

AGENDA

Public Improvement District (“PID”) No. 2 Meeting
Tuesday, February 13, 2024

Participate remotely through Facebook Live on the El Paso County Facebook page.
(Meeting may be held telephonically at the Chair’s discretion.)

Meeting to be held immediately following the BoCC meeting unless called to order earlier at
the discretion of the BoCC Chair.

Centennial Hall Auditorium
200 S. Cascade Avenue
Colorado Springs, Colorado

Call to Order

1. Consent Calendar
 - a. Resolution approving a petition for inclusion of property within El Paso County Public Improvement District No. 2 - Sterling Ranch Filing No. 4. (Lori Seago, Senior Assistant County Attorney)
2. Called-up Consent Calendar

Adjourn



EL PASO COUNTY

COMMISSIONERS:
CAMI BREMER (CHAIR)
CARRIE GEITNER (VICE-CHAIR)

COLORADO

HOLLY WILLIAMS
STAN VANDERWERF
LONGINOS GONZALEZ, JR.

EL PASO BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Date: Tuesday, February 13, 2024 Item No. 1.a.
To: Board of County Commissioners
From: Lori Seago, Senior Assistant County Attorney
Agenda Wording: Resolution Approving a Petition for Inclusion of Property within El Paso County Public Improvement District No. 2 - Sterling Ranch Filing No. 4.

SUMMARY (including information on budgeted matters)

Resolution Approving a Petition for Inclusion of Property within El Paso County Public Improvement District No. 2 - Sterling Ranch Filing No. 4.

BACKGROUND (including information on budgeted matters)

N/A

ESTIMATED TIME FOR PRESENTATION

5 minutes/hours

FINANCIAL IMPLICATIONS

Business Year:	2024	Subject to TABOR? NO
Fund:		
Funding Amount:	\$0.00	
Increase to original adopted Budget	\$0.00	
Net Cost to County:	\$0.00	
Total Project Cost:	\$0.00	
Vendor Information		

ATTACHMENTS

Proposed Resolution inclusive of Exhibit A.

RESOLUTION NO. 24- _____

EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2,
EL PASO COUNTY, COLORADO

**RESOLUTION APPROVING A PETITION FOR INCLUSION OF PROPERTY WITHIN
EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2 – STERLING RANCH
FILING NO. 4**

WHEREAS, pursuant to El Paso County Resolution No. 11-377 (“Organizing Resolution”), El Paso County Public Improvement District No. 2, El Paso County, Colorado (the “District”) was organized on October 27, 2011 by the Board of County Commissioners of El Paso County, Colorado (“County”) for the purpose of completing certain public improvements as further described in the Organizing Resolution; and

WHEREAS, a petition for inclusion within the boundaries of the District has been received from SR Land, LLC and Challenger Communities, LLC for the property described in the attached Exhibit A, incorporated herein by reference; and

WHEREAS, a public hearing was held by the District on February 13, 2024; and

WHEREAS, notice of such public hearing was properly posted and was published on January 31, 2024 in the Colorado Springs Gazette; and

WHEREAS, at such public hearing all interested parties were given an opportunity to be heard on the petition for inclusion.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of El Paso County Public Improvement District No. 2, El Paso County, Colorado that the petition for inclusion submitted by SR Land, LLC and Challenger Communities, LLC is hereby approved and the property described in Exhibit A is hereby included within the boundaries of the District.

DONE THIS _____ day of February, 2024 at Colorado Springs, Colorado.

BOARD OF DIRECTORS, EL PASO COUNTY
PUBLIC IMPROVEMENT DISTRICT NO. 2

By: _____
Cami Bremer, Chair

EXHIBIT A

TWO PARCELS OF LAND BEING ALL OF TRACTS J AND A PORTION OF TRACT B, STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 222714894 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE THE6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E A DISTANCE OF 2,722.69 FEET.

