

APPROVAL OF LOCATION (APPROVED)

Commissioner Bailey moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. U-22-001

EL PASO COUNTY SCHOOL DISTRICT 49 TRANSPORTATION CENTER

WHEREAS, El Paso County School District No. 49, did file an application with the Planning and Community Development of El Paso County for the approval of location to allow for the construction of a transportation center for the Falcon School District No. 49; and

WHEREAS, a public hearing was held by this Commission on June 16, 2022; and

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

1. That proper posting, publication and public notice was provided as required by law for the hearing of the Planning Commission.
2. That the hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters and issues were submitted and that all interested parties were heard at that meeting.
3. That the authorization or financing of said public way, ground, space, building, structure, or utility does not fall within the province of the Board of County Commissioners.
4. That the application conforms to the El Paso County Land Development Code.
5. That the application conforms to the adopted El Paso County Master Plan.
6. That approval of the proposed application will not result in harmful environmental, service, or fiscal impacts upon the county or its residents.
7. That for the above-stated and other reasons, the proposal is in the best interests of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED that the approval of location to allow for the construction of a transportation center for the Falcon School District No. 49 for the following described unincorporated area of El Paso County be approved:

See Appendix A

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

CONDITIONS

1. No substantial expansion, enlargement, or modification of the facility, as depicted on the site plan and the associated site development plan, shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.
2. Any construction that is proposed to occur within El Paso County public right-of-way shall require review and approval of a permit for work in the right-of-way pursuant to the regulations of the El Paso County Department of Public Works.
3. Any construction that is proposed to occur outside of El Paso County public right-of-way shall require construction drawing review and administrative approval by Planning and Community Development Department prior to commencement of construction.
4. The proposed use shall comply with all requirements of the El Paso County Land Development Code and all County, State, and federal regulations except for those portions varied by this action.
5. The applicant 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 the final land use approval or driveway access permit, whichever comes second. The land use of public/ institutional according to the Road Impact Fee Schedule will be used to determine fees.

NOTATION

1. Approval of location requests are not forwarded to the El Paso County Board of County Commissioners for consideration. Pursuant to C.R.S. § 30-28-110, the final El Paso County action occurs at the Planning Commission.

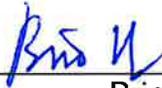
Commissioner Lucia-Treese seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows:

Commissioner Risley	aye
Commissioner Fuller	aye
Commissioner Lucia-Treese	aye
Commissioner Bailey	aye
Commissioner Merriam	nay
Commissioner Whitney	aye
Commissioner Brittain Jack	aye
Commissioner Schuettpelz	aye

The Resolution was adopted by a vote of 7 to 1 by the Planning Commission of the County of El Paso, State of Colorado.

DATED: June 16, 2022



Brian Risley, Chair

APPENDIX A

LEGAL DESCRIPTION

TRACT IN SW4 SEC 07-13-64 DESCRIBED AS FOLLOWS, COMMENCING AT SW CORNER OF SAID SEC 7, THENSE S 88<33'11" E 1549.33 FT, N 00<03'19" W 30.0 FT TO NORTHWESTERLY LN OF FALCON HWY FOR POINT OF BEGINNING, CONTINE N 00<03'19" W 2673.46 FT, S 89<18'15" W 408.01 FT, S 56<02'15" W 132.40 FT, S 49<27'15" W 510.0 FT, S 16<24'19" E 1489.85 FT, S 07<50'10" W 826.38 FT TO NORTHWESTERLY LN OF FALCON HWY, THENSE S 88<33'11" E 600.0 FT TO POINT OF BEGINNING