THIS 13th day of March, 2018 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS  
OF EL PASO COUNTY, COLORADO



By: *Paul Glenn*  
President

**EXHIBIT A**

TWO PARCELS OF LAND LOCATED IN SECTIONS 19, 20, 28, 29 AND 30 ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL A**

BEGINNING AT NORTHEAST CORNER OF SAID SECTION 19;

1. THENCE ALONG SAID SECTION 19 NORTHERLY BOUNDARY N89°18'07"W A DISTANCE OF 643.87 FEET TO THE NORTHEAST CORNER OF MERIDIAN RANCH ESTATES FILING 3, RECORDED WITH RECEPTION NO. 216713852 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING SIX (6) COURSES ARE ON THE BOUNDARY LINE OF SAID MERIDIAN RANCH ESTATES FILING 3:

2. THENCE S00°00'00"E A DISTANCE OF 552.46 FEET;
3. THENCE S06°29'52"E A DISTANCE OF 236.42 FEET;
4. THENCE S34°57'33"E A DISTANCE OF 239.34 FEET;
5. THENCE S39°04'57"E A DISTANCE OF 244.00 FEET;
6. THENCE S22°25'07"E A DISTANCE OF 421.43 FEET;
7. THENCE S11°10'28"E A DISTANCE OF 163.41 FEET TO THE NORTHEAST CORNER OF TRACT D, MERIDIAN RANCH ESTATES FILING 2, RECORDED WITH RECEPTION NO. 213713406 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING EIGHT (8) COURSES ARE ON THE BOUNDARY LINE OF SAID MERIDIAN RANCH ESTATES FILING 2:

8. THENCE S11°10'28"E A DISTANCE OF 81.37
9. THENCE S64°40'14"E A DISTANCE OF 392.46 FEET;
10. THENCE S57°09'47"E A DISTANCE OF 17.27 FEET TO A NON-TANGENT CURVE TO THE LEFT;
11. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 260.00 FEET, A DELTA ANGLE OF 33°20'58", AN ARC LENGTH OF 151.33 FEET, WHOSE LONG CHORD BEARS S14°36'05"W A DISTANCE OF 149.21 FEET;
12. THENCE S02°04'24"E A DISTANCE OF 74.08 FEET;
13. THENCE S42°55'36"W A DISTANCE OF 31.60 FEET TO A NON-TANGENT CURVE TO THE LEFT;
14. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 3,300.00 FEET, A DELTA ANGLE OF 14°24'45", AN ARC LENGTH OF 830.10 FEET, WHOSE LONG CHORD BEARS S79°38'16"W A DISTANCE OF 827.92 FEET;
15. THENCE S72°25'54"W A DISTANCE OF 442.10 FEET;
16. THENCE S17°34'06"E A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH LINE OF TRACT B, MERIDIAN RANCH FILING 9,

RECORDED WITH RECEPTION NO. 216713763 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING FIFTEEN (15) COURSES ARE ON THE BOUNDARY LINE OF SAID MERIDIAN RANCH FILING 9:

17. THENCE N72°25'54"E A DISTANCE OF 442.10 FEET TO A CURVE TO THE RIGHT;
18. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 3240.00 FEET, A DELTA ANGLE OF 14°34'32", AN ARC LENGTH OF 824.23 FEET, WHOSE LONG CHORD BEARS N79°43'10"E A DISTANCE OF 822.01 FEET;
19. THENCE S47°26'09"E A DISTANCE OF 30.92 FEET;
20. THENCE S02°04'24"E A DISTANCE OF 3.92 FEET TO A CURVE TO THE RIGHT;
21. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 570.00 FEET, A DELTA ANGLE OF 22°54'07", AN ARC LENGTH OF 227.84 FEET, WHOSE LONG CHORD BEARS S09°22'40"W A DISTANCE OF 226.32 FEET;
22. THENCE S20°49'43"W A DISTANCE OF 84.41 FEET TO A CURVE TO THE RIGHT;
23. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 270.00 FEET, A DELTA ANGLE OF 17°16'47", AN ARC LENGTH OF 81.43 FEET, WHOSE LONG CHORD BEARS S29°28'07"W A DISTANCE OF 81.12 FEET;
24. THENCE S51°53'30"E A DISTANCE OF 86.13 FEET;
25. THENCE S22°11'16"E A DISTANCE OF 110.06 FEET;
26. THENCE S12°48'36"E A DISTANCE OF 91.63 FEET;
27. THENCE S04°28'51"W A DISTANCE OF 360.75 FEET;
28. THENCE S01°13'59"E A DISTANCE OF 97.14 FEET;
29. THENCE S06°43'25"E A DISTANCE OF 140.00 FEET;
30. THENCE S26°31'01"E A DISTANCE OF 218.96 FEET;
31. THENCE S10°04'06"E A DISTANCE OF 162.63 FEET TO A POINT ALONG THE NORTHERN BOUNDARY OF MERIDIAN RANCH FILING NO. 8, RECORDED WITH RECEPTION NO. 215713635 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING ELEVEN (11) COURSES ARE ON THE BOUNDARY LINE OF SAID MERIDIAN RANCH FILING 8:

