



## RECORD OF ADMINISTRATIVE ACTION

### APPROVAL OF A FINAL PLAT FOR SADDLEHORN RANCH FILING NO. 3 (SF234)

WHEREAS, Gorilla Capital, C/O Saddlehorn Ranch, LLC, did file an application with the El Paso County Planning and Community Development Department for the approval of a Final Plat for the Saddlehorn Ranch Filing No. 3 subdivision 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, pursuant to § 30-28-133.5 (1.5), C.R.S., a Board of County Commissioners may delegate to one or more County administrative officials the authority to approve or deny final plats, amendments to final plats, and correction plats provided certain criteria have been met; and

WHEREAS, § 2.2.4 of the El Paso County Land Development Code ("Code"), amended by the Board of County Commissioners of El Paso County, Colorado ("Board") on August 27, 2019 pursuant to Resolution No. 19-329, delegates to the Planning and Community Development Department Director ("Director") the authority to approve final plats, vacations, replats, and final plat amendments pursuant to the provisions of the Code; and

WHEREAS, on June 14, 2024, the Director reviewed the studies, reports, plans, designs, documents and other supporting materials submitted with respect to the above application; and

WHEREAS, based on the evidence, exhibits, consideration of the master plan for the unincorporated area of the County, 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, and comments by the general public, the Director finds as follows:

1. The application was properly submitted for consideration by the Planning and Community Development Department Executive Director.
2. Proper publication, and public notice were provided as required by law for the administrative review of the application by the Planning and Community Development Department Director.
3. The administrative review of the application by the Planning and Community Development Department Director was extensive and complete, all pertinent facts, matters and issues were submitted and reviewed, and all interested persons were provided a fourteen day (14) time period to submit comments.

4. All exhibits were received into evidence.
5. The subdivision is in conformance with the goals, objectives, and policies of the Master Plan.
6. The subdivision is in substantial conformance with the approved preliminary plan.
7. The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of El Paso County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.
8. The Board of County Commissioners previously found that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(1)] and the requirements of Chapter 8 of the Code.
9. A public sewage disposal system has been established or, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of the Code.
10. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. §30-28-133(6)(c)].
11. Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of the Code and Engineering Criteria Manual ("ECM").
12. Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to El Paso County in compliance with the Code and the ECM.
13. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.
14. Final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code.

15. Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8 of the Code.
16. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the Subdivision Improvements Agreement so that the impacts of the subdivision will be adequately mitigated.
17. The subdivision meets other applicable sections of Chapters 6 and 8 of the Code.
18. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et. seq.].
19. The proposed subdivision of land conforms to the El Paso County Zoning Resolutions.

The El Paso County Planning and Community Development Department Director, therefore, APPROVES the final plat application for the Saddlehorn Ranch Filing No. 3 subdivision.

The following conditions and notations shall be placed upon this approval:

**CONDITIONS**

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.
2. Driveway permits will be required for each access to an El Paso County owned and maintained roadway. Driveway permits are obtained from the El Paso County Planning and Community Development Department.
3. The Subdivision Improvements Agreement, including the Financial Assurance Estimate as approved by the ECM Administrator, shall be filed at the time of final plat recordation.
4. Collateral sufficient to ensure the public improvements as listed in the approved Financial Assurance Estimate shall be provided at the time of final plat recordation.
5. The subdivider(s) agrees on behalf of him/herself and any successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic

impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would disclose the fee obligation before sale of the property.

6. All outstanding comments shall be resolved prior to final plat recordation.

**NOTATIONS**

1. Approval of the final plat will expire after twenty-four (24) months unless the final plat has been recorded or a request for extension has been granted.

DONE THIS 14th day of June, 2024, at Colorado Springs, Colorado.

MEGGAN HERINGTON, EXECUTIVE DIRECTOR  
EL PASO COUNTY PLANNING AND COMMUNITY  
DEVELOPMENT DEPARTMENT

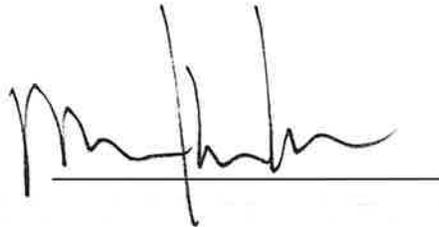
A handwritten signature in black ink, appearing to read 'Meggan Herington', is written over a horizontal line. The signature is cursive and somewhat stylized.

