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COLORADO

HOLLY WILLIAMS
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PLANNING & COMMUNITY DEVELOPMENT

TO: El Paso County Planning Commission

FROM: Kylie Bagley, Planner II
Gilbert LaForce, Senior Engineer
Meggan Herington, AICP, Executive Director

RE: Project File Number: SF-21-036
Project Name: Latigo Trail Filing No. 9
Parcel Number: 42000-00-345

OWNER:	REPRESENTATIVE:
Greg Fulton Falcon Latigo, LLC 5350 S Roslyn Street #400 Englewood, CO 80111	Tim McConnell Drexel, Barrell & Co. 3 South 7 th Street Colorado Springs, CO 80905

Commissioner District: 2

Planning Commission Hearing Date:	5/4/2023
Board of County Commissioners Hearing Date:	6/6/2023

EXECUTIVE SUMMARY

A request by Drexel, Barrell & Co. for approval of a final plat to create 39 single-family residential lots. The 106-acre parcel is zoned RR-2.5 (Residential Rural) and is located three fourths of a mile west of Eastonville Road, one mile east of Meridian Road and one mile south of Latigo Boulevard.

A. WAIVERS/DEVIATIONS/AUTHORIZATION

Waiver(s)/Deviation(s): There are no waivers or deviations associated with this request.

2880 INTERNATIONAL CIRCLE
OFFICE: (719) 520 – 6300



COLORADO SPRINGS, CO 80910
PLNWEB@ELPASOCO.COM

Authorization to Sign: Final Plat, Subdivision Improvements Agreement, Detention Pond Maintenance Agreement, and any other documents necessary to carry out the intent of the Board of County Commissioners.

B. APPROVAL CRITERIA

In approving a final plat, the Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (2022):

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.
- The subdivision is consistent with the purposes of the Land Development Code ("Code").
- The subdivision is in conformance with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analysis, 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 the 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 the Code.
- All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)].
- Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of the Code and the Engineering Criteria Manual ("ECM") are provided by the design.
- The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development.



- Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County and in compliance with the Code and the ECM.
- The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefor, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities.
- Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision.
- The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code.
- The proposed subdivision meets other applicable sections of Chapters 6 and 8 of the 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 of the Code.
- 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 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:	RR-2.5 (Residential Rural)	Single-family Dwellings
South:	PUD (Planned Unit Development)	Single-family Dwellings
East:	A-35 (Agricultural)	Vacant Land
West:	A-35 (Agricultural)	Single-family Dwellings

D. BACKGROUND

The Board of County Commissioners approved a 247-lot preliminary plan on November 2, 2001 (PCD File No. SP-01-011). At the time of the approval, the preliminary plan's proposed water was found not sufficient in terms of quality, quantity, and dependability.

The Owner and Applicant request approval of a Final Plat, Latigo Trails Filing No. 9, for the development of 39 rural residential single-family residential lots on 106.60 acres for Filing 9. The property is currently zoned RR-2.5 and the proposed plat meets the zoning standards of this district. The Meridian Service Metropolitan District will provide water service to the proposed Latigo Trails Filing Number 9, lots 1-39. The final plat request was found to have been sufficient in terms of water quality, quantity, and dependability by the El Paso County Attorney's Office and the State of Colorado.

E. ANALYSIS

1. Land Development Code Analysis

The final plat application meets the final plat submittal requirements, 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.

2. Zoning Compliance

The subject parcel is zoned RR-2.5 (Residential Rural) zoning district. The RR-2.5 zoning district is intended to accommodate low-density, rural, single family residential development. The density and dimensional standards for the RR-2.5 zoning district are as follows:

Minimum lot size: 2.5 acres

Minimum width at the front setback line: 200 feet

*Minimum setback requirement: front 25 feet, rear 25 feet, side 15 feet **

Maximum lot coverage: None

Maximum height: 30 feet

**Agricultural stands shall be setback a minimum of 35 ft from all property lines.*



In order to initiate any new residential uses on the property, the applicant will need to obtain site plan approval. The proposed subdivision request is being reviewed to ensure that all proposed structures will comply with the RR-2.5 zoning district dimensional standards as well as the General Development Standards of the Code and Engineering Criteria Manual requirements. Please see the map series attachment for a depiction of the zoning in the area.

