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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

**TO: El Paso County Planning Commission  
Jim Egbert, Chair**

**FROM: Kari Parsons, PM/Planner II  
Gilbert LaForce, PE Engineer II  
Craig Dossey, Executive Director**

**RE: Project File #: SF-18-005  
Project Name: Glen at Widefield No. 9 Final Plat  
Parcel Nos.: 42000-00-404, 55214-00-005, 55220-00-003, & 55280-00-029**

OWNER:	REPRESENTATIVE:
Glen Investment Group No. VIII, LLC 3 Widefield Blvd. Colorado Springs, CO. 80911	James Nass 111 S. Tejon Street, Suite 312 Colorado Springs, CO. 80903

**Commissioner District: 4**

Planning Commission Hearing Date:	9/18/2018
Board of County Commissioners Hearing Date	10/9/2018

### EXECUTIVE SUMMARY

A request by Glen Investment Group No. VIII, LLC, for approval of a final plat to create 106 single-family residential lots, four (4) tracts totaling 116.78 acres, and 7.43 acres of right-of-way. The 145.2 acre property is zoned RS-6000 (Residential Suburban) and is located north of Mesa Ridge Parkway, east of Powers Boulevard, and west of Marksheffel Road and is within Sections 21 and 22, Township 15 South, Range 65 West of the 6th Principal Meridian. Water and wastewater service will be provided by Widefield Water and Sanitation District.



## **A. REQUEST/WAIVERS/AUTHORIZATION**

**Request:** A request by Glen Investment Group No. VIII, LLC, for approval of a final plat to create 106 single-family residential lots, four (4) tracts totaling 166.78 acres, and public right-of-way.

**Waiver(s):** No waivers are requested with this final plat.

**Authorization to Sign:** Final plat and any other documents necessary to carry out the intent of the Board of County Commissioners.

## **B. Planning Commission Summary**

Request Heard:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

## **C. APPROVAL CRITERIA**

In approving a final plat, Section 7.2.1.D.3 of the Land Development Code (2018) states that the BoCC shall find that:

- The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is in substantial conformance with the approved preliminary plan;
- 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;
- 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 this Code;
- 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 this Code;
- 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)];

- Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;
- Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;
- The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;
- 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;
- 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;
- The subdivision meets other applicable sections of Chapter 6 and 8; and
- The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §34-1-302(1), et seq.]

**C. LOCATION**

North: City of Fountain	Vacant
South: RS-6000 (Residential Suburban)	Glen at Widefield Filing No. 8
East: RS-6000 (Residential Suburban)	Vacant
West: RS-6000 (Residential Suburban)	Glen at Widefield Filing No. 6

**D. BACKGROUND**

The parcels have been zoned RS-6000 (Residential Suburban) since 1983. The parcels were part of the Glen at Widefield Sketch Plan (SKP-01-003), which was approved by the Board of County Commissioners on October 11, 2001. The Sketch Plan identified this area as single-family residential, open space, and a school site. Since approval of the sketch plan, Widefield School District No. 3 has determined that they no longer desire the school site as shown on the Sketch Plan. A minor amendment to the sketch plan was not required in conjunction with the preliminary plan in anticipation of reduced traffic volumes and impacts to adjacent property with the change in land use from a school site to single-family. A preliminary plan (SP-15-004) was approved by the Board of County Commissioners on June 28, 2016. Approval for pre-development site grading

and installation of wet utilities (water and sewer) was granted by the Board of County Commissioners on April 20, 2016. This final plat request is consistent with the approved Glen at Widefield Preliminary Plan. A Park Lands Agreement has been completed for Tract C, which is 114.702 acres set aside for open space purposes. Platting the open space tract reduces the Urban Park fees (Area 4) due at time of plat recordation. Regional Park fees will still be due at time of plat recordation.

## E. ANALYSIS

### 1. Land Development Code Compliance

This application meets the final plat submittal requirements, the General Development Standards in Chapter 6, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (2018). The final plat is in conformance with the approved preliminary plan.

### 2. Zoning Compliance

The area within the proposed final plat is zoned RS-6000 (Residential Suburban). The density and dimensional standards of the RS-6000 zoning district, as established in Section 5.4.2, Table 5-4 of the Code, are listed below:

- Minimum lot size – 6,000 square feet
- Setbacks – 25 feet from front and rear lot lines; 5 feet from side lot lines
- Maximum building height – 30 feet
- Maximum lot coverage – 40 percent if two-story; 45 percent if single-story

### 3. Policy Plan Analysis

The El Paso County Policy Plan (1998) establishes broad policies and goals which are intended to serve as a framework for decision-making regarding development within the County. The following are policies from the Policy Plan as they specifically relate to this request.

***Policy 6.1.3*** – *Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use, and access.*

***Policy 6.1.10***- *Ensure that new development will not create a disproportionately high demand on public services and facilities by virtue of its location, design or timing.*

***Policy 6.1.11*** - *Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.*

***Policy 6.1.13 - Encourage the use of carefully planned and implemented clustering concepts in order to promote efficient land use, conservation of open space and reduction of infrastructure costs.***

The requested final plat is proposed to accommodate single-family residential development. The site is contiguous to existing suburban single-family residential uses to the south and west. Single-family residential is anticipated to be platted to the east with the Glen at Widefield Filing No. 10. The final plat is compatible with existing uses in the area. The map amendment (rezoning) and preliminary plan were previously found to be in conformance with the Policy Plan, and this final plat is consistent with those approvals. For these reasons, staff recommends that a finding can be made for general conformance with the Policy Plan.

#### **4. Small Area Plan Analysis**

The subject parcel is not located within the boundaries of a small area plan.

#### **5. Other Master Plan Elements**

The Master Plan for Mineral Extraction (1996) identifies upland deposits and coal in the area of the subject property. The mineral rights certification prepared by the applicant and the title policy indicate that there are no severed mineral rights associated with the property. The 2016 Major Transportation Corridors Plan Update identifies road improvement projects within this proposed plat and is further addressed in Section F.5 Transportation below..

### **F. PHYSICAL SITE CHARACTERISTICS**

#### **1. Hazards**

A geology and soils report, dated November 4, 2015, was submitted by Hepworth-Pawlek Geo-Technical, Inc., in support of the approved preliminary plan (SP-15-004) and this final plat application. The report provides a geologic hazard evaluation and preliminary geotechnical investigation of the plan area. The report identified the following hazards: potentially unstable soils, shallow groundwater, and potential swell characteristics in the soil and bedrock. The applicant has memorialized the need for hazard mitigation via a note and graphic depiction on the plat. The report provides techniques to mitigate such hazards.

