BOCC

RESOLUTION NO. 26-85

BOARD OF COUNTY COMMISSIONERS

COUNTY OF EL PASO, STATE OF COLORADO

APPROVAL OF A WAIVER OF AN ANNEXATION IMPACT REPORT

BEACON LITE RD AND LOT 1 WATER TANK SITE (ANX262)

WHEREAS, The Town of Monument did file an application with the El Paso County Planning and Community Development Department for the approval of a waiver of an annexation impact report 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 C.R.S. §§ 30-11-103, and 30-11-107(1)(e), the Board of County Commissioners of El Paso County, Colorado (hereinafter "Board") has the authority to manage the concerns of the County and do all other acts concerning the County when deemed by the Board to be in the best interests of the citizens of El Paso County; and

WHEREAS, the Board may waive the filing of an annexation impact report pursuant to § 10.1.3 of the El Paso County Land Development Code; and

WHEREAS, on November 23, 1955, the Board did accept by deed the prescriptive easement for Beacon Lite Road right-of-way; and

WHEREAS, on June 14, 2024, and pursuant to Resolution 24-048, the Board did approve and accept special warranty deeds (RW-119 and RW-119A) associated with the Beacon Lite Road/ County Line Road Improvements Project; and

Steve Schleiker
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WHEREAS, on November 13, 2025 and pursuant to Resolution 25-311, the Board did approve and accept the dedication of 7,290 square feet of Beacon Lite Road right-of-way by Subdivision Exemption Plat; and

WHEREAS, the Town of Monument will continue to operate Beacon Lite Road as a public road; and

WHEREAS, the Board finds that it is appropriate and does not create a detriment to the public interest to waive the filing of an annexation impact report for the annexation of the Old Denver Highway.

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of El Paso County, Colorado, hereby approves the waiver of the annexation impact report for the Beacon Lite Road and Lot 1 Water Tank Site (18.52-acres);

DONE THIS 12 day of March 2026 at Colorado Springs, Colorado.

ATTEST:

Steve Schleiker
County Clerk & Recorder

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By: _____
Carrie Geitner, Chair

