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RESOLUTION NO. 26-369

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

APPROVAL OF MAP AMENDMENT (REZONING)
SIESTA GROVE REZONING RR-5 TO RR-2.5 (P2610)

WHEREAS, Quentin Dassonville did file an application with the El Paso County Planning and Community Development Department for an amendment to the El Paso County Zoning Map to rezone for property located within the unincorporated area of the County, more particularly described in Exhibit A, which is attached hereto and incorporated by reference from the RR-5 (Residential Rural) zoning district to the RR-2.5 (Residential Rural) zoning district; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on October 15, 2026, upon which date the Planning Commission did by formal resolution recommend approval of the subject map amendment application; and

WHEREAS, a public hearing was held by the El Paso County Board of County Commissioners on November 12, 2026; 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, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. That the application was properly submitted for consideration by the Board of County Commissioners;

2. That proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners;

3. That 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 reviewed, and that all interested persons were heard at those hearings;

4. That all exhibits were received into evidence;

5. That the proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner, which would interfere with the present or future extraction of such deposit by an extractor;

6. That changing conditions clearly require amendment to the Zoning Resolutions;

7. That for the above-stated and other reasons, the proposed Amendment to the El Paso County Zoning Map is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County; and

WHEREAS, this Board further finds that the request meets the criteria for approval outlined in Section 5.3.5.B of the Land Development Code (as amended):

1. The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;

2. The rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111 § 30-28-113, and § 30-28-116;

3. The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and

4. The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

NOW, THEREFORE, BE IT RESOLVED that the El Paso County Board of County Commissioners hereby approves the petition of Siesta Grove Rezoning RR-5 to RR-2.5 to amend the El Paso County Zoning Map to rezone property located in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated by reference, from the RR-5 (Residential Rural) zoning district to the RR-2.5 (Residential Rural) zoning district.

BE IT FURTHER RESOLVED that 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. Applicable agencies include but are 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 threatened species.

2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RR-2.5 (Residential Rural) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.

NOTATIONS

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

DONE THIS 12th day of November 2026, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By: _____
Chair

ATTEST:

By: _____
County Clerk & Recorder

EXHIBIT A

A TRACT OF LAND LOCATED IN THE SOUTH HALF (S½) OF SECTION 25, TOWNSHIP 11 NORTH, RANGE 66 WEST, DESCRIBED AS FOLLOWS:

STARTING AT THE NORTH QUARTER CORNER OF SAID SECTION 25, PROCEED NORTH 89°15'32" EAST A DISTANCE OF 1,333.49 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE EAST HALF (W½ E½) OF THE SECTION.

FROM THERE, GO SOUTH 00°23'13" EAST 1,995.85 FEET.

THEN RUN SOUTH 22°08' WEST 30.0 FEET TO THE CENTERLINE OF A 60-FOOT EASEMENT.

CONTINUE ALONG THAT CENTERLINE AS FOLLOWS:

PROCEED SOUTHWESTERLY ALONG A CURVE WITH A RADIUS OF 270.0 FEET, HAVING A CENTRAL ANGLE OF 90°, FOR AN ARC DISTANCE OF 424.12 FEET.

THEN GO SOUTH 89°22'08" WEST 131.0 FEET.

CONTINUE SOUTHWESTERLY ALONG A CURVE WITH A RADIUS OF 1,038.49 FEET, WITH A CENTRAL ANGLE OF 37°15'02", FOR AN ARC DISTANCE OF 675.17 FEET.

THEN PROCEED SOUTH 52°07'06" WEST 285.99 FEET TO THE **POINT OF BEGINNING**.

FROM THE POINT OF BEGINNING:

CONTINUE SOUTH 52°07'06" WEST 592.62 FEET TO A POINT OF CURVATURE.

THEN GO SOUTHERLY ALONG A CURVE WITH A RADIUS OF 295.39 FEET, HAVING A CENTRAL ANGLE OF 70°53'16", FOR AN ARC DISTANCE OF 365.46 FEET.

