

RECORD OF ADMINISTRATIVE ACTION

APPROVAL OF A FINAL PLAT FOR Rolling Hills Ranch Filing No. 2 (SF-20-020)

WHEREAS, Meridian Ranch , did file an application with the El Paso County Planning and Community Development Department for the approval of a final plat for the Major 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 March 22<sup>nd</sup>, 2021, 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.

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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. At a public hearing on the preliminary plan held on July 28<sup>th</sup>, 2020, the Board 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 Rolling Hills Ranch Filing No. 2 Subdivision.

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

#### **CONDITIONS**

1. All Deed of Trust holders shall ratify the plat. The applicant shall provide a current title commitment at the time of submittal of the Mylar for recording.
2. Colorado statute requires that at the time of the approval of platting, the subdivider provides the certification of the County Treasurer's Office that all ad valorem taxes applicable to such subdivided land, or years prior to that year in which approval is granted, have been paid. Therefore, this plat is approved by the Board of County Commissioners on the condition that the subdivider or developer must provide to the Planning and Community Development Department, at the time of recording the plat, a certification from the County Treasurer's Office that all prior years' taxes have been paid in full.
3. The subdivider or developer must pay, for each parcel of property, the fee for tax certification in effect at the time of recording the plat.
4. The Applicant shall submit the Mylar to Enumerations for addressing.

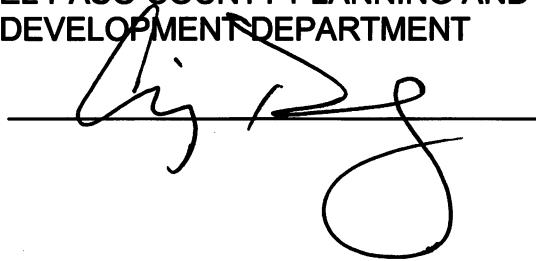
5. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. Urban park fees (Urban Area 3) in lieu of land dedication in the amount of \$71,980 shall be paid at the time of final plat recordation. A park lands agreement shall be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat.
11. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.

## 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.
2. Per Board of County Commissioners Resolution 13-41, property within the Woodmen Road Metropolitan District is currently exempt from participation within the El Paso County Road Impact Fee Program.
3. The property is located within the Geick Ranch drainage basin. The Geick Ranch Drainage basin planning study has not been approved to date and there are no drainage or bridge fees at this time.
4. No fees in lieu of school land dedication are required with the recordation of the final plat. All school land dedication requirements have been satisfied for the Meridian Ranch Development.

DONE THIS 22nd day of March 2021, at Colorado Springs, Colorado.

CRAIG DOSSEY, EXECUTIVE DIRECTOR  
EL PASO COUNTY PLANNING AND COMMUNITY  
DEVELOPMENT DEPARTMENT

A handwritten signature in black ink, appearing to read "Craig Dossey", is written over a horizontal line. The signature is stylized and cursive.

**EXHIBIT A**

KNOW ALL MEN BY THESE PRESENTS:  
THAT GTL, INC. DBA GTL DEVELOPMENT, INC., THEODORE TCHANG,  
PRESIDENT BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF  
LAND:

A PARCEL OF LAND LOCATED IN A PORTIONS OF SECTION 20 AND 29,  
IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERN MOST CORNER OF TRACT A OF ROLLING  
HILLS RANCH FILING NO. 1, RECORDED WITH RECEPTION NO. \_\_\_\_\_ IN  
THE RECORDS OF EL PASO COUNTY, POINT BEING ON THE EASTERN  
BOUNDARY LINE OF SAID FILING;

THE FOLLOWING SIXTEEN (16) COURSES ARE ON SAID BOUNDARY LINE:

1. THENCE N00°34'48"E ON SAID TRACT LINE A DISTANCE OF 20.00 FEET;
2. THENCE N00°34'48"E A DISTANCE OF 60.00 FEET;
3. THENCE N00°34'48"E A DISTANCE OF 164.38 FEET;
4. THENCE S83°20'49"W A DISTANCE OF 201.60 FEET;
5. THENCE N89°25'12"W A DISTANCE OF 155.00 FEET;
6. THENCE N72°06'02"W A DISTANCE OF 178.27 FEET;
7. THENCE N53°19'57"W A DISTANCE OF 139.84 FEET;
8. THENCE N37°18'43"W A DISTANCE OF 165.00 FEET;
9. THENCE N13°05'03"W A DISTANCE OF 109.66 FEET;
10. THENCE S52°41'17"W A DISTANCE OF 165.00 FEET;
11. THENCE N37°18'43"W A DISTANCE OF 98.00 FEET;
12. THENCE N07°41'17"E A DISTANCE OF 31.11 FEET;
13. THENCE N37°18'43"W A DISTANCE OF 60.00 FEET;
14. THENCE N82°18'43"W A DISTANCE OF 31.11 FEET;
15. THENCE N37°18'43"W A DISTANCE OF 15.26 FEET TO A CURVE TO THE  
RIGHT;
16. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 470.00  
FEET, A DELTA ANGLE OF 19°11'01", AN ARC LENGTH OF 157.37 FEET,  
WHOSE LONG CHORD BEARS N27°43'13"W A DISTANCE OF 156.63 FEET;
17. THENCE N50°35'03"E A DISTANCE OF 388.67 FEET;

18. THENCE N17°50'28"E A DISTANCE OF 180.00 FEET;
19. THENCE N17°50'28"E A DISTANCE OF 60.00 FEET;
20. THENCE N24°44'20"E A DISTANCE OF 200.00 FEET;
21. THENCE N16°41'21"E A DISTANCE OF 150.00 FEET;
22. THENCE N11°42'15"E A DISTANCE OF 500.00 FEET;
23. THENCE N04°57'36"W A DISTANCE OF 290.00 FEET;
24. THENCE N07°26'02"E A DISTANCE OF 500.00 FEET;
25. THENCE S82°33'58"E A DISTANCE OF 605.38 FEET;
26. THENCE S28°18'46"E A DISTANCE OF 1200.00 FEET;
27. THENCE N86°45'47"E A DISTANCE OF 400.00 FEET;
28. THENCE S44°45'04"E A DISTANCE OF 478.58 FEET;
29. THENCE S45°14'56"W A DISTANCE OF 1150.00 FEET;
30. THENCE S00°11'44"E A DISTANCE OF 550.00 FEET;
31. THENCE S00°34'48"W A DISTANCE OF 60.00 FEET;
32. THENCE S00°34'48"W A DISTANCE OF 20.00 FEET;
33. THENCE N89°25'12"W A DISTANCE OF 636.55 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 88.227 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW ¼ 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).