32. THENCE S03°22'02"W A DISTANCE OF 74.77 FEET;
33. THENCE S09°04'29"E A DISTANCE OF 85.86 FEET;
34. THENCE S17°12'24"E A DISTANCE OF 137.00 FEET;
35. THENCE S33°45'49"E A DISTANCE OF 132.00 FEET;
36. THENCE S49°25'02"E A DISTANCE OF 134.00 FEET;
37. THENCE S36°06'38"W A DISTANCE OF 108.00 FEET;
38. THENCE S55°18'55"E A DISTANCE OF 75.00 FEET;
39. THENCE S42°44'55"E A DISTANCE OF 102.00 FEET;

40. THENCE S31°56'26"E A DISTANCE OF 165.00 FEET;
41. THENCE S20°15'12"E A DISTANCE OF 165.00 FEET;
42. THENCE S05°03'36"E A DISTANCE OF 165.00 FEET TO THE BOUNDARY OF MERIDIAN RANCH FILING NO. 11A, RECORDED WITH RECEPTION NO.214713513 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING NINE (9) COURSES ARE ON THE BOUNDARY LINE OF SAID MERIDIAN RANCH FILING 11A:

43. THENCE N72°14'49"E A DISTANCE OF 634.05 FEET;
44. THENCE S80°23'28"E A DISTANCE OF 503.71 FEET;
45. THENCE S05°41'51"E A DISTANCE OF 647.93 FEET;
46. THENCE S81°02'28"E A DISTANCE OF 138.95 FEET;
47. THENCE S30°07'09"E A DISTANCE OF 150.37 FEET;
48. THENCE S63°51'45"E A DISTANCE OF 640.00 FEET;
49. THENCE N86°16'43"E A DISTANCE OF 450.00 FEET;
50. THENCE S22°59'45"E A DISTANCE OF 63.09 FEET TO A POINT OF CURVE TO THE RIGHT;
51. THENCE ON THE ARC OF SAID CURVE, HAVING RADIUS OF 1710.00 FEET, A DELTA ANGLE OF 00°31'29", AN ARC LENGTH OF 15.66 FEET, WHOSE LONG CHORD BEARS S22°44'00"E A DISTANCE OF 15.66 FEET;
52. THENCE N67°31'44"E A DISTANCE OF 80.00 FEET TO THE NORTHWEST CORNER OF THE FALCON HIGH SCHOOL PROPERTY, RECORDED WITH RECEPTION NO.206058517 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING FIVE (5) COURSES ARE ON THE BOUNDARY LINE OF SAID FALCON HIGH SCHOOL PROPERTY:

53. THENCE N89°19'41"E A DISTANCE OF 825.40 FEET;
54. THENCE S67°10'55"E A DISTANCE OF 1773.03 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
55. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1550.00 FEET, A DELTA ANGLE OF 18°59'27", AN ARC LENGTH OF 513.75 FEET, WHOSE LONG CHORD BEARS S28°34'31"W A DISTANCE OF 511.40 FEET;
56. THENCE S38°03'54"W A DISTANCE OF 508.27 FEET;
57. THENCE S38°44'41"W A DISTANCE OF 681.74 FEET;
58. THENCE S51°15'19"E A DISTANCE OF 20.00 FEET TO THE WESTERLY RIGHT OF WAY LINE FOR EASTONVILLE ROAD;

THE FOLLOWING FOUR (4) COURSES ARE ON SAID RIGHT OF WAY LINE:

59. THENCE N38°44'41"E A DISTANCE OF 681.86 FEET;
60. THENCE N38°03'54"E A DISTANCE OF 508.39 FEET TO A POINT OF CURVE TO THE LEFT;

61. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1570.00 FEET, A DELTA ANGLE OF 45°15'22", AN ARC LENGTH OF 1240.09 FEET, WHOSE LONG CHORD BEARS N15°15'34"W A DISTANCE OF 1208.10 FEET;
62. THENCE N07°10'13"W A DISTANCE OF 643.20 FEET
63. TO THE SOUTHEAST CORNER OF THE EL PASO COUNTY FALCON REGIONAL PARK PROPERTY, RECORDED WITH RECEPTION NO.214096227 IN THE RECORDS OF EL PASO COUNTY, SAID POINT ALSO BEING ON THE NORTHERLY BOUNDARY OF SAID SECTION 28;

THE FOLLOWING FIVE (5) COURSES ARE ON THE BOUNDARY LINE OF SAID EL PASO COUNTY FALCON REGIONAL PARK PROPERTY:

64. THENCE N89°17'55"W ON SAID BOUNDARY A DISTANCE OF 511.09 FEET TO THE SOUTHEAST CORNER OF SECTION 20;
65. THENCE N89°25'12"W ON THE BOUNDARY OF SAID SECTION 20, A DISTANCE OF 1318.95' FEET TO THE SW CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 20;
66. THENCE N00°11'44"W A DISTANCE OF 550.00 FEET ON THE WEST LINE OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 20;
67. THENCE N45°14'56"E A DISTANCE OF 1695.49 FEET;
68. THENCE N00°13'03"W A DISTANCE OF 3522.00 FEET TO THE NORTHERLY BOUNDARY OF SAID SECTION 20;
69. THENCE N89°25'43"W A DISTANCE OF 5157.73 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINS A TOTAL OF 643.96 ACRES, MORE OR LESS.

**PARCEL B**

BEGINNING AT SOUTHEAST CORNER OF TRACT G OF STONEBRIDGE FILING NO. 1 AT MERIDIAN RANCH RECORDED WITH RECEPTION NO. 215713582 IN THE RECORDS OF EL PASO COUNTY;

1. THENCE S36°20'36"E A DISTANCE OF 24.73 FEET TO THE NORTHERLY RIGHT OF WAY OF STAPLETON DRIVE RECORDED WITH RECEPTION NO. 208100447 IN THE RECORDS OF EL PASO COUNTY;
2. THENCE S89°38'53"E A DISTANCE OF 963.75 FEET;
3. THENCE N43°01'13"E A DISTANCE OF 64.72 FEET;
4. THENCE S87°58'53"E A DISTANCE OF 120.05 FEET;
5. THENCE S46°47'48"E A DISTANCE OF 64.84 FEET;



6. THENCE S89°38'53"E A DISTANCE OF 835.51 FEET TO A POINT OF CURVE TO THE RIGHT;
7. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 1410.00 FEET A DELTA ANGLE OF 17°51'46" , AN ARC LENGTH OF 439.52 FEET, WHOSE LONG CHORD BEARS S80°43'00" E A DISTANCE OF 437.81 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29;
8. THENCE S89°25'42"E ON SAID SOUTHERLY BOUNDARY A DISTANCE OF 607.97 FEET TO THE SOUTHERLY QUARTER CORNER OF SAID SECTION 29;
9. THENCE S89°23'28"E ON SAID BOUNDARY A DISTANCE OF 143.70 FEET TO THE WESTERLY RIGHT OF WAY LINE OF EASTONVILLE ROAD.
10. THENCE N38°44'41"E ON SAID RIGHT OF OWAY A DISTANCE OF 408.79 FEET TO THE BOUNDARY OF THE VISTAS FILING NO. 1 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO.217713953 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING SIXTEEN (16) COURSES ARE ON THE BOUNDARY LINE OF SAID VISTAS FILING NO. 1 AT MERIDIAN RANCH:

11. THENCE N51°15'19"W A DISTANCE OF 210.10 FEET;
12. THENCE N63°46'18"W A DISTANCE OF 75.00 FEET;
13. THENCE N41°20'14"W A DISTANCE OF 75.00 FEET;
14. THENCE N35°16'51"W A DISTANCE OF 70.00 FEET;
15. THENCE N35°41'22"W A DISTANCE OF 105.12 FEET;
16. THENCE N41°08'31"W A DISTANCE OF 105.12 FEET;
17. THENCE N39°48'46"W A DISTANCE OF 205.06 FEET;
18. THENCE N35°51'09"W A DISTANCE OF 223.61 FEET;
19. THENCE N32°53'59"W A DISTANCE OF 20.55 FEET TO A NON-TANGENT CURVE TO THE LEFT;
20. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1540.00 FEET, A DELTA ANGLE OF 03°34'52", AN ARC LENGTH OF 96.25 FEET, WHOSE LONG CHORD BEARS N55°18'35"E A DISTANCE OF 96.24 FEET;
21. THENCE S82°39'10"E A DISTANCE OF 31.52 FEET;
22. THENCE N51°35'04"E E A DISTANCE OF 60.00 FEET;
23. THENCE N05°49'18"E A DISTANCE OF 31.52 FEET TO A NON-TANGENT CURVE TO THE LEFT;
24. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1540.00 FEET, A DELTA ANGLE OF 32°34'11", AN ARC LENGTH OF 875.41 FEET, WHOSE LONG CHORD BEARS N33°21'53"E A DISTANCE OF 863.67 FEET;
25. THENCE N17°04'48"E A DISTANCE OF 421.16 FEET;
26. THENCE N72°55'12"W A DISTANCE OF 80.00 FEET;

27. THENCE S17°04'48"W A DISTANCE OF 421.16 FEET TO A CURVE TO THE RIGHT;
28. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1460.00 FEET, A DELTA ANGLE OF 08°03'03", AN ARC LENGTH OF 205.15 FEET, WHOSE LONG CHORD BEARS S21°06'20"W A DISTANCE OF 204.98 FEET;
29. THENCE N64°52'09"W A DISTANCE OF 294.58 FEET;
30. THENCE N28°43'28"W A DISTANCE OF 308.38 FEET;
31. THENCE N55°38'05"W A DISTANCE OF 290.90 FEET;
32. THENCE N09°37'54"W A DISTANCE OF 190.96 FEET;
33. THENCE N23°25'11"E A DISTANCE OF 140.26 FEET;
34. THENCE N83°50'41"W A DISTANCE OF 410.00 FEET;
35. THENCE N61°19'51"W A DISTANCE OF 500.00 FEET;
36. THENCE N85°52'49"W A DISTANCE OF 400.00 FEET;
37. THENCE S66°06'02"W A DISTANCE OF 600.00 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
38. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 970.00 FEET, A DELTA ANGLE OF 11°31'45", AN ARC LENGTH OF 195.19 FEET, WHOSE LONG CHORD BEARS N15°20'02"W A DISTANCE OF 194.86 FEET TO THE BOUNDARY OF SAID STONEBRIDGE FILING NO. 1 AT MERIDIAN RANCH;

THE FOLLOWING TEN (10) COURSES ARE ON THE BOUNDARY LINE OF SAID STONEBRIDGE FILING NO. 1 AT MERIDIAN RANCH:

39. THENCE S80°25'51"W A DISTANCE OF 60.00 FEET TO A NON-TANGENT POINT OF CURVE TO THE LEFT;
40. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1030.00 FEET, A DELTA ANGLE OF 14°43'10", AN ARC LENGTH OF 264.61 FEET, WHOSE LONG CHORD BEARS S16°55'44"E A DISTANCE OF 263.88 FEET;
41. THENCE S56°12'41"W A DISTANCE OF 333.23 FEET;
42. THENCE S44°00'02"W A DISTANCE OF 520.00 FEET;
43. THENCE S60°01'20"W A DISTANCE OF 300.00 FEET;
44. THENCE N84°02'15"W A DISTANCE OF 300.00 FEET;
45. THENCE S56°18'54"W A DISTANCE OF 150.00 FEET;
46. THENCE S13°42'24"W A DISTANCE OF 350.00 FEET;
47. THENCE S76°25'11"W A DISTANCE OF 375.00 FEET
48. THENCE S36°21'00"E A DISTANCE OF 1691.39 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINS A TOTAL OF 204.83 ACRES, MORE OR LESS.

THE TWO (2) PARCELS CONTAIN 848.79 ACRES, MORE OR LESS.

Resolution No. 18-104

Page 11

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW  $\frac{1}{4}$  OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ASSUMED TO BEAR S89°25'42"E FROM THE SOUTHWEST CORNER OF SAID SECTION 29 (A STONE W/SCRIBED "X") TO THE SOUTH QUARTER CORNER OF SAID SECTION 29 (3.25" ALUM. CAP LS #30087).