Colorado Geological Survey (CGS) staff and Planning and Community Development Department staff have worked with the applicant to identify the hazard areas on the plat and to define appropriate mitigation techniques that will need to be implemented in order to develop single-family lots. CGS has no objection to this plat as it pertains

to the identified hazards as long as the mitigation techniques identified in the Hepworth-Pawlek Geo-Technical report are implemented.

## **2. Wildlife**

Potential impacts to wildlife are generally high as depicted in the El Paso County Wildlife Habitat Descriptors Map (1996). Colorado Parks and Wildlife and the El Paso County Environmental Services Department reviewed the preliminary plan application. The comments from both agencies generally included standard wildlife notifications and recommendations for wildlife-friendly development. The applicant may choose to implement some of the recommendations for development via covenants to be recorded with this final plat.

In addition, the comments provided by Colorado Parks and Wildlife indicated that any impacts to wildlife resources would be negligible.

## **3. Floodplain**

The site is located in Flood Zone X, area determined to be outside the 500 year floodplain per Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map number 08041C0956F and 08041C0957F, effective date March 17, 1997.

## **4. Drainage and Erosion**

The site is located within the West Fork Jimmy Camp Creek drainage basin (FOFO2000) which is a studied basin. The subdivision is subject to the Drainage Basin Fee Program which requires fees to be paid at the time of final plat recordation.

The site generally slopes west towards the West Fork of Jimmy Camp Creek. Runoff will be collected by a storm sewer system and directed to a proposed full spectrum detention pond (Pond A), which provides both water quality and flood control storage. Pond A is a private facility and will be owned and maintained by The Glen Metropolitan District No. 3.

An early grading permit was approved with The Glen at Widefield East Preliminary Plan (SP-15-004). The permit identifies best management practices (BMPs) to prevent sediment and debris from affecting adjoining properties and the public stormwater system before, during, and after grading activities.

## **5. Transportation**

The Glen at Widefield Filing No. 9 is located north of Mesa Ridge Parkway, west of Marksheffel Road, and east of Powers Boulevard. All interior roadways are planned

to be constructed to El Paso County criteria and dedicated to the County for ownership and maintenance.

The Glen at Widefield East Preliminary Plan identified a proportional contribution to be made with each filing towards construction of signals at three intersection locations. The traffic report prepared by LSC Transportation Consultants, Inc., dated July 30, 2018, states that the applicant is required to escrow the following amounts at the time of recording the Glen at Widefield Filing No. 9:

- \$19,065.00 is to be escrowed to the Colorado Department of Transportation (CDOT) towards the construction of a CDOT traffic signal at the Mesa Ridge Parkway and Powers Boulevard (State Highway 21) intersection,
- \$6,189.00 is to be escrowed to El Paso County towards the construction of a traffic signal at the Mesa Ridge Parkway and Spring Glen Drive intersection, and
- \$6,648.00 is to be escrowed to El Paso County towards the construction of a traffic signal at the Peaceful Valley Road and Marksheffel Road intersection.

The improvements for Mesa Ridge Parkway identified in the 2016 Major Transportation Corridor Plan Update are complete and have been preliminarily accepted by the Board.

Lots within the subdivision are subject to the El Paso County Road Impact Fee Program (Resolution 16-454). The developer of the Glen at Widefield Filing No. 9 has petitioned the County to be included in the ten (10) mill Public Improvement District No. 2 (PID No. 2).

## **H. SERVICES**

### **1. Water**

The subdivision will be served by Widefield Water and Sanitation District.

Sufficiency:

Quality: Sufficient

Quantity: Sufficient

Dependability: Sufficient

Attorney's summary: El Paso County Public Health made a recommendation for a finding of sufficiency in terms of water quality. The State Engineer's Office provided an opinion that the water supply can be provided without causing injury. The County attorney's office makes a recommendation of sufficiency in terms of water quantity and dependability to the Board of County Commissioners.

## **2. Sanitation**

Widefield Water and Sanitation District has committed to provide wastewater service to the development.

## **3. Emergency Services**

The site is within the boundaries of Security Fire Protection District. The District was sent a copy of the final plat request and no comments were provided. The District has provided a commitment to serve the development.

## **4. Utilities**

The subject property is within the service area of Mountain View Electric Association (MVEA) for electrical service. The property is also within the Black Hills Energy service area for natural gas. The utility providers had no comments regarding the final plat other than a comment regarding the establishment of easements, which are depicted on and will be established via the final plat.

## **5. Metropolitan Districts**

The site is within The Glen Metropolitan District No. 3. The District is responsible for ownership and maintenance of drainage, landscaping, and open space tracts within the overall Glen Development. The applicant is also requesting inclusion within the Public Improvement District No. 2 for payment of the County wide road impact fee.

## **6. Parks/Trails**

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails intersected by or within the project area.

Regional park fees (Region 4) in lieu of land dedication shall be paid at the time of plat recordation. A Parks Land Agreement between the applicant and the Board of County Commissioners has been agreed to and is anticipated to be recorded. The Agreement, if approved, would eliminate the requirement for payment of urban park fees (Urban Area 4) to be paid at plat recordation.

Payment of Regional Park (Area 4) fees in the amount of \$45,580.00 in lieu of land dedication will be due at the time of the final plat recordation.

## **7. Schools**

The subject property is within the boundaries of Widefield School District 3. Payment of school fees in the amount of \$21,942.00 in lieu of land dedication will be due at the time of the final plat recordation.

**I. APPLICABLE RESOLUTIONS:**

Page 19 Approval

Page 20 Denial

**J. STATUS OF MAJOR ISSUES**

There are no major issues with this request.

**K. CONDITIONS AND NOTATIONS**

Should the Planning Commission and Board of County Commissioners find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the EI Paso County Land Development Code (2018), staff recommends the following conditions and notations:

**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 provide 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 plat.
4. The Applicant shall submit the Mylar to Enumerations for addressing.
5. The 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.