F. MASTER PLAN COMPLIANCE

1. Your El Paso County Master Plan

a. Placetype Character: Large-Lot Residential

The Large-Lot Residential placetype consists almost entirely of residential development and acts as the transition between placetypes. Development in this placetype typically consists of single-family homes occupying lots of 2.5 acres or more, and are generally large and dispersed throughout the area so as to preserve a rural aesthetic. The Large-Lot Residential placetype generally supports accessory dwelling units as well. Even with the physical separation of homes, this placetype still fosters a sense of community and is more connected and less remote than Rural areas. Large-Lot Residential neighborhoods typically rely on well and septic, but some developments may be served by central water and waste-water utilities. If central water and wastewater can be provided, then lots sized less than 2.5 acres could be allowed if; 1.) the overall density is at least 2.5 acres/lot, 2.) the design for development incorporates conservation of open space, and 3.) it is compatible with the character of existing developed areas.

Conservation design (or clustered development) should routinely be considered for new development within the Large-Lot Residential placetype to provide for a similar level of development density as existing large-lot areas while maximizing the preservation of contiguous areas of open space and the protection of environmental features. While the Large-Lot Residential placetype is defined by a clear set of characteristics, the different large-lot areas that exist throughout the County can exhibit their own unique characters based on geography and landscape.

Recommended Land Uses:

Primary

- *Single-family Detached Residential (Typically 2.5-acre lots or larger)*



Supporting

- *Parks/Open Space*
- *Commercial Retail (Limited)*
- *Commercial Service (Limited)*
- *Agriculture*

Please see the map series attachment for a depiction of the placetype character in the area.

Analysis:

The Large-Lot Residential placetype supports the rural character of the County while providing for unique and desirable neighborhoods. The relevant goals and objectives are as follows:

Goal LU1: Ensure compatibility with established character and infrastructure capacity.

Objective LU1-1: Some areas of the County should be planned for new development, while other areas should be preserved, protected, or see little new development.

Objective HC1-5: Focus detached housing development in Large-Lot Residential and Suburban Residential areas given the increasing infrastructure and environmental constraints associated with such development to help maintain the established character of rural communities.

Objective TM1-4: Encourage sidewalks and other multimodal facilities in all new development in placetypes, as appropriate, and upgrade existing infrastructure to these types of facilities when needed.

The final plat illustrates 39 single-family residential lots with a minimum lot size of 2.5 acres. The subject property is surrounded by single-family residential lots that are rural in nature. The applicant is providing a 30-foot pedestrian/equestrian trail on the southern portion of the plat that will connect to the Meridian Ranch pedestrian circulation system and provide access to schools.



b. Area of Change Designation: Minimal Change: Undeveloped

The character of these areas is defined by a lack of development and presence of significant natural areas. These areas will experience some redevelopment of select underutilized or vacant sites adjacent to other built-out sites, but such redevelopment will be limited in scale so as to not alter the essential character. New development may also occur in these areas on previously undeveloped land, but overall there will be no change to the prioritized rural and natural environments.

Please see the map series attachment for a depiction of the area of change designation in the area.

Analysis:

The minimal change: Undeveloped area of change states that these areas will experience some redevelopment but will be limited in scale. The applicant is proposing to 39 single-family residential lots that will be 2.5 acres or more, which is consistent with the minimum lot size in the RR-2.5 (Residential Rural) zoning district.

c. Key Area Influences: The property is not located within a key area.

d. Other Implications (Priority Development, Housing, etc.): The property is not located within a priority development area.

3. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

Goal 1.1 – *Ensure an adequate water supply in terms of quantity, dependability, and quality for existing and future development.*

Policy 1.1.1 – *Adequate water is a critical factor in facilitating future growth and it is incumbent upon the County to coordinate land use planning with water demand, efficiency, and conservation.*

Goal 1.2 – *Integrate water and land use planning.*



The Water Master Plan includes demand and supply projections for central water providers in multiple regions throughout the County. The property is located within Planning Region 3 of the Plan, which is an area anticipated to experience growth by 2040. The following information pertains to water demands and supplies in Region 3 for central water providers:

The Plan identifies the current demand for Region 3 to be 4,494 acre-feet per year (AFY) (Figure 5.1) with a current supply of 7,164 AFY (Figure 5.2). The projected demand in 2040 for Region 3 is at 6,403 AFY (Figure 5.1) with a projected supply of 7,921 AFY (Figure 5.2) in 2040. The projected demand at build-out in 2060 for Region 3 is at 8,307 AFY (Figure 5.1) with a projected supply of 8,284 AFY (Figure 5.2) in 2060. This means that by 2060 a deficit of 32 AFY is anticipated for Region 3.

Water sufficiency has been analyzed with the review of the proposed subdivision. The applicant has shown a sufficient water supply for the required 300-year period. The State Engineer and the County Attorney's Office have recommended that the proposed final plat has an adequate water supply in terms of quantity and dependability. El Paso County Public Health has recommended that there is an adequate water supply in terms of quality. Please see the Water section below for a summary of the water findings and recommendations for the proposed final plat.

4. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. Colorado Parks and Wildlife and El Paso County Environmental Services were each sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies upland deposits and alluvial fan deposits in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

Please see the Parks Section below for information regarding conformance with The El Paso County Parks Master Plan (2013).



Please see the Transportation Section below for information regarding conformance with the 2016 Major Transportation Corridor Plan (MTCP).

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

The site does not contain any unusual geologic hazards or geotechnical constraints that would require mitigation.

2. Floodplain

FEMA Flood Insurance Rate Map (FIRM) panel numbers 08041C0339G and 0841C0552G indicates the subdivision is not within a FEMA regulatory floodplain.

3. Drainage and Erosion

The subdivision is located within Geick Ranch Drainage Basin which is an unstudied basin with no drainage or bridge fees.

The subdivision generally drains to the south. Stormwater runoff is conveyed by a roadside ditch to two extended detention basins for water quality and flood control storage. These detention facilities will be privately owned and maintained by Latigo Creek Metropolitan District.

A grading and erosion control plan has been submitted with this application. The plan calls for permanent and construction control measures to prevent sediment and debris from affecting adjoining properties and the public stormwater system before, during and after grading activities.

4. Transportation

The development is located south of Latigo Boulevard and west of Eastonville Road. All streets are planned to be public roads and will be dedicated to the County. This subdivision will result in the dedication of approximately 0.8 miles of developer constructed rural local roadways.

The El Paso County 2016 Major Transportation Corridors Plan Update (MTCP) identified a roadway improvement project for Eastonville Road from an unimproved county road to a minor arterial road. A prior subdivision improvement agreement (SIA) for The Trails Filing No. 2 subdivision identified deferring paving of internal gravel



roads within Filing No. 2 until such time as the County determines it to be warranted. As part of an agreement between the County Attorney's Office and the Developer the subdivision is contributing to the construction of improvements to Eastonville Road that is proportional to the development's traffic impact by providing escrow in the amount of \$165,041.00. The County also agreed that the developer will not be required to pave the existing gravel road or contribute to such work as noted in the SIA for The Trails Filing No. 2.

The development is subject to the El Paso County Road Impact Fee Program (Resolution No. 19-471), as amended.

H. SERVICES

1. Water

Sufficiency:

Quality: Sufficient

Quantity: Sufficient

Dependability: Sufficient

Attorney's summary: Based on the water demand of 12 acre-feet/year for the development and the District's availability of water sources, the County Attorney's Office recommends a finding of sufficient water quantity and dependability for Latigo Trails Filing No. 9.

2. Sanitation

Wastewater will be provided through an onsite wastewater treatment system for each individual lot.

3. Emergency Services

The property is within the Falcon Fire Protection District.

4. Utilities

Electric services will be provided by Mountain View Electric Association (MVEA) and natural gas services will be provided by Black Hills Energy.

5. Metropolitan Districts

The subject property is located within the Meridian Service Metropolitan District.



5. Parks/Trails

Fees in lieu of park land dedication in the amount of \$17,940 for regional fees and \$0 for urban park fees will be due at the time of recording the final plat.

6. Schools

Fees in lieu of school land dedication in the amount of \$9,360 shall be paid to El Paso County for the benefit of District 49 at the time of plat recording.

I. APPLICABLE RESOLUTIONS

See attached resolution.

J. STATUS OF MAJOR ISSUES

There are no outstanding major issues associated with the final plat.

K. RECOMMENDED 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 El Paso County Land Development Code (2022) staff recommends the following conditions and notations:

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 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.
- 3.** 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. 19-471), 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.

4. Park fees in lieu of land dedication for regional parks area 2 in the amount of \$17,940 and urban park area 3 fees in the amount of \$0 shall be paid at the time of plat recordation.
5. Fees in lieu of school land dedication in the amount of \$9,360 shall be paid to El Paso County for the benefit of District 49 at the time of plat recording.
6. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations dated January 5, 2023, provided by the County Attorney's Office.
7. The developer shall complete an escrow agreement with El Paso County in the amount of \$165,041.00 to be applied towards future improvements to Eastonville Road prior to final plat recordation.

NOTATIONS

1. Final plats not recorded within 24 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 42 surrounding property owners on April 17, 2023, for the Planning Commission and Board of County Commissioner meetings. Responses will be provided at the hearing.