EXHIBIT A

**LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF SECTION 3, T3S, R64W, 6TH P.M., MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 17496" IN A RANGE BOX AT THE NORTHWEST CORNER OF SECTION 3 AND A NO. 6 REBAR IN A RANGE BOX AT THE SOUTHWEST CORNER OF SECTION 3, BEARING N00°32'28"W AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE S57°37'42"E A DISTANCE OF 93.41 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF JUDGE ORR ROAD RECORDED UNDER RECEPTION NO. 215008985 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

1. S89°59'23"E A DISTANCE OF 822.24 FEET;
2. N00°00'39"E A DISTANCE OF 20.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF JUDGE ORR ROAD RECORDED UNDER RECEPTION NO. 215008986;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°59'23"E A DISTANCE OF 2,475.34 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES:

1. S00°42'27"E A DISTANCE OF 40.00 FEET;
2. N89°59'23"W A DISTANCE OF 600.05 FEET;
3. S00°42'27"E A DISTANCE OF 1366.43 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 710.00 FEET, A CENTRAL ANGLE OF 34°50'03" AND AN ARC LENGTH OF 431.66 FEET, TO A POINT OF NON-TANGENT;
5. S53°01'17"W A DISTANCE OF 50.63 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 29°21'21" AND AN ARC LENGTH OF 163.95 FEET, TO A POINT OF TANGENT;

7. S23°39'56"W A DISTANCE OF 488.23 FEET, TO A POINT OF CURVE;
8. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3,780.00 FEET, A CENTRAL ANGLE OF 02°54'45" AND AN ARC LENGTH OF 192.15 FEET, TO A POINT ON THE NORTHERLY LINE OF SADDLEHORN FILING NO.2 RECORDED UNDER RECEPTION NO. \_\_\_\_\_, SAID POINT BEING A POINT OF CURVE;

THENCE ON THE NORTHERLY LINES OF SAID SADDLEHORN RANCH FILING NO. 2, THE FOLLOWING THIRTEEN (13) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3,780.00 FEET, A CENTRAL ANGLE OF 03°09'58" AND AN ARC LENGTH OF 208.89 FEET, TO A POINT OF TANGENT;
2. S29°44'39"W A DISTANCE OF 495.87 FEET;
3. N60°15'21"W A DISTANCE OF 60.00 FEET;
4. S29°44'39"W A DISTANCE OF 35.38 FEET;
5. N58°07'32"W A DISTANCE OF 223.80 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,780.00 FEET, A CENTRAL ANGLE OF 13°06'52" AND AN ARC LENGTH OF 636.31 FEET, TO A POINT OF TANGENT;
7. N71°14'24"W A DISTANCE OF 260.86 FEET, TO A POINT OF CURVE;
8. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 18°44'59" AND AN ARC LENGTH OF 255.25 FEET, TO A POINT OF TANGENT;
9. N89°59'23"W A DISTANCE OF 303.52 FEET;
10. N00°00'37"E A DISTANCE OF 35.00 FEET;
11. N89°59'23"W A DISTANCE OF 60.00 FEET;
12. S00°00'37"W A DISTANCE OF 35.00 FEET;
13. N89°59'23"W A DISTANCE OF 442.27 FEET, TO A POINT ON THE WEST LINE OF SAID SECTION 3, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF SAID SADDLEHORN RANCH FILING NO. 2;

THENCE ON SAID WEST LINE, N00°32'28"W A DISTANCE OF 836.74 FEET, TO A POINT ON THE SOUTHERLY LINE OF CURTIS ROAD RECORDED UNDER RECEPTION NO. 215008985;

THENCE ON THE SOUTHERLY AND EASTERLY RIGHT-OF-WAY LINES OF SAID CURTIS ROAD, THE FOLLOWING FIVE (5) COURSES:

1. N89°33'03"E A DISTANCE OF 30.00 FEET;
2. N00°32'28"W A DISTANCE OF 984.54 FEET;
3. N89°27'33"E A DISTANCE OF 20.00 FEET;
4. N00°32'28"W A DISTANCE OF 820.00 FEET;
5. N44°44'03"E A DISTANCE OF 40.00 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 7,665,666 SQUARE FEET OR 175.9795 ACRES.