6. Driveway permits will be required for each access to an El Paso County owned and maintained roadway. Driveway permits are obtained from the El Paso County Planning and Community Development Department.
7. Collateral sufficient to ensure that the public and private improvements are constructed as listed in the approved financial assurance estimate shall be provided when the final plat is recorded.
8. The 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 El Paso County Road Impact Fee Program Resolution (Resolution No. 16-454), 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.
9. A Parks Land Agreement between the applicant and the Board of County Commissioners is anticipated to be approved and recorded. If the Agreement is not approved and recorded, the requirement for payment of urban park fees (Urban Area 4) to be paid at plat recordation will be in effect. Park fees in the amount of \$45,580.00 in lieu of land dedication for regional parks (Area 4) fees shall be paid at the time of plat recordation.
10. School fees in the amount of \$21,942.00 in lieu of school land dedication shall be paid to El Paso County for the benefit of Widefield School District No. 3 at the time of plat recordation.
11. Drainage fees in the amount of \$130,410.74 and bridge fees in the amount of \$38,586.07 for the West Jimmy Camp Creek drainage basin (FOFO2000) shall be paid to El Paso County at the time of plat recordation.
12. The applicant shall complete an escrow agreement with the Colorado Department of Transportation (CDOT) in the amount of \$19,065.00 to be applied towards the construction of a traffic signal at Mesa Ridge Parkway and Powers Boulevard intersection prior to final plat recordation.
13. The applicant shall complete an escrow agreement with El Paso County in the amount of \$6,189.00 to be applied towards the construction of a traffic signal at the Mesa Ridge Parkway and Spring Glen Drive intersection prior to final plat recordation.

14. The applicant shall complete an escrow agreement with El Paso County in the amount of \$6,648.00 to be towards the construction of a traffic signal at the Peaceful Valley Road and Marksheffel Road intersection prior to final plat recordation.

15. No direct lot access is permitted to Spring Glen Drive.

16. All technical issues shall be resolved prior to the Board of County Commissioners hearing.

#### **NOTATION**

1. Final plats not recorded within 12 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.

#### **L. PUBLIC COMMENT AND NOTICE**

The Planning and Community Development Department notified 124 adjoining property owners on August 30, 2018, for the Planning Commission hearing and the Board of County Commissioners hearings. Responses will be provided at the hearings.

#### **M. ATTACHMENTS**

Vicinity Map

Letter of Intent

Plat Drawing

State Engineer's Letter

County Attorney's Letter

# El Paso County Parcel Information

File Name: SF-18-005

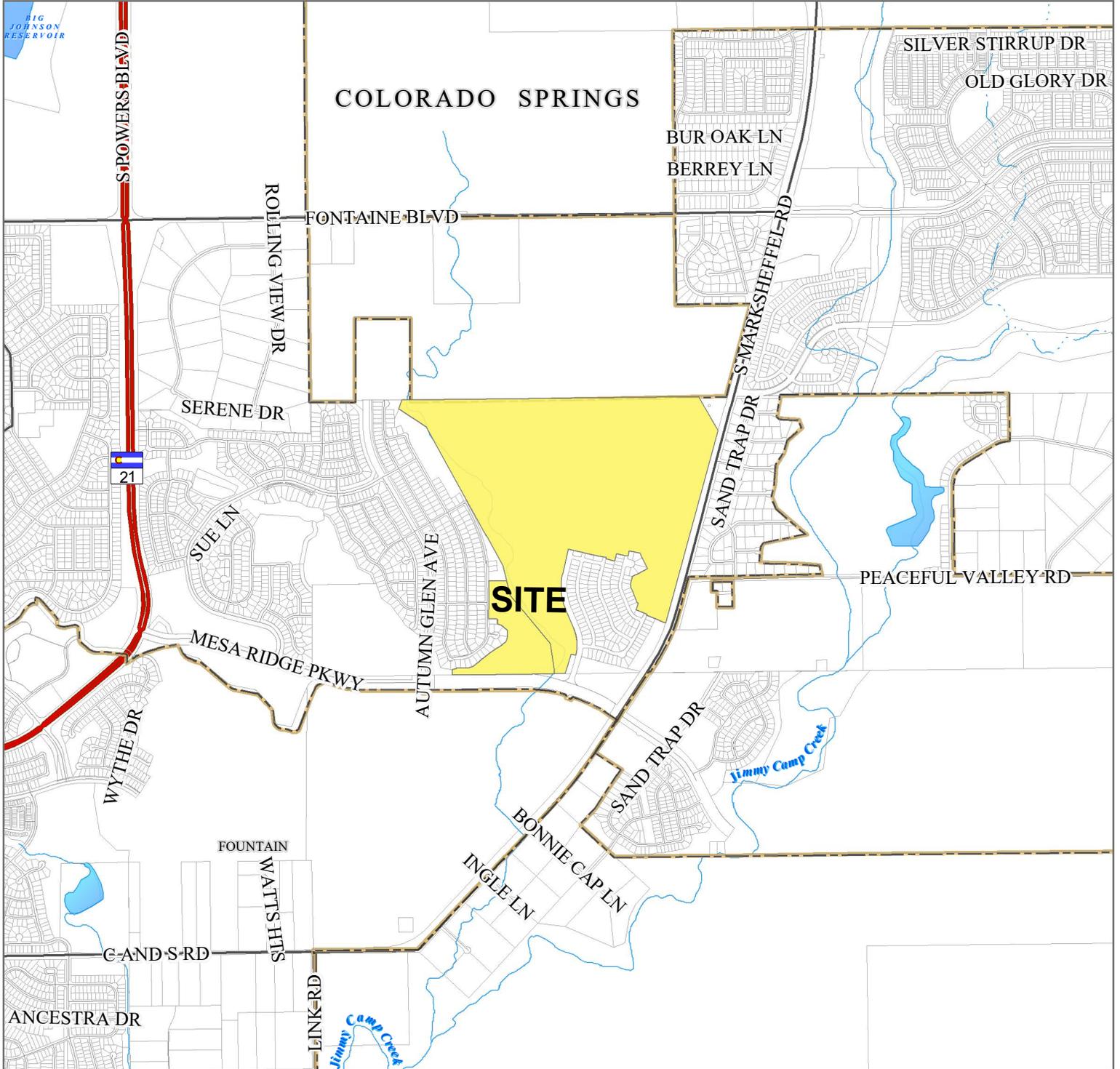
PARCEL	NAME
5522000006	GLEN INVESTMENT GROUP NO VIII LLC
5528000029	GLEN INVESTMENT GROUP NO VII LLC

