

# EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) EL PASO COUNTY APPLICATION AND PERMIT

EPC Project Number: EGP226

**APPLICANT INFORMATION**

**PERMIT NUMBER**

Owner Information	
Property Owner	GORILLA CAPITAL CO SADDLEHORN RANCH, LLC
Applicant Name (Permit Holder)	JOHN HELMICK
Company/Agency	GORILLA CAPITAL CO SADDLEHORN RANCH, LLC
Position of Applicant	CEO
Address (physical address, not PO Box)	1342 HIGH STREET
City	EUGENE
State	OREGON
Zip Code	97401
Mailing address, if different from above	
Telephone	541-393-9043
FAX number	
Email Address	john@gorillacapital.com
Cellular Phone number	
Contractor/Operator Information	
Name (person of responsibility)	ALL CONTRACTOR INFORMATION TBD
Company	
Address (physical address, not PO Box)	
City	
State	
Zip Code	
Mailing address, if different from above	
Telephone	
FAX number	
Email Address	
Cellular Phone number	
Erosion Control Supervisor (ECS)*	
ECS Phone number*	
ECS Cellular Phone number*	

\*Required for all applicants. May be provided at later date pending securing a contract when applicable.

**PROJECT INFORMATION**

<b>Project Information</b>	
Project Name	SADDLEHORN RANCH-FILING 5
Legal Description	SEE END OF PDF FOR LEGAL DESCRIPTION
Address (or nearest major cross streets)	INTERSECTION OF JUDGE ORR ROAD & CURTIS ROAD
Acreage (total and disturbed)	Total: 127 acres Disturbed: 33 acres
Schedule	Start of Construction: 3/2024-4/2024 Completion of Construction: 11/2024-12/2024 Final Stabilization: 1/2025-6/2025
Project Purpose	TO PROVIDE 41 +/- RURAL 2.5 ACRE+ LOTS IN EL PASO COUNTY.
Description of Project	SADDLEHORN RANCH IS A RURAL 2.5 ACRE+ LOT SUBDIVISION IN EL PASO COUNTY, COLORADO
Tax Schedule Number	4300000602

**FOR OFFICE USE ONLY**

The following signature from the ECM Administrator signifies the approval of this ESQCP. All work shall be performed in accordance with the permit, the El Paso County Engineering Criteria Manual (ECM) Standards, City of Colorado Springs Drainage Criteria Manual, Volume 2 (DCM2) as adopted by El Paso County Addendum, approved plans, and any attached conditions. The approved plans are an enforceable part of the ESQCP. Construction activity, except for the installation of initial construction BMPs, is not permitted until issuance of a Construction Permit and Notice to Proceed.

Signature of ECM Administrator: \_\_\_\_\_

Date \_\_\_\_\_

## **1.1 REQUIRED SUBMISSIONS**

In addition to this completed and signed application, the following items must be submitted to obtain an ESQCP:

- Permit fees;
- Stormwater Management Plan (SWMP) meeting the requirements of DCM2 and ECM either as part of the plan set or as a separate document;
- Operation and Maintenance Plan for any proposed permanent stormwater control measures; and
- Signed Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement, if any permanent stormwater control measures are to be constructed.

## **1.2 RESPONSIBILITY FOR DAMAGE**

The County and its officers and employees, including but not limited to the ECM Administrator, shall not be answerable or accountable in any manner for damage to property or for injury to or death of any person, including but not limited to a permit holder, persons employed by the permit holder, or persons acting in behalf of the permit holder, from any cause. The permit holder shall be responsible for any liability imposed by law and for damage to property or injuries to or death of any person, including but not limited to the permit holder, persons employed by the permit holder, persons acting in behalf of the permit holder, arising out of work or other activity permitted and done under a permit, or arising out of the failure to perform the obligations under any permit with respect to maintenance or any other obligations, or resulting from defects or obstructions, or from any cause whatsoever during the progress of the work or other activity, or at any subsequent time work or other activity is being performed under the obligations provided by and contemplated by the permit.

The permit holder shall indemnify, save, and hold harmless the County and its officers and employees, including but not limited to the BOCC and ECM Administrator, from all claims, suits or actions of every name, kind and description brought for or on account of damage to property or injuries to or death of any person, including but not limited to the permit holder, persons employed by the permit holder, persons acting in behalf of the permit holder and the public, resulting from the performance of work or other activity under the permit, or arising out of the failure to perform obligations under any permit with respect to maintenance or any other obligations, or resulting from defects or obstructions, or from any cause whatsoever during the progress of the work or other activity, or at any subsequent time work or other activity is being performed under the obligations provided by and contemplated by the permit, except as otherwise provided by state law. The permit holder waives any and all rights to any type of expressed or implied indemnity against the County, its officers or employees. It is the intent of the parties that the permit holder will indemnify, save, and hold harmless the County, its officers and employees from any and all claims, suits or actions as set forth above regardless of the existence or degree of fault of or negligence, whether active or passive, primary or secondary, on the part of the County, the permit holder, persons employed by the permit holder, or persons acting in behalf of the permit holder

1.3 APPLICATION CERTIFICATION

We, as the Applicants or the representative of the Applicants, hereby certify that this application is correct and complete as per the requirements presented in this application, the El Paso County Engineering Criteria Manual, and Drainage Criteria Manual, Volume 2 and El Paso County Addendum.