M. ATTACHMENTS

Map Exhibit
Vicinity Map
Letter of Intent
Plat Drawing
State Engineer's Letter
County Attorney's Letter
El Paso County Public Health Recommendation Letter
Draft Resolution

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OFFICE: (719) 520 – 6300



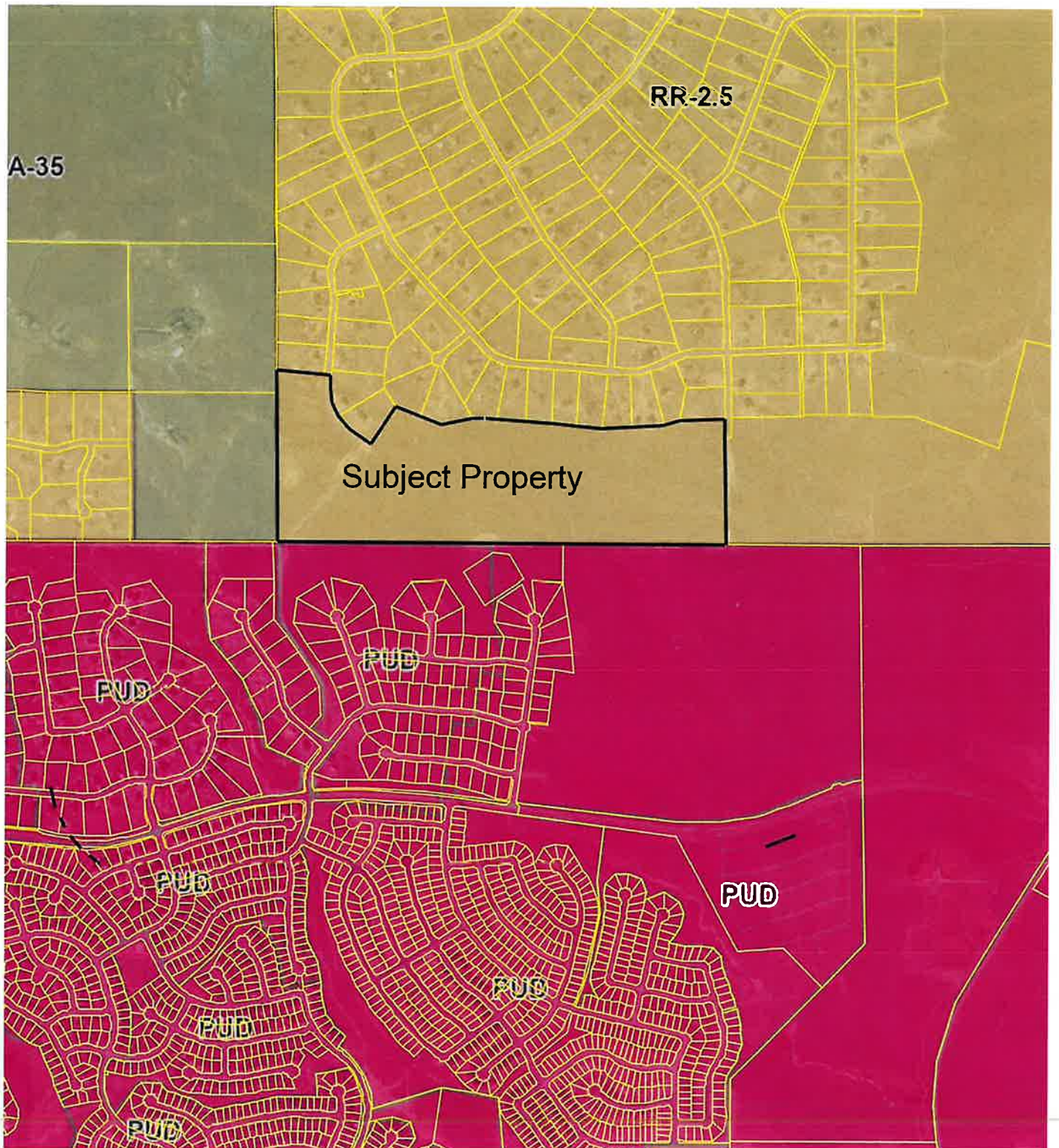
COLORADO SPRINGS, CO 80910
PLNWEB@ELPASOCO.COM