Zone Map No.: --

ADDRESS	CITY	STATE
3 WIDEFIELD BLVD	COLORADO SPRINGS	CO
3 WIDEFIELD BLVD	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80911	2126
80911	2126

Date: August 29, 2018



Please report any parcel discrepancies to:  
 El Paso County Assessor  
 1675 W. Garden of the Gods Rd.  
 Colorado Springs, CO 80907  
 520-6600



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**LETTER OF INTENT**  
**FINAL PLAT REQUEST – THE GLEN AT WIDEFIELD FILING NO. 9**

November 20, 2017

Rev. May 30, 2018

**OWNER/APPLICANT:**

Glen Investment Group No. VIII, LLC  
3 Widefield Boulevard  
Colorado Springs, CO 80911  
(719) 392-0194

**OWNER:**

Glen Investment Group No. VIII, LLC  
3 Widefield Boulevard  
Colorado Springs, CO 80911  
(719) 392-0194

**PLANNING/PROCESSING CONSULTANT:**

James Nass  
Nass Design Associates  
111 S. Tejon St., Suite 312  
Colorado Springs, CO 80903  
(719) 475-2406

**SURVEYING CONSULTANT:**

John Towner  
Pinnacle Land Surveying Co.  
121 County Road 5  
Divide, CO 80814  
(719) 634-0751

**ENGINEERING CONSULTANT:**

Andy McCord  
Kiowa Engineering Corp.  
1604 South 21st Street  
Colorado Springs, CO 80904  
(719) 630-7342

**TRAFFIC ENG. CONSULTANT:**

Jeff Hodsdon  
LSC Transportation Consultants, Inc.  
545 East Pikes Peak Avenue, Suite 210  
Colorado Springs, CO 80903  
(719) 633-2868

**SITE LOCATION AND SIZE:** The site is located north of the proposed intersection of Spring Glen Drive and Golden Buffs Drive. The area included within the final plat is 145.207 acres in size.

**PRESENT ZONING:** RS- 6000 (Single Family Residential - Minimum Lot Size 6000sf.)

**REQUEST:** Approval of a Final Plat that proposes to subdivide the site into 106 single family residential lots and four tracts.

**WAIVER REQUESTS AND JUSTIFICATION:**

No waivers are being requested with this final plat.

**JUSTIFICATION:**

This final plat for the proposed Glen at Widefield Filing No. 9 is the third phase of what will most likely be a six phase project of developing The Glen at Widefield East area. There will be an additional three filings in this area to finish out the single family residential development in The Glen development. This final plat process is for the purpose of making a legal subdivision of land that is necessary to complete the actual entitlement of the property and the physical development and construction of the project. This final plat plan is in compliance with the Glen at Widefield East Preliminary Plan, the Glen at Widefield Sketch Plan, and is designed in accordance with the zoning on the property which allows this subdivision as a permitted use. The current existing zoning for this parcel is RS-6000 for single family residential land uses with a minimum lot size of 6000sf. The final plat matches the preliminary plan for The Glen at Widefield East and is the third phase of final platting on that plan. The final plat includes 106 lots, 4 tracts, and Rights of way. The applicant believes that the development will produce an

overall community benefit by providing a variety of home types and lot sizes for the new homeowners to the area, and with adjacent proposed commercial uses and close shopping, help to eliminate vehicle trips. The plat also includes the platting of Tract "C" which is a 114.7 acre open space tract that will be dedicated to The Glen Metropolitan District for ownership and maintenance, for the recreational use and enjoyment of the residents of The Glen at Widefield and the general public.

The Glen at Widefield Filing No. 9 is in conformance with the Glen at Widefield East Preliminary Plan and the approved Glen at Widefield Sketch Plan, and the policies of the County Policy Plan. The final plat will subdivide the land into residential lots which are permitted uses within the RS-6000 zone. The plat has been prepared in accordance with the guidelines and standards of the El Paso County Land Use Code and Engineering Criteria Manual.

**ROAD IMPACT FEES:**

This project will be required to participate in the El Paso County Road Improvement Fee Program. The Glen Filing No.9 will join PID.

**EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC.:**

The site is presently vacant; utilities will be available from street extensions within existing corridors along the south boundary of the subdivision. Water and sewer services will be provided by Widefield Water and Sanitation District, Gas services by Black Hills Energy, and electric services by Mountain View Electric. Fire protection will be provided by Security Fire Protection District. Anticipated facilities include residential lots of varying sizes. Roads will access Filing No. 9 from three locations. A collector street access will be from the extension of Spring Glen Drive at the southwest corner of the subdivision. Local residential street access will be from the extension of Bigtooth Maple and Peachleaf Drive along the south boundary at Golden Buffs Drive.

**HAZARDS, NATURAL AND OTHER FEATURES:**

Please refer to the subsurface soil investigation prepared for the property by Soil Testing and Engineering, Inc. for information regarding soils and geologic features. Constraints are depicted on the plat drawing.

A Wildlife report along with a Natural Features report was included with the previous Glen at Widefield East Preliminary Plan. No significant natural features exist on this platted area. The property has recently been over lot graded for development and reseeded for erosion control.

Drainage is being directed to the south and west and will be collected into a full spectrum detention pond facility. The detention pond is located in tract "C" and will be constructed by Glen Development. The detention pond will be owned and maintained by Glen Metropolitan District #3 . A detention pond maintenance agreement will be complete with plat recordation.



