

BCC

RESOLUTION NO. 25-110

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

APPROVAL OF FINAL PLAT FOR
NEW BREED RANCH FILING NO. 3 (SF247)

WHEREAS, New Breed Ranch Inc. did file an application with the El Paso County Planning and Community Development Department for the approval of a Final Plat for the New Breed Ranch Filing No. 3 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, a public hearing was held by the El Paso County Planning Commission on March 20, 2025, upon which date the Planning Commission did by formal resolution recommend approval of the Final Plat application; and

WHEREAS, a public hearing was held by the El Paso County Board of County Commissioners on April 10, 2025; 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 Board of County Commissioners;
3. That the hearings before the Planning Commission and Board of County Commissioners were extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested persons and the general public were heard at that hearing;
4. That all exhibits were received into evidence;
5. That the proposed land use does not permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor;

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6. 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.
7. For the above-stated and other reasons, the proposed amendment of 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.

WHEREAS, when approving a Final Plat, the Planning Commission and Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 7.2.1.D.3.f of the Land Development Code (as amended):

1. The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;
2. The subdivision is in substantial conformance with the approved Preliminary Plan;
3. The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;
4. Either 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)(a)] and the requirements of Chapter 8 of the Code, or, with respect to applications for administrative Final Plat approval, such finding was previously made by the BoCC at the time of Preliminary Plan approval;
5. A public sewage disposal system has been established and, 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;
6. 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)];
7. 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 the ECM;
8. Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with the Code and the ECM;

9. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;
10. The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code;
11. 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;
12. 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 SIA so the impacts of the subdivision will be adequately mitigated;
13. The subdivision meets other applicable sections of Chapter 6 and 8 of the Code; and
14. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.].

WHEREAS, 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)(a)] and the requirements of Chapter 8 of the Code; and

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the Final Plat application for the New Breed Ranch Filing No. 3 Subdivision;

BE IT FURTHER RESOLVED that 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 Final Plat.
4. Driveway permits will be required for each access to an El Paso County owned and maintained roadway. Driveway permits are obtained from the appropriate El Paso County staff.
5. The Subdivision Improvements Agreement, including the Financial Assurance Estimate, as approved by the El Paso County Planning and Community Development Department, shall be filed at the time of recording the Final Plat.
6. Collateral sufficient to ensure that the public improvements as listed in the approved Financial Assurance Estimate shall be provided when the Final Plat is recorded.
7. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated February 6, 2025, as provided by the County Attorney's Office.

NOTATIONS

1. The following fees are required to be paid to El Paso County at the time of Final Plat recordation:
 - a. Drainage Fees in the amount of \$20,543.05 and bridge fees in the amount of \$1,724.59 for the Black Squirrel Creek basin.
 - b. Park fees in lieu of land dedication for regional parks in the amount of \$3,535.
 - c. Fees in lieu of school land dedication in the amount of \$2,142 shall be paid for the benefit of School District 20.
2. Final Plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired unless an extension is approved.
3. Site grading or construction, other than installation or initial temporary control measures, may not commence until a Preconstruction Conference is held with Planning and Community Development Inspections and a Construction Permit is issued by the Planning and Community Development Department.

4. The El Paso County Road Impact Fee Program Resolution: Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the Resolution No. 24-337, 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 find the fee obligation before sale of the property.

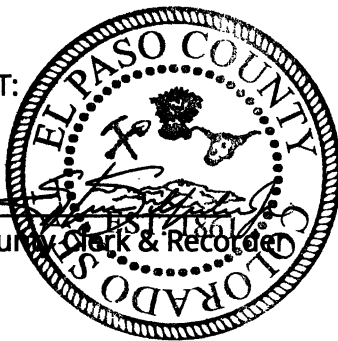
AND BE IT FURTHER RESOLVED that the record and recommendations of the El Paso County Planning Commission be adopted.

DONE THIS 10th day of April, 2025, at Colorado Springs, Colorado.

ATTEST:

By: _____

County Clerk & Recorder



BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By: _____

Chair

A handwritten signature in black ink, appearing to read "C. J. [unclear]", is written over a horizontal line. Below the line, the word "Chair" is printed.

EXHIBIT A

A parcel of land in the South one half of Section 10, Township 12 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado, more particularly described as follows:

Beginning at the Southeast corner of Lot 11, New Breed Ranch Filing One, recorded in the El Paso County Clerk and Recorder's office on June 03, 2002 under Reception Number 202089110 and considering the East line of Abert Estates from the Northwest Corner of Section 15 to the Northeasterly corner of Lot 21, as monumented and described on said Filing One to bear North 00° 49' 55" West, with all bearings contained herein relative thereto;

Thence Easterly along the North right of way line of Meadow Run Circle and along the arc of a curve to the left a distance of 203.27 feet to a point of tangent, said curve has a radius of 570.00 feet and a central angle of 20° 25' 56";

Thence North 78° 49' 00" East along said North right of way line and along said tangent a distance of 201.09 feet to the Northeast corner of Meadow Run Circle as platted in said Filing One;

Thence continuing North 78° 49' 00" East along said right of way line and said tangent now in New Breed Ranch Filing Two, recorded June 6th, 2013 under Reception Number 213713330, a distance of 344.97 feet to a point of curve;

Thence Easterly along the arc of a curve to the right a distance of 217.21 feet, said curve has a radius of 630.00 feet and a central angle of 19° 45' 14" to a point of reverse curve;

Thence Easterly along the arc of a curve to the left a distance of 204.27 feet, said curve has a radius of 570.00 feet and a central angle of 20° 31' 58" to the Southerly corner of Lot 11, said Filing Two;

Thence leaving said right of way line and along the West line of Filing Two the following 4 courses:

Thence North 11° 57' 44" West a distance of 431.17 feet;

Thence North 55° 16' 25" East a distance of 369.76 feet;

Thence North 35° 15' 41" West a distance of 188.74 feet;

Thence North 35° 28' 30" East a distance of 342.73 feet to the Northwest corner of Lot 10;

Thence North 61° 41' 56" West, leaving said Filing Two a distance of 1043.78 feet to a point on the East line of Lot 8, New Breed Ranch Filing One that is 153.32 feet Southwest of the Northeast corner of said Lot 8;

Thence Southwesterly along the East line of said Filing One the following 4 courses:

Thence South 28° 18' 04" West a distance of 561.87 feet;

Thence South 15° 46' 29" West a distance of 386.12 feet;

Thence South 11° 51' 54" West a distance of 418.88 feet;

Thence South 11° 51' 54" West a distance of 413.40 feet to the Point of Beginning.

Containing 34.70 acres, more or less.