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RESOLUTION NO. 24-114

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

APPROVAL OF A SKETCH PLAN
STERLING RANCH SKETCH PLAN AMENDMENT (SKP235)

WHEREAS, Classic SRJ Land, LLC, did file an application with the El Paso County Planning and Community Development Department, for the approval of a 212-acre Sketch Plan Amendment to the approved 1,444-acre Sterling Ranch Sketch Plan 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, a public hearing was held by the El Paso County Planning Commission on February 15, 2024, upon which date the Planning Commission did by formal resolution recommend approval of the subject Sketch Plan; and

WHEREAS, a public hearing was held by this Board on March 14, 2024; and

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

1. The application was property submitted for consideration by the Board of County Commissioners.
2. Proper posting, publication, and public notice was provided as required by law for the hearings before the Planning Commission and Board of County Commissioners.
3. 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 that all interested persons were heard at that hearing.

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4. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations.
5. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.
6. The proposed subdivision is in conformance with the requirements of the Land Development Code.
7. The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the Sketch Plan area.
8. The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies.
9. Services are or will be available to meet the needs of the subdivision including roads, police and fire protection, schools, recreation facilities, and utility service facilities.
10. The soil is suitable for the subdivision.
11. Geologic hazards do not prohibit the subdivision, or can be mitigated.
12. The subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. § 34-1-302(1), et seq.].
13. The design of the subdivision protects the natural resources or unique landforms.
14. The proposed methods for fire protection are adequate to serve the subdivision.
15. The subdivision is appropriate and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.
16. For the above-stated and other reasons, the proposed Sketch Plan is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the 212-acre Sketch Plan Amendment to the approved 1,444-acre Sterling Ranch Sketch Plan as submitted by Classic SRJ Land, LLC, for property in the unincorporated area of El Paso County as described in Exhibit A.

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

CONDITIONS

1. 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.

2. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the Countywide Transportation Improvement Fee Resolution (Resolution 19-471), as amended, 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 find the fee obligation before sale of the property.


AND BE IT FURTHER RESOLVED the record and recommendations of the El Paso County Planning Commission be adopted, except as otherwise modified herein.

DONE THIS 14th day of March at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By: Carri Brewer
Chair

ATTEST



By: _____
County Clerk & Recorder

Exhibit A

The West Half Of The West Half Of The East Half And East Half Of The West Half And The Southwest Quarter Of The Southwest Quarter Of Section 27; The East Half Of The Southeast Quarter And That Portion Of The Southwest Quarter Of The Southeast Quarter Lying South And East Of The County Road Known As Vollmer Road, Of Section 28; The West Half Of The East Half And The West Half Of Section 34; The East Half And The East Half Of The Southwest Quarter And The Southwest Quarter Of The Southwest Quarter Of Section 33, And All That Part Of The Northwest Quarter Of Section 33 Lying South And East Of The County Road Known As Vollmer Road, Except That Portion Of The Southwest Quarter Of The Northwest Quarter Of Said Section 33 Lying South And East Of Said County Road As Deeded To Colorado Interstate Gas Company By Warranty Deed Recorded In Book 1173 At Page 359; And That Portion Of The Northeast Quarter Of The Southeast Quarter And The Southeast Quarter Of The Southeast Quarter Lying Southeast Of The County Road Known As Vollmer Road, Of Section 32, Except That Portion Of The Northeast Quarter Of The Southeast Quarter Of Said Section 32 Deeded To J. Marcus Brown By Trustees' Deed Recorded In Book 3292 At Page 168; All In Township 12 South, Range 65 West Of The 6th P.M., El Paso County, Colorado. All That Portion Of The Northwest Quarter Of The Southeast Quarter Of Section 28, Township 12 South, Range 65 West Of The 6th P.M., El Paso County, Colorado Lying South And East Of The County Road (Vollmer Road), Also: The Northwest Quarter Of The Northwest Quarter Of Section 4, Township 13 South, Range 65 West Of The Sixth Principal Meridian, Lying Southerly Of An Existing East- West Fence As Described In Special Warranty Deed Recorded December 23, 2004 At Reception No. 204209417, County Of El Paso, State Of Colorado, Also: The Southeast Quarter Of The Southwest Quarter Of The Southeast Quarter Of Section 32, Township 12 South, Range 65 West Of The 6th P.M., Lying Southeasterly Of The Public Road Known As Vollmer Road, El Paso County, Colorado, And

Containing 1443.695 Acres More Or Less.