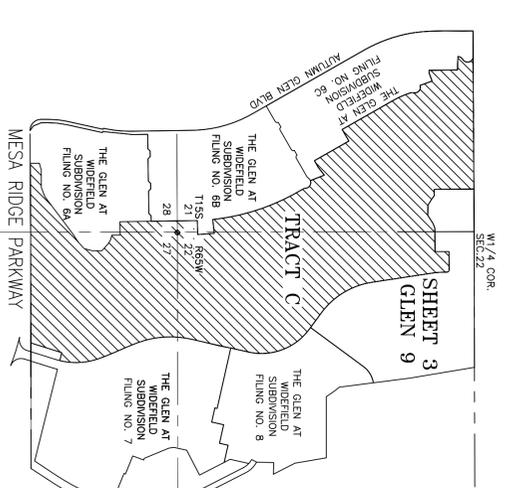
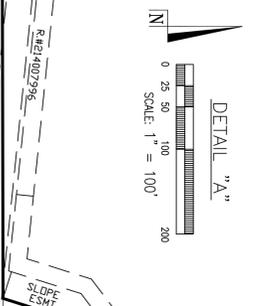
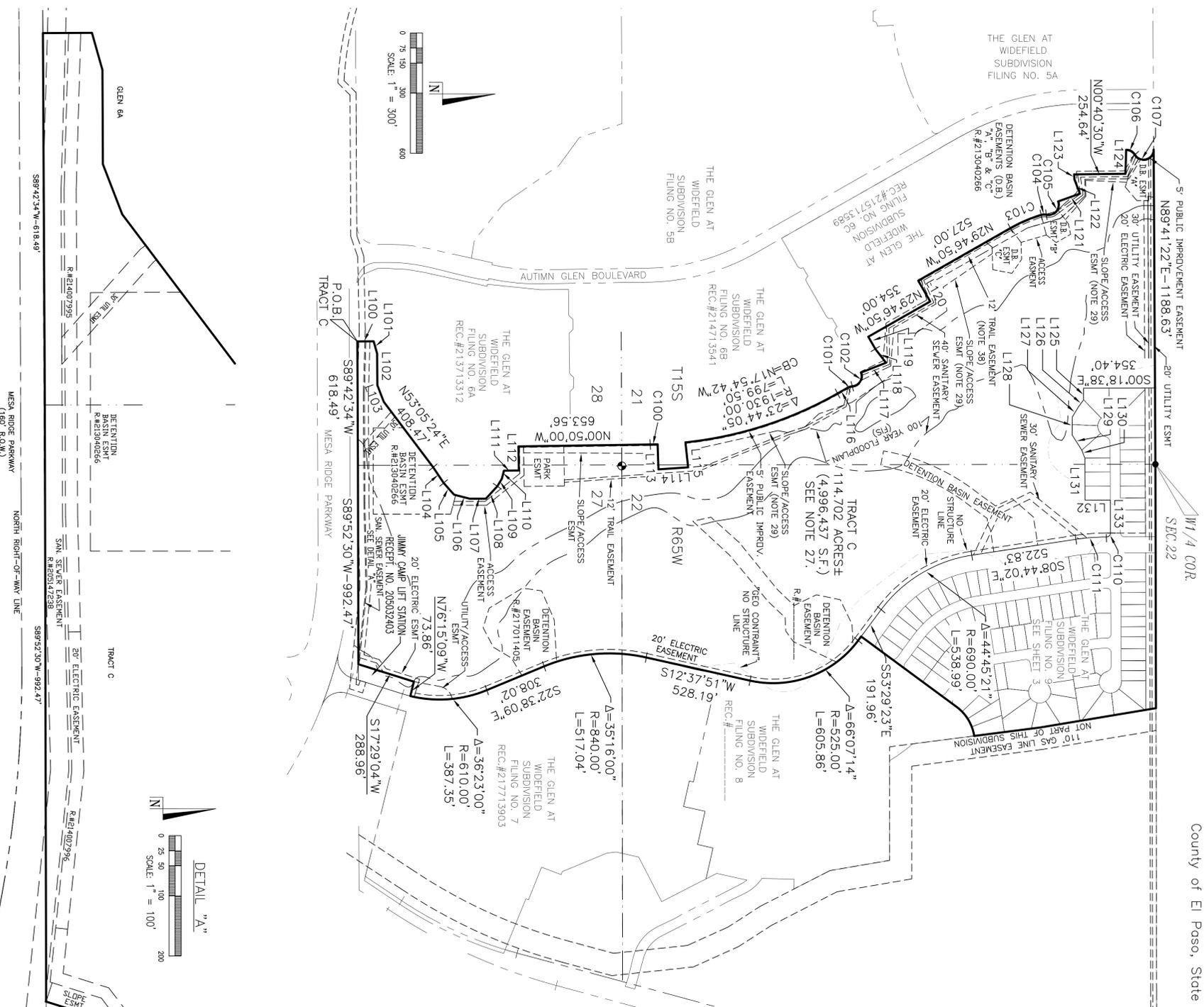
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James P. Nass, Nass Design Associates



# THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 9

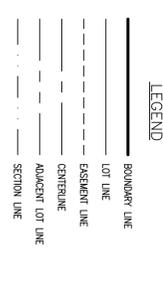
A portion of the Southeast One-quarter (SE1/4), Section 21 and the Southwest One-quarter (SW1/4) of Section 22  
Township 15 South (T15S), Range 65 West (R65W) of the 6TH P.M.  
County of El Paso, State of Colorado



LINE	LENGTH	BEARING
L100	81.12'	N00°17'26"W
L101	64.03'	N74°18'43"E
L102	156.27'	N89°42'34"E
L103	89.31'	N69°00'39"E
L104	94.06'	N56°23'29"E
L105	78.00'	N46°21'57"E
L106	60.83'	N00°00'00"E
L108	83.98'	N47°32'46"W
L109	43.66'	N57°07'16"W
L110	41.66'	N75°10'14"W
L111	74.00'	N00°50'00"W
L112	20.00'	S89°10'00"W
L113	120.00'	N12°30'00"E
L114	142.54'	N03°59'13"W
L115	125.00'	S83°57'21"W
L116	59.51'	N29°46'44"W
L117	133.62'	N21°33'57"W
L118	87.00'	S52°28'14"W
L119	120.00'	S61°13'10"W
L120	120.00'	N19°54'14"W
L121	115.00'	N19°54'14"W
L122	75.26'	S69°15'29"W
L123	25.35'	S66°15'29"W
L124	120.08'	N88°13'59"W
L125	57.81'	S89°41'22"E
L126	62.66'	S52°28'14"W
L127	89.89'	S89°03'10"E
L128	89.89'	N57°40'22"E
L130	42.79'	N68°54'53"E
L131	210.00'	N69°41'22"E
L132	125.00'	N00°18'35"W
L133	164.24'	N69°41'22"E