EXHIBIT A

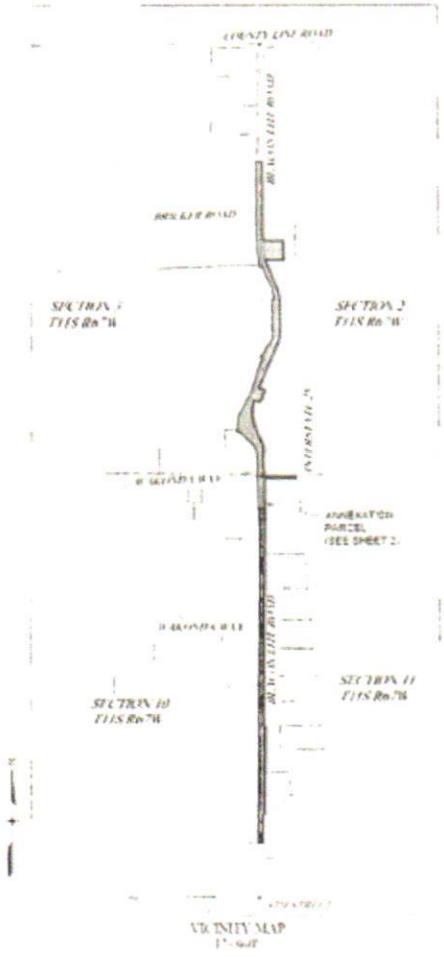
BEACON LITE ROAD WATER TANK SITE ANNEXATION - LEGAL DESCRIPTION

LOT 1 OF TOWN OF MONUMENT BEACON LITE WATER TANK SUBDIVISION EXEMPTION RECORDED AT RECEPTION NUMBER 225715633 ON DECEMBER 19, 2025 AND A PARCEL OF LAND SITUATED IN SECTIONS 2, 3, 10, & 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; THENCE NORTH 00°28'40" EAST, COINCIDENT WITH THE EAST LINE OF SAID SECTION, A DISTANCE OF 664.55 FEET TO THE TOWN OF MONUMENT LIMITS AND THE POINT OF BEGINNING; THENCE SOUTH 87°37'38" WEST, COINCIDENT WITH SAID TOWN LIMITS, A DISTANCE OF 30.04 FEET TO THE WEST RIGHT OF WAY LINE OF BEACON LITE ROAD AS DESCRIBED IN BOOK 571 PAGE 55 RECORDED ON JUNE 20, 1917 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY; THENCE NORTH 0°28'40" EAST, COINCIDENT WITH SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1,991.13 FEET TO THE SOUTHEAST CORNER OF LOT 14 OF WAKONDA HILLS SUBDIVISION NO.1 RECORDED AT RECEPTION NUMBER 117714 ON JUNE 30, 1959; THENCE NORTH 0°29'24" EAST, COINCIDENT WITH THE WEST RIGHT OF WAY LINE OF BEACON LITE ROAD AS SHOWN ON SAID SUBDIVISION, A DISTANCE OF 1,950.70 FEET TO THE SOUTHEAST CORNER OF EL PASO COUNTY PARCEL RW-101 RECORDED AT RECEPTION NUMBER 224038881 ON MAY 23, 2024; THENCE NORTH 89°30'31" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID PARCEL RW-101, A DISTANCE OF 6.63 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL RW-101; THENCE NORTH 1°19'36" WEST, COINCIDENT WITH THE WEST LINE OF SAID PARCEL RW-101, A DISTANCE OF 110.36 FEET; THENCE NORTH 1°19'23" WEST, CONTINUING COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 142.91 FEET TO THE SOUTHWEST CORNER OF EL PASO COUNTY PARCEL RW-102 RECORDED AT RECEPTION NUMBER 224086238 ON OCTOBER 30, 2024; THENCE NORTH 1°19'28" WEST, COINCIDENT WITH THE WEST LINE OF SAID PARCEL RW-102, A DISTANCE OF 124.38 FEET; THENCE NORTH 2°37'27" WEST, CONTINUING COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 55.76 FEET TO THE SOUTHWEST CORNER OF EL PASO COUNTY PARCEL RW-103 RECORDED AT RECEPTION NUMBER 224032791 ON MAY 2, 2024; THENCE NORTH 2°37'32" WEST, COINCIDENT WITH THE WEST LINE OF SAID PARCEL RW-103, A DISTANCE OF 208.64 FEET TO THE SOUTH RIGHT OF WAY LINE OF WAKONDA WAY AND THE NORTHWEST CORNER OF SAID PARCEL RW-103; THENCE NORTH 1°29'18" EAST, A DISTANCE OF 90.21 FEET TO THE NORTH RIGHT OF WAY LINE OF WAKONDA WAY AND THE NORTHEAST CORNER OF EL PASO COUNTY PARCEL RW-105 RECORDED AT RECEPTION NUMBER 224057945 ON JULY 29, 2024; THENCE COINCIDENT WITH THE WEST RIGHT OF WAY LINE OF BEACON LITE ROAD AS SHOWN ON ARVIDSON SUBDIVISION RECORDED AT RECEPTION NUMBER 218714217 ON SEPTEMBER 24, 2018 THE FOLLOWING THREE COURSES: 1) NORTH 2°17'36" WEST, TANGENT TO THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 202.21 FEET; 2) ALONG THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 44°24'56", A DISTANCE OF 232.56 FEET; 3) NORTH 46°42'24" WEST, TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, A DISTANCE OF 184.01 FEET TO THE NORTHEAST CORNER OF LOT 2 OF SAID SUBDIVISION; THENCE SOUTH 87°35'24" WEST, COINCIDENT WITH THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 32.43 FEET TO THE EAST LINE OF A AND B'S YARD SUBDIVISION RECORDED AT RECEPTION NUMBER 202227776 ON DECEMBER 20, 2002; THENCE COINCIDENT WITH SAID EAST LINE THE FOLLOWING FOUR COURSES: 1) NORTH 6°55'36" EAST, A DISTANCE OF 195.03 FEET; 2) NORTH 28°07'37" EAST, A DISTANCE OF 351.70 FEET; 3) NORTH 15°52'37" EAST, A DISTANCE OF 280.53 FEET; 4) NORTH 25°55'37" EAST, A DISTANCE OF 180.05 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 88°12'24" WEST, COINCIDENT WITH THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 34.21 FEET TO THE WEST RIGHT OF WAY LINE OF BEACON LITE ROAD AS SHOWN ON VARNER SUBDIVISION RECORDED AT RECEPTION NUMBER 01183438