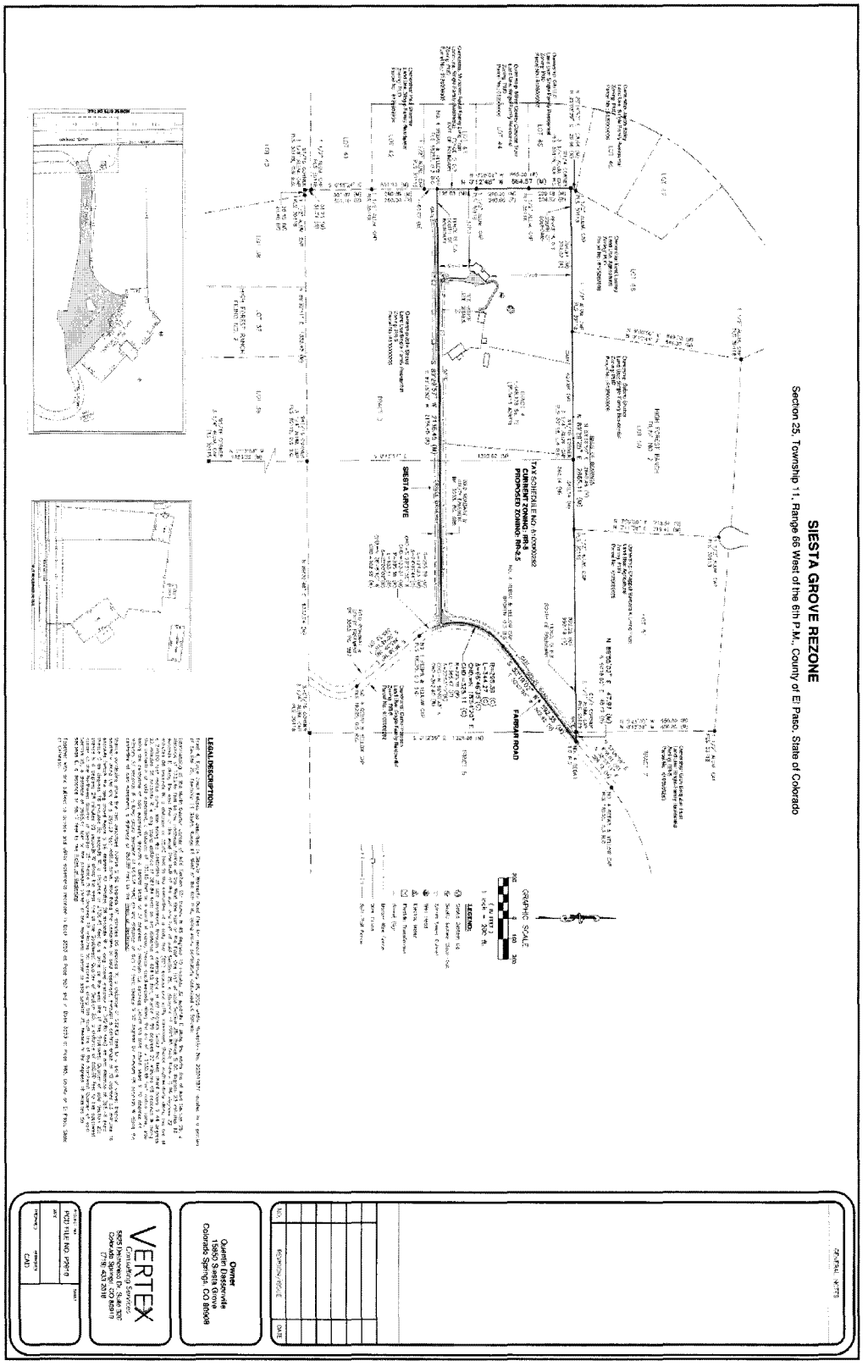
NEXT, RUN SOUTH 89°18'50" WEST 2,136.45 FEET.

THEN GO NORTH 00°26'08" WEST 665.0 FEET.

THEN PROCEED NORTH 89°18'50" EAST 2,665.46 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW¼) OF SAID SECTION 25.

FINALLY, GO NORTH 89°18'50" EAST 48.17 FEET BACK TO THE **POINT OF BEGINNING**.

EXHIBIT B


SIESTA GROVE REZONE
Section 25, Township 11, Range 66 West of the 6th P.M., County of El Paso, State of Colorado
SIESTA GROVE
FAIRFAIR ROAD
GRAPHIC SCALE
LEGEND
LEGAL DESCRIPTION
GENERAL NOTES
Owner
Quentin Dassonville
15850 Siesta Grove
Colorado Springs, CO 80908
VERTEX
Consulting Services
PCD FILE NO. PPR-0
CAD