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C102	202°56'57"	1939.00'	36.53'	N01°22'55"W	
C102	102°32'45"	50.00'	83.92'	N52°51'06"W	
C103	123°50'55"	760.00'	166.93'	N23°29'12"W	
C104	307°33'05"	50.00'	26.37'	N02°05'06"W	
C105	122°55'41"	50.00'	107.27'	N48°26'23"W	
C106	60°00'00"	500.00'	52.36'	N29°42'12"E	
C107	60°00'00"	500.00'	33.54'	N53°08'33"W	
C110	66°46'46"	890.00'	152.28'	S04°19'28"E	



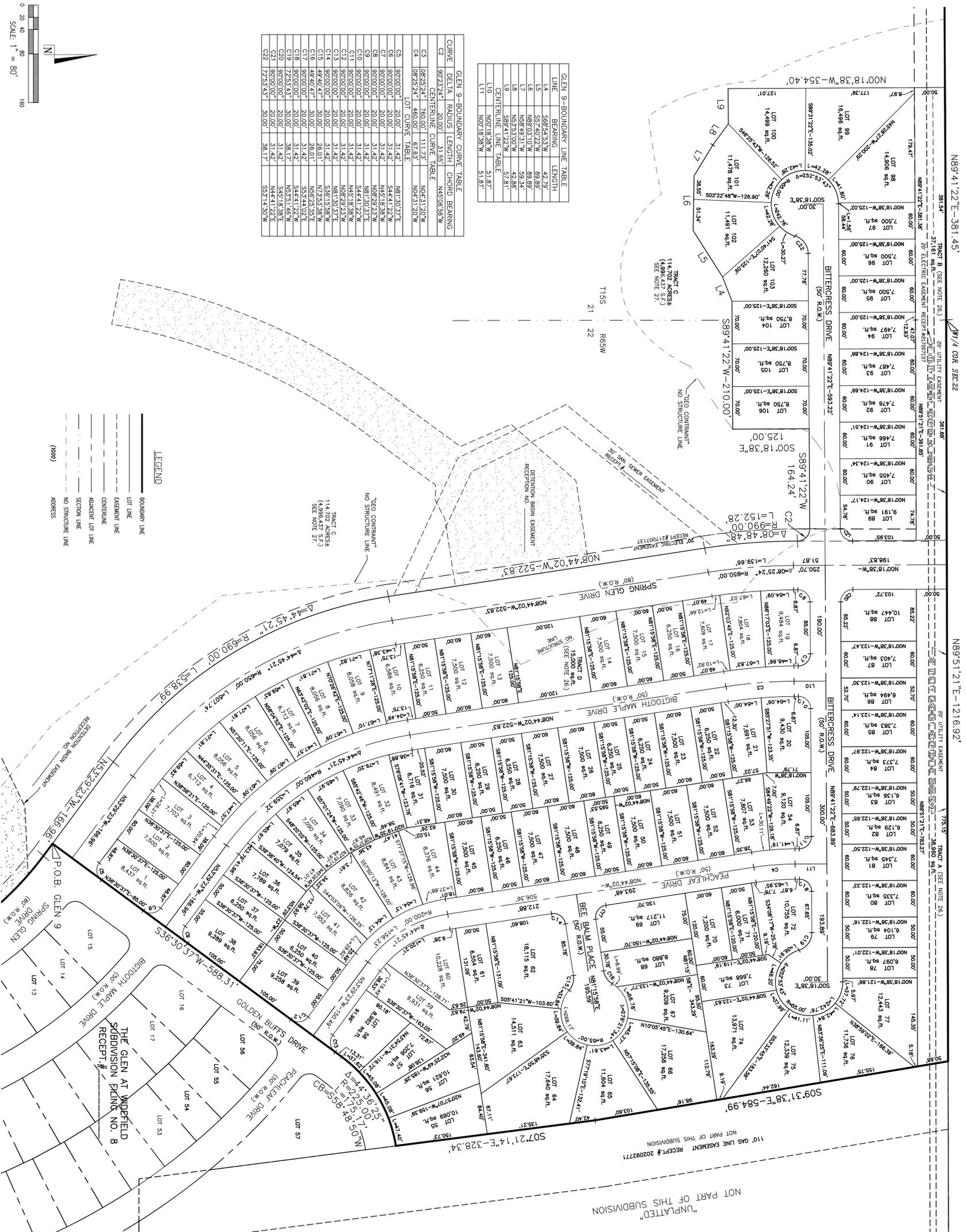
PINNACLE LAND SURVEYING COMPANY, INC.  
121 COUNTY ROAD 5, DIVIDE, CO 687-7360

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO.9  
DRAWN BY: JMW  
JOB NO.: 17003700  
CHECKED BY: JMW  
DWG: 17003700P.DWG  
DATE: 08/28/18  
SHEET 2 OF 3

# THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 9

A portion of the Southeast One-quarter (SE1/4), Section 21 and the Southwest One-quarter (SW1/4) of Section 22  
 Township 15 South (T15S), Range 65 West (R65W) of the 6TH P.M.  
 County of El Paso, State of Colorado

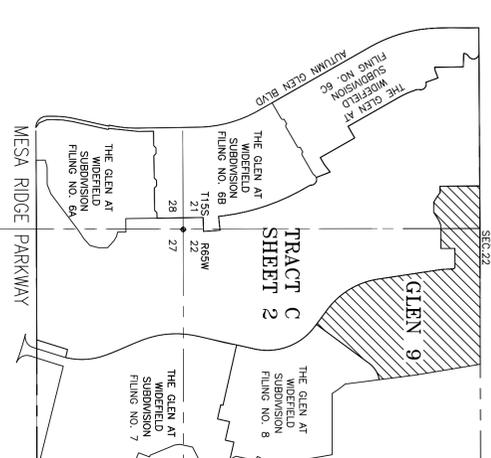
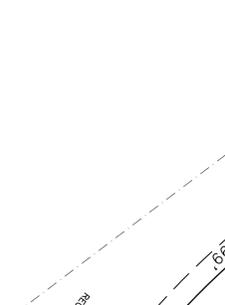
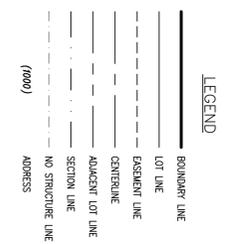


GLEN 9-BOUNDARY LINE TABLE

LINE	BEARING	LENGTH
L4	S86°43'33"W	42.29'
L5	S57°40'22"W	88.89'
L6	N89°03'10"W	89.89'
L7	N58°49'51"W	59.34'
L8	N58°53'00"W	42.88'
L9	S89°41'22"W	57.81'
L10	N00°18'38"W	51.87'
L11	N00°18'38"W	51.87'