PARCEL 1:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N82°23'37"W A DISTANCE OF 4,105.23 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STERLING RANCH ROAD, AS SHOWN ON THE PLAT OF STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 222714894 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;

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

1. S76°19'20"W A DISTANCE OF 441.99 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,040.00 FEET, A CENTRAL ANGLE OF 24°08'46" AND AN ARC LENGTH OF 438.28 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BYNUM DRIVE, AS SHOWN ON THE PLAT OF SAID STERLING RANCH FILING NO. 2 AND A POINT OF NON-TANGENT;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, N39°28'36"W A DISTANCE OF 20.01 FEET, TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID STERLING RANCH FILING NO. 2 AND A POINT OF NON-TANGENT CURVE;

THENCE ON SAID EASTERLY BOUNDARY LINE, THE FOLLOWING SEVEN (7) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S37°51'18"E, HAVING A RADIUS OF 1,060.00 FEET, A CENTRAL ANGLE OF 04°11'34" AND AN ARC LENGTH OF 77.57 FEET, TO A POINT OF NON-TANGENT;
2. N16°30'13"W A DISTANCE OF 179.19 FEET;
3. S73°29'47"W A DISTANCE OF 11.27 FEET;
4. N01°55'19"E A DISTANCE OF 307.22 FEET;
5. N05°37'53"E A DISTANCE OF 90.96 FEET;
6. N02°02'55"E A DISTANCE OF 130.48 FEET;
7. N00°42'35"W A DISTANCE OF 241.35 FEET, TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF AMENDED PLAT BARBARICK SUBDIVISION RECORDED UNDER RECEPTION NO. 217713910;

THENCE ON SAID SOUTHERLY BOUNDARY LINE, N89°17'25"E A DISTANCE OF 697.50 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE, THE FOLLOWING THREE (3) COURSES:

1. S00°42'35"E A DISTANCE OF 539.36 FEET;
2. N76°19'20"E A DISTANCE OF 63.45 FEET;
3. S13°40'40"E A DISTANCE OF 195.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 606,463 SQUARE FEET OR 13.9225 ACRES.

PARCEL 2:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N83°42'20"W A DISTANCE OF 4,128.52 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STERLING RANCH ROAD, AS SHOWN ON THE PLAT OF STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 222714894 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, ON THE WESTERLY BOUNDARY LINE OF STERLING RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 222174995, THE FOLLOWING THREE (3) COURSES:

1. S13°40'40"E A DISTANCE OF 303.66 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 59°37'18" AND AN ARC LENGTH OF 182.10 FEET, TO A POINT OF REVERSE CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 17°06'47" AND AN ARC LENGTH OF 67.20 FEET, TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID STERLING RANCH FILING NO. 3;

THENCE ON SAID SOUTHERLY BOUNDARY LINE, N89°04'30"E A DISTANCE OF 162.56 FEET, TO A POINT ON THE WESTERLY BOUNDARY LINE OF PAWNEE RANCHEROS FILING NO. 2 RECORDED IN PLAT BOOK U-2 AT PAGE 45;

THENCE ON SAID WESTERLY BOUNDARY LINE, S00°13'07"W A DISTANCE OF 1,128.08 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON SAID SOUTH LINE, S89°16'22"W A DISTANCE OF 1,321.55 FEET, TO A POINT ON THE WEST LINE OF SAID SECTION 4;

THENCE ON SAID WEST LINE, N06°22'37"E A DISTANCE OF 709.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF THAT ACCESS AND UTILITY EASEMENT RECORDED UNDER RECEPTION NO. 215051140;

THENCE ON SAID SOUTHERLY EASEMENT LINE, N49°38'29"W A DISTANCE OF 141.92 FEET, TO A POINT ON THE EASTERLY LINE OF SAID STERLING RANCH FILING NO. 2;

THENCE ON SAID EASTERLY LINE, N40°21'31"E A DISTANCE OF 139.50 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD, AS SHOWN ON THE PLAT OF SAID STERLING RANCH FILING NO. 2;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N49°38'30"W A DISTANCE OF 28.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STERLING RANCH ROAD;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING SEVEN (7) COURSES:

1. N40°21'31"E A DISTANCE OF 343.51 FEET;
2. N31°53'31"E A DISTANCE OF 54.33 FEET;
3. N40°21'31"E A DISTANCE OF 25.84 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 08°21'17" AND AN ARC LENGTH OF 138.53 FEET, TO A POINT OF NON-TANGENT;
5. N41°03'23"E A DISTANCE OF 60.83 FEET, TO A POINT OF NON-TANGENT CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S37°41'10"E, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 24°00'30" AND AN ARC LENGTH OF 402.26 FEET, TO A POINT OF TANGENT;
7. N76°19'20"E A DISTANCE OF 386.99 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,792,278 SQUARE FEET OR 41.1450 ACRES.