THENCE SOUTH 89°59'53" EAST, COINCIDENT WITH SAID SOUTH LINE, A DISTANCE OF 415.46 FEET; THENCE SOUTH 20°48'54" WEST, A DISTANCE OF 34.23 FEET TO THE NORTHEAST CORNER OF SHATTUCK SUBDIVISION RECORDED AT RECEPTION NUMBER 1170141 ON OCTOBER 9, 1984; THENCE NORTH 89°59'53" WEST, COINCIDENT WITH THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 395.88 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 0°29'24" WEST, COINCIDENT WITH WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 977.97 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE COINCIDENT WITH SAID TOWN LIMITS THE FOLLOWING TEN COURSES: 1) SOUTH 0°29'24" WEST, COINCIDENT WITH THE EAST RIGHT OF WAY LINE OF BEACON LITE ROAD AS DESCRIBED IN BOOK 571 PAGE 55 RECORDED ON JUNE 20, 1917, A DISTANCE OF 1521.55 FEET TO THE NORTHWEST CORNER OF SBR SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NUMBER 223715121 ON APRIL 11, 2023; 2) SOUTH 0°29'24" WEST, COINCIDENT WITH THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 123.15 FEET; 3) SOUTH 0°28'40" WEST, CONTINUING COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 203.41 FEET TO THE NORTHWEST CORNER OF ABC LANDSCAPING WAREHOUSE/OUTDOOR SPACE FILING NO. 1 RECORDED AT RECEPTION NUMBER 220714597 ON SEPTEMBER 30, 2020; 4) SOUTH 0°28'40" WEST, COINCIDENT WITH THE WEST LINE OF SAID ABC LANDSCAPING WAREHOUSE/OUTDOOR SPACE FILING NO.1, A DISTANCE OF 311.38 FEET TO THE SOUTHEAST CORNER OF SAID ABC LANDSCAPING WAREHOUSE/OUTDOOR SPACE FILING NO.1; 5) SOUTH 89°29'33" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID ABC LANDSCAPING WAREHOUSE/OUTDOOR SPACE FILING NO.1, A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF TRACT A OF WOLF BUSINESS PARK RECORDED AT RECEPTION NUMBER 202083355 ON MAY 22, 2002; 6) SOUTH 0°29'58" WEST, COINCIDENT WITH THE EAST LINE OF SAID TRACT A, A DISTANCE OF 584.47 FEET TO THE NORTHEAST CORNER OF TRACT B OF WOLF BUSINESS PARK FILING NO.2 RECORDED AT RECEPTION NUMBER 217714043 ON NOVEMBER 7, 2017; 7) SOUTH 0°29'58" WEST, COINCIDENT WITH THE EAST LINE OF SAID TRACT B, A DISTANCE OF 275.95 FEET TO THE SOUTHWEST CORNER OF LOT 7 OF SAID WOLF BUSINESS PARK FILING NO.2; 8) SOUTH 0°24'19" WEST, CONTINUING COINCIDENT WITH THE EAST LINE OF SAID TRACT B, A DISTANCE OF 251.18 FEET TO THE NORTH LINE OF MONUMENT MEADOWS MOBILE HOME PARK RECORDED AT RECEPTION NUMBER 966369 ON APRIL 14, 1983; 9) SOUTH 53°36'47" WEST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 24.99 FEET TO THE NORTHWEST CORNER OF SAID MONUMENT MEADOWS MOBILE HOME PARK; 10) SOUTH 0°28'40" WEST, COINCIDENT WITH THE WEST LINE OF SAID MONUMENT MEADOWS MOBILE HOME PARK, A DISTANCE OF 346.75 FEET; THENCE SOUTH 87°37'38" WEST, A DISTANCE OF 30.04 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS 806,812 SQUARE FEET (18.522 ACRES), MORE OR LESS.



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