GLEN 9-BOUNDARY CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARINGS
C2	90°23'24"	20.00'	31.457'	N45°06'56"W
C3	98°25'24"	786.00'	111.73'	N04°31'20"W
C4	98°25'24"	146.00'	49.83'	N04°31'20"W
C5	90°00'00"	20.00'	31.42'	N81°30'37"E
C6	90°00'00"	20.00'	31.42'	S44°41'22"W
C7	90°00'00"	20.00'	31.42'	N45°18'38"W
C8	90°00'00"	20.00'	31.42'	N08°29'23"W
C9	90°00'00"	20.00'	31.42'	N81°30'37"E
C10	90°00'00"	20.00'	31.42'	S44°41'22"W
C11	90°00'00"	20.00'	31.42'	N45°18'38"W
C12	90°00'00"	20.00'	31.42'	N08°29'23"W
C13	90°00'00"	20.00'	31.42'	N81°30'37"E
C14	90°00'00"	20.00'	31.42'	S44°41'22"W
C15	49°40'47"	30.00'	26.01'	N75°53'38"W
C16	49°40'47"	30.00'	26.01'	N25°53'35"E
C17	90°00'00"	20.00'	31.42'	S53°44'02"E
C18	90°00'00"	20.00'	31.42'	N45°18'38"W
C19	90°00'00"	20.00'	31.42'	N08°29'23"W
C20	90°00'00"	20.00'	31.42'	N81°30'37"E
C21	90°00'00"	20.00'	31.42'	S44°41'22"W
C22	72°53'43"	30.00'	38.17'	S53°14'30"W



PINNACLE LAND SURVEYING COMPANY, INC.  
 121 COUNTY ROAD 5, DIVIDE, CO 687-7360

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THE GLEN AT WIDEFIELD SUBDIVISION FILING NO.9  
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 SHEET 3 OF 3



**COLORADO**  
**Division of Water Resources**  
Department of Natural Resources

Office of the State Engineer  
1313 Sherman St, Suite 818  
Denver, CO 80203

March 15, 2018

El Paso County Development Services Department  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910-3127

RE: Glen at Widefield Filing No. 9 - Final Plat  
Sec. 21 & 22, Twp. 15S, Rng. 65W, 6<sup>th</sup> P.M.  
Water Division 2, Water District 10  
CDWR Assigned Subdivision No. 24198

To Whom It May Concern:

We have received the submittal concerning the above-referenced proposal to subdivide a 145.207 +/- acre tract of land into 106 single-family lots. According to the submittal, the proposed supply of water and wastewater disposal is to be served by Widefield Water and Sanitation District ("Widefield").

**Water Supply Demand**

The Water Supply Information Summary, Form No. GWS-76, provided with the submittal references a demand of 235.17 acre-feet/year for the Glen at Widefield East Preliminary Plan, for which Glen at Widefield Filing No. 9 is included within. Using Widefield's standard water use rate of 0.39 acre-foot/year/SFE, it assumed that the estimated water demand for the 106 SFEs at the Glen at Widefield Filing No. 9 is 41.34 acre-feet/year.

**Source of Water Supply**

The source of water for the proposed development is to be served by the Widefield Water and Sanitation District ("Widefield"), and a November 7, 2017 letter of commitment from Widefield was provided with the submittal.

**State Engineer's Office Opinion**

According to this office's records, it appears Widefield has sufficient water resources to serve the proposed development. Based upon the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply is adequate and can be provided without causing injury to decreed water rights. Should you have any further questions, please feel free to contact me directly.



El Paso County Development Services Department  
March 15, 2018  
Page 2 of 2

Sincerely,



Ivan Franco, P.E.  
Water Resource Engineer

cc: Steve Witte, Division 2 Engineer  
Doug Hollister, District 10 Water Commissioner



# EL PASO COUNTY



**OFFICE OF THE COUNTY ATTORNEY**  
CIVIL DIVISION

First Assistant County Attorney  
Diana K. May

**Amy R. Folsom, County Attorney**

Assistant County Attorneys  
M. Cole Emmons  
Lori L. Seago  
Diana K. May  
Kenneth R. Hodges  
Lisa A. Kirkman  
Steven A. Klaffky  
Peter A. Lichtman

March 23, 2018

SF-18-005 Glen at Widefield Subdivision Filing No. 9  
Final Plat

Reviewed by: Cole Emmons, Senior Assistant County Attorney  
Edi Anderson, Paralegal

## **FINDINGS AND CONCLUSIONS:**

1. This is a Final Plat proposal by Glen Investment Group No. VIII, LLC ("Applicant"), to subdivide an approximately 145.207 acre parcel into 106 single-family lots, plus open space and right-of-way. This plat is within the third phase of the Glen at Widefield East Subdivision. The property is zoned RS-6000 (Residential Suburban).

2. The Applicant has provided for the source of water to come from the Widefield Water and Sanitation District ("District"). Pursuant to the Water Supply Information Summary for the Glen at Widefield East Subdivision, the applicant estimates its annual water needs to serve household use for the entire subdivision at 235.17 acre-feet, based on the District's 0.39 annual acre-feet per single-family equivalent (0.39 acre-feet per lot for 595 lots, plus a total of 3.12 acre-feet for irrigation of landscaping). The total water supply necessary for Filing 9 is 41.34 acre-feet (0.39 acre-feet x 106 single family lots). Based on these figures, the Applicant must be able to provide a supply of 12,402 acre-feet of water (41.34 acre-feet/year x 300 years) to meet the County's 300 year water supply requirement. Since the District's water is considered annually renewable (see below), it is considered to already have a minimum life of 300 years, and therefore, does not have to reserve this total quantity of water.

3. Under Section 8.4.7.C.1., LDC, "[w]ater provided from renewable ground water sources is considered to be annually renewable and, therefore, is considered to have a minimum life of three hundred (300) years." Given the general well locations which place most of the wells approximately within one to two miles of either Fountain Creek or Jimmy Camp Creek, given the augmentation supply of transmountain Frying

200 S. CASCADE AVENUE  
OFFICE: (719) 520-6485



COLORADO SPRINGS, CO 80903  
FAX: (719) 520-6487

Pan/Arkansas Project water which is a tributary renewable source, and given the representations of JDS Hydro, the District's Engineer, that "the system does not rely on any non-renewable water sources," it appears the proposed water supply is an annual renewable source and falls within the provisions of Section 8.4.7.C.1., and thus the proposed supply is considered to have a minimum life of 300 years.