Map Exhibit #1: Aerial



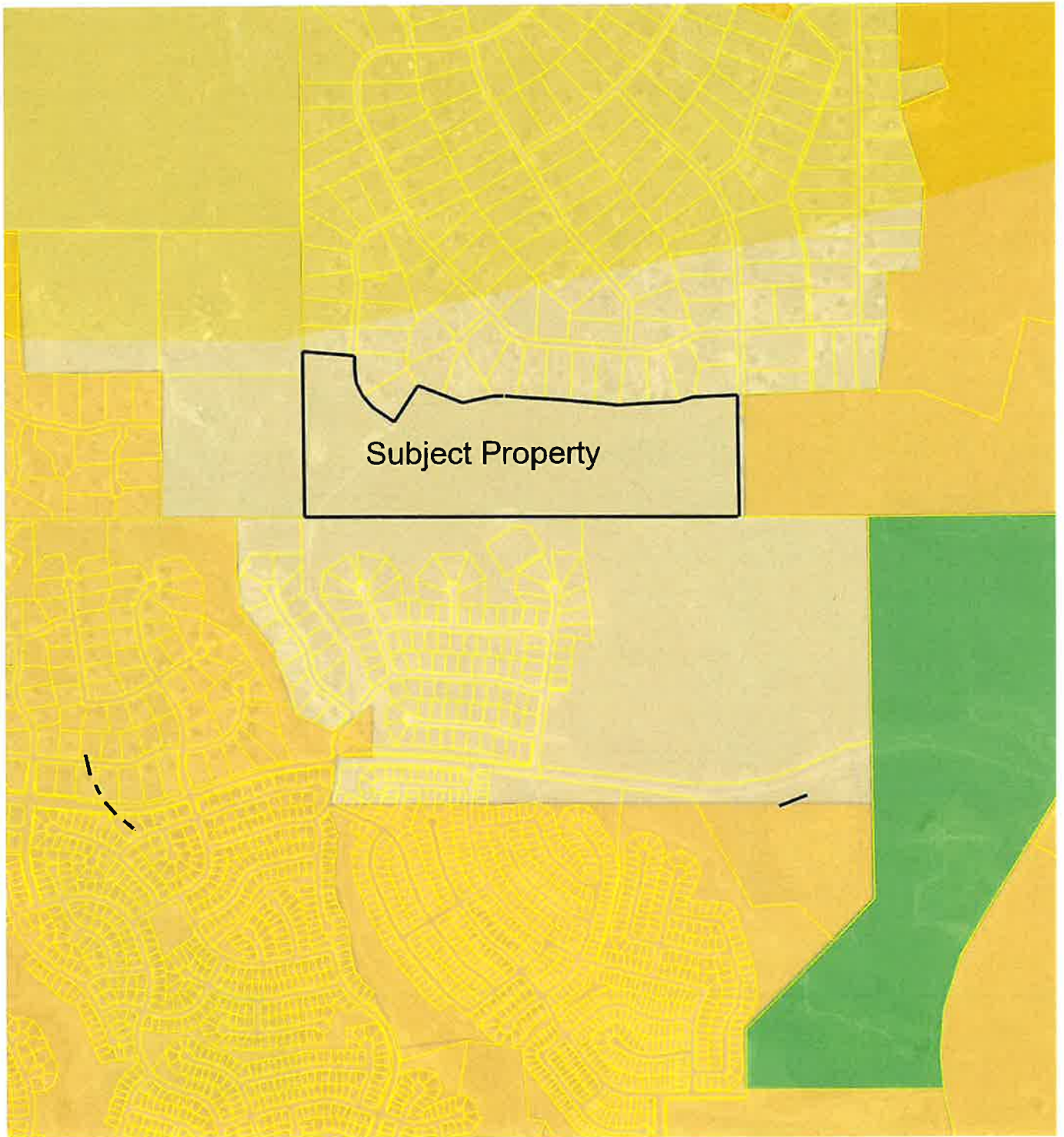
0.3mi

Map Exhibit #2: Zoning















0.3mi

Map Exhibit #3: Placetype



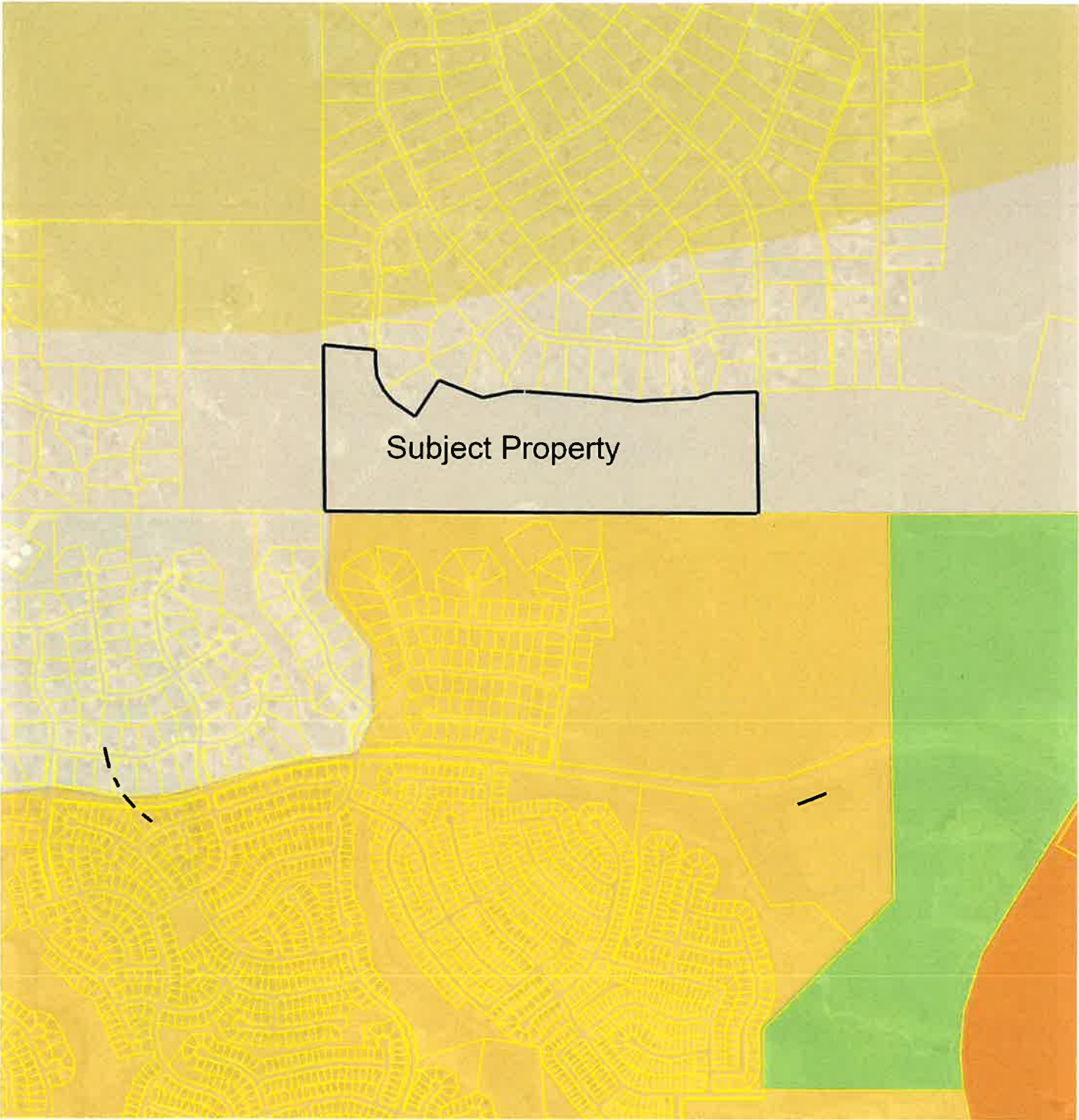
Legend

	Rural		Employment Center
	Large-Lot Residential		Regional Open Space
	Suburban Residential		Mountain Interface
	Urban Residential		Military
	Rural Center		Utility
	Regional Center		Incorporated Area