We, as the Applicants or the representatives of the Applicants, have read and will comply with all of the requirements of the specified Stormwater Management Plan and any other documents specifying stormwater best management practices to be used on the site, including permit conditions that may be required by the ECM Administrator. We understand that the stormwater control measures are to be maintained on the site and revised as necessary to protect stormwater quality as the project progresses. We further understand that a Construction Permit must be obtained and all necessary stormwater quality control measures are to be installed in accordance with the SWMP, the El Paso County Engineering Criteria Manual, Drainage Criteria Manual, Volume 2 and El Paso County Addendum before land disturbance begins and that failure to comply will result in a Stop Work Order and may result in other penalties as allowed by law. We further understand and agree to indemnify, save, and hold harmless the County and its officers and employees, including but not limited to the BOCC and ECM Administrator, from all claims, suits or actions of every name, kind and description as outlined in Section 1.2 Responsibility for Damage

\_\_\_\_\_  
Signature of Owner or Representative Date: \_\_\_\_\_

\_\_\_\_\_  
Print Name of Owner or Representative

Bill Guman FOR ROI PROPERTIES  
Signature of Operator or Representative Date: 09/09/2022

BILL GUMAN FOR ROI PROPERTIES  
Print Name of Operator or Representative

Permit Fee \$ \_\_\_\_\_  
Surcharge \$ \_\_\_\_\_  
Financial Surety \$ \_\_\_\_\_ Type of Surety \_\_\_\_\_  
Total \$ \_\_\_\_\_

EXHIBIT A

SADDLEHORN RANCH FILING NO. 5

**PROPERTY DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, AND NORTHEAST QUARTER OF SECTION 10 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 EAST LINE OF SECTION 3, T3S, R64W, 6TH P.M., MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 9853" AT THE SOUTHEAST CORNER OF SECTION 3, BEARING N00°42'27"W AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE. BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 17496" IN A RANGE BOX AT THE NORTHEAST CORNER OF SECTION 3.

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

THENCE ON THE EAST OF LINE SAID SECTION 10, N00°19'54"E A DISTANCE OF 1320.51 FEET, TO THE SOUTHEAST CORNER OF NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10;

THENCE ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10, S89°34'01"W A DISTANCE OF 1326.27 FEET, TO THE SOUTHEAST CORNER OF TRACT A SADDLEHORN FILING NO. 2 RECORDED UNDER RECEPTION NO. \_\_\_\_\_ IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON THE EASTERLY LINE OF SAID TRACT A, THE FOLLOWING ELEVEN (11) COURSES:

1. N00°38'45"E A DISTANCE OF 417.04 FEET;
2. N09°52'53"E A DISTANCE OF 673.53 FEET;
3. N33°40'12"W A DISTANCE OF 357.56 FEET;
4. N07°51'44"W A DISTANCE OF 510.21 FEET;
5. N26°04'25"E A DISTANCE OF 85.34 FEET;
6. N34°24'44"E A DISTANCE OF 178.42 FEET;
7. N07°55'12"E A DISTANCE OF 107.85 FEET;
8. N00°07'31"E A DISTANCE OF 82.66 FEET;
9. N13°21'17"W A DISTANCE OF 83.07 FEET;
10. N36°54'54"W A DISTANCE OF 330.03 FEET;
11. N00°27'54"E A DISTANCE OF 933.68 FEET;

THENCE CONTINUING ON THE EASTERLY LINE OF SAID TRACT A, AND THE SOUTHERLY LINE OF LOT 8 SADDLEHORN RANCH FILING NO. 4 RECORDED UNDER RECEPTION NO. \_\_\_\_\_, N84°04'11"E A DISTANCE OF 396.20 FEET, TO A POINT OF NON-TANGENT CURVE, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CANELITO PLACE;

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

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N45°28'01"E, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 46°10'29" AND AN ARC LENGTH OF 48.35 FEET, TO A POINT OF TANGENT;
2. N89°17'33"E A DISTANCE OF 277.39 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BARROSITO TRAIL;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, N00°42'27"W A DISTANCE OF 733.37 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DEL CAMBRE TRAIL;

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

1. S89°59'23"E A DISTANCE OF 341.47 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 48°37'24" AND AN ARC LENGTH OF 50.92 FEET, TO A POINT OF NON-TANGENT ON THE SOUTHERLY LINE OF LOT 42 SADDLEHORN RANCH FILING NO. 4;

THENCE ON SAID SOUTHERLY LINE, S44°33'46"E A DISTANCE OF 545.99 FEET, TO A POINT ON THE SOUTHERLY LINE OF TRACT A SADDLEHORN RANCH FILING NO. 4;

THENCE ON SAID SOUTHERLY LINE, N89°17'33"E A DISTANCE OF 30.00 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 3;

THENCE ON SAID EAST LINE, S00°42'27"E A DISTANCE OF 2636.31 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 5,520,495 SQUARE FEET OR 126.7331 ACRES.