4. In a letter dated March 15, 2018, the State Engineer reviewed the application to subdivide the 145.207 +/- acres into 106 single-family residential lots. The Engineer reviewed this matter based on information provided in the Water Supply Information Summary and the District's letter dated November 7, 2017, which estimated water requirements at a total of 0.39 acre-foot/year/SFE or 41.34 acre-feet per year for Filing 9. The State Engineer stated that according to their records, "it appears Widefield has sufficient water resources to serve the proposed development" and further, "pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply is adequate and can be provided without causing injury to decreed water rights."

5. The District's General Manager provided a letter of commitment for the entire Glen at Widefield East Subdivision dated July 13, 2015 in which the District committed to providing water service to the entire subdivision of 595 residential lots, plus 1 small park with an annual water requirement of 235.17 acre-feet. The District provided a subsequent letter dated November 7, 2017 addressing Filing No. 9 and stated that the District "commits to providing water and sewer service to the above mentioned subdivision per this letter....The water commitment is for 'The Glen at Widefield Subdivision Filing No. 9' being 106 Residential Lots and 41.34 acre-feet, is wholly included in previous 'The Glen at Widefield East Subdivision' commitment."

6. PFCs. On May 19, 2016, the Environmental Protection Agency ("EPA") announced that it lowered the health advisory levels ("HAL") for perfluorinated compounds ("PFC"), to 70 parts per trillion. One of the three local water providers whose PFC levels now exceed the EPA's HAL is Widefield Water and Sanitation District. There has been much coverage in the local press and much public concern expressed over PFCs recently. The District Manager provided a letter dated July 29, 2016 (see **Exhibit 1** attached hereto), in which he explains that the PFCs are unregulated and unenforceable, and the new HAL "... in no way impacts or reduces Widefield Water and Sanitation District's water supply quantity or our ability to serve water to our current or future customers."

7. The State Engineer did not provide any figures for the District's water supply and demand, but only referenced the Office's records, from which "... it appears Widefield has sufficient water resources to serve the proposed development." In the District Water and Wastewater Report dated July 27, 2015, the Report indicates that the District has "current Legal Water Supply Holdings" estimated at 9,495 annual acre-feet, "current Developed Physical Supply" of 5,246 annual acre-feet, and a "three year running average

actual use" of 2,464 acre-feet. This would yield an estimated surplus of approximately 2,782 acre-feet based on these figures.

8. Analysis: As indicated, the District provided a District Water and Wastewater Report dated July 27, 2015, delineating the sources of the District's water supply, which is based on surface water rights, renewable groundwater, and a mix of various sources. The Report notes that the District does not rely on any non-renewable water sources and the current legal water supply holdings of the District are estimated at 9,495 annual acre-feet. The current developed physical supply is 5,246 acre-feet and the three year average actual use is 2,464 acre-feet, which would leave a surplus of approximately 2,782 acre-feet based on these figures. With a proposed annual demand of 41.34 acre-feet and based on the current commitments of the District and the available water supply, it appears the proposed water supply will be sufficient for the Glen at Widefield Filing No. 9.

9. Section 8.4.7(B)(10)(g), of the El Paso County Land Development Code allows for the presumption of acceptable water quality for projects such as this where water is supplied by an existing Community Water Supply operating in conformance with Colorado Primary Drinking Water Regulations unless there is evidence to the contrary.

10. Therefore, based upon the finding of sufficiency and no injury by the State Engineer, the District's commitment, the District's explanation that PFCs will not affect the quantity of the District's water supply, and based on the requirements below, the County Attorney's Office recommends a finding that the proposed water supply is **sufficient** in terms of quantity and dependability. The El Paso County Health Department may wish to confirm that the District is in compliance with the water quality regulations.

#### **REQUIREMENTS:**

A. Applicant and all future owners of lots within this filing shall be advised of, and comply with, the conditions, rules, regulations, limitations, and specifications set by the District.

cc: Kari Parsons, Project Manager, Planner II



RECEIVED

AUG 01 2016

El Paso County  
Attorney's Office

37 Widefield Boulevard, Colorado Springs, Colorado 80911

July 29, 2016

Cole Emmons  
County Attorney's Office  
27 East Vermijo Avenue  
Colorado Springs, Colorado 80903

**Re: Perfluorinated Compounds**

Dear Mr. Emmons:

Due to all of the negative media pertaining to PFC's in the water, I wanted to write to you to explain what has occurred and to reiterate in writing that the new health advisory level for PFC's in no way impacts or reduces Widefield Water and Sanitation District's water supply quantity or our ability to serve water to our current or future customers.

On May 19, 2016, the Environmental Protection Agency (EPA) announced it lowered the health advisory levels (HAL's) for both PFOS and PFOA to 70 parts per trillion. In addition, the Colorado Department of Public Health and Environment (CDPHE) decided to include PFHpA into the 70 parts per trillion combined level. By adding three of the PFC's together and lowering the level, the wells in the Widefield aquifer do not meet the new Health Advisory Level. Prior to May 19, 2016, Widefield Water and Sanitation District's well water was below the former Health Advisory Level for PFC's. PFC's are unregulated and unenforceable.

As an unregulated contaminant the EPA nor CDPHE requires public water suppliers to do anything about exceeding the health advisory level for PFC's other than notifying customers that the water may at times exceed the new HAL. WWSD can legally operate all of our wells without providing any form of treatment. Although we are not required by regulations to treat for or remove PFC's from the water, WWSD plans on designing and building a treatment plant(s) to remove PFC's in order to restore and maintain consumer confidence. We are also currently working with the Air Force, who has authorized funds to help us mitigate the PFC concerns, as it is suspected that the Air Force's use of firefighting foams may have contributed to, or caused the PFC contamination.

Widefield Water and Sanitation District water quantity or ability to deliver water is not at all impacted by the PFC issue in any way. In addition, we plan on having it mitigated before next year's high summer demand period.

Sincerely,

  
Steve Wilson, District Manager