0.3mi

Map Exhibit #4: Area of Change

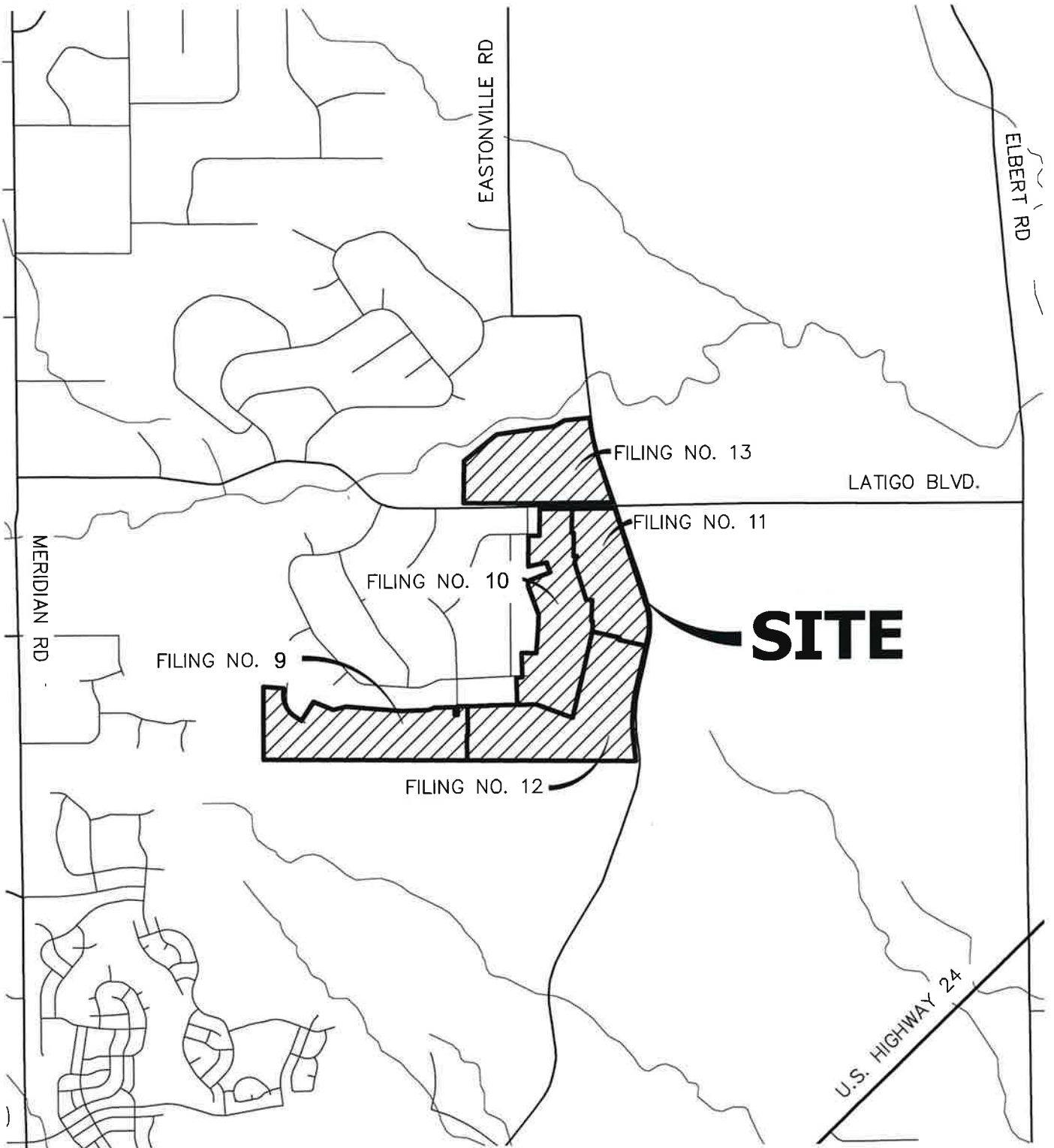


Legend

- Protected/Conservation Area
- Minimal Change: Undeveloped
- Minimal Change: Developed
- New Development
- Transition



0.3mi



3000 1500 0 3000 6000



ORIGINAL SCALE: 1" = 3000'



VICINITY MAP
LATIGO TRAILS
JOB NO. 25175.01
08/23/21
SHEET 1 OF 1



J-R ENGINEERING

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William Guman
& Associates, Ltd.

Bill Guman, RLA, ASLA | Principal
Colorado Springs City Councilman 1993-2001
Colorado Springs Planning Commissioner 1992-1993
Regional Building Commissioner 1997-2001

URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENT

731 North Weber Street, Suite 10 | Colorado Springs, CO 80903 | (719) 633-97

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EL PASO COUNTY

LETTER OF INTENT FOR: LATIGO TRAILS SUBDIVISION, FILING 9
TAX SCHEDULE NUMBER: 4200000345

Amended January 18, 2023

☐ **OWNER/APPLICANT, AND PLANNING CONSULTANT:**

Owner/Applicant:

Cheyenne Mountain Development Company, LLC
Robert C. Irwin
P.O. Box 60069
Colorado Springs, CO 80960-0069
(719) 475-7474
(719) 633-4904 (fax)

Planner:

William Guman & Associates, Ltd.
Bill Guman, RLA/ASLA
731 North Weber Street, Suite 10
Colorado Springs, CO 80903
(719) 633-9700

El Paso County Planner:

Kari Parsons, Senior Planner
El Paso County Development Services
2880 International Circle, Suite 110
Colorado Springs, CO 80910
(719) 520-6306

PROJECT LOCATION/DESCRIPTION AND HISTORY OF PROPERTY:

The Latigo Trails property for this Final Plat application is located in El Paso County in Elbert, CO, approximately 18 miles northeast of downtown Colorado Springs, situated west of Eastonville

Road and north of Meridian Ranch. The site is bordered by Latigo Boulevard to the north and Eastonville Road to the east. It is approximately 2 miles northwest of CO Highway 24.

According to the 2021 Your El Paso County Master Plan, the placetype of this development is "Large Lot Residential". As such, it consists of single-family homes occupying lots of 2.5 acres or greater. The placetype engenders a sense of community in spite of the physical separation of homes and matches the context of the surrounding area.

The Applicant proposes to develop the site as a planned community of new single-family detached residential dwelling units that recognizes and respects the character of the rural surrounding community. For this submittal, Filing 9 consists of 39 lots within 106.6033 acres.

Neighbors of the project have been notified of this filing, and the applicant has been made available for any inquiries. Two residents have contacted the applicant. One individual asked about the potential cost of a new home in this filing, he was referred to the developer for an answer. The second individual asked if this was a continuation of the existing development. We responded that, yes, this was a new filing adjacent to and part of the existing development. No further outreach efforts were made beyond the initial contact and response to inquiry, as future filings within the development were already known and anticipated.

Public infrastructure to serve the new lots, including roads, drainage facilities, and utilities will all be constructed in compliance with applicable county standards, regulations and criteria in effect at the time of this application. In keeping with the rural character of the surrounding Elbert, Black Forest and Peyton communities, internal circulation will be comprised of paved Rural Local roads with roadside ditches.

Land to the south of filing 9 is Meridian Ranch. To the west of filing 9 is a parcel zoned A-35, containing a single, two-story residence. North of filing 9, there are single family residences from an earlier Latigo Trails filing. East of filing 9 is vacant land, to be a future filing of Latigo Trails.

DEVELOPMENT REQUEST

The Owner and Applicant request approval of a Final Plat for the development of 39 rural residential single family residential lots on 106.6033 acres (e.g., .364 DU/Acre density) for filing 9. The property is currently zoned RR-2.5 and the proposed plat meets the zoning standards of this district.

PRELIMINARY PLAN AREA: The preliminary plan was approved under the name "Latigo Trails Subdivision" on November 2, 2001 for 246 lots. The approved tract of land was 585.63 acres, more or less, for single family residences. There was no condition of approval by the BOCC for a timeframe of expiration for the preliminary plan. At the time of the approval of the

preliminary plan, the proposed water was found not sufficient in terms of quality, not sufficient in terms of quantity and not sufficient in terms of dependability.

PUBLIC IMPROVEMENT DISTRICT: The project will be required to participate in the El Paso County Road Improvement Fee Program. Latigo Trails Filing 9 will join the ten-mil Public Improvement District (PID). The ten-mil PID building permit fee portion associated with this option is \$1,221 per single-family dwelling unit. The total building fee would be \$47,619 for the 39 lots within Filing 9.

TOTAL NUMBER OF ACRES WITHIN THIS APPLICATION: Filing 9 is 106.6033 acres.

JUSTIFICATION FOR REQUEST

This request is consistent with the purposes of the EPCLDC. The proposed Final Plat is in conformance with subdivision design standards and establishes an adequate level of compatibility with surrounding areas of the site already constructed and other known surrounding areas currently proposed for development.

CRITERIA FOR APPROVAL

Regarding the El Paso County Land Development Code, Chapter 7, 7.2.1 (D)(3)(f), Criteria for Approval for a Final Plat.

The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;

ADHERENCE WITH THE 2021 YOUR EL PASO COUNTY MASTER PLAN, AND WATER MASTER PLAN

Land Use & Development, Core Principle: Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County.

The 2021 Your El Paso County Master Plan (the “Master Plan”) addresses issues directly related to the Preliminary Plan and development of the *Latigo Trails* development. The policies specifically related to the Preliminary Plan request include:

Goal 1.1 - *Ensure compatibility with established character and infrastructure capacity.*

The Preliminary Plan proposed for the new single family rural residential lots is compatible with the existing adjacent rural residential lots in the Latigo Boulevard and Eastonville Road corridors. New lots will be similar in size to existing lots and roads serving the new lots will be compatible with the types of rural roadways in nearby adjacent neighborhoods.

Goal 1.4 – *Continue to encourage policies that ensure “development pays for itself”.*

Latigo Trails is proposed as a development of single-family rural residences within a non-urban density area of the Elbert community. Utilities and road infrastructure needed to serve the new

lots, such as new roads, drainage and detention facilities, erosion control, etc. will be constructed as part of this development.

Housing & Communities, Core Principle: Preserve and develop neighborhoods with a mix of housing types.

Goal 2.2 – Preserve the character of rural and environmentally sensitive areas.

The Preliminary Plan with RR-2.5 zoning for the site is harmonious and compatible with the rural character of adjacent and nearby neighborhoods that are also zoned RR-2.5, A-35, and PUD. The Applicant proposes to avoid overlot grading across the 1,027 acre site, and instead will limit grading to roadways and drainage infrastructure in keeping with the established land use character of surrounding sub-areas of the county. Lower density will help to sustain the appearance and unique environmental conditions of adjacent properties.

Transportation & Mobility, Core Principle: Connect all areas of the County with a safe and efficient multimodal transportation system.

Goal 4.2–Promote walkability and bikability where multimodal transportation systems are feasible.

The Applicant proposes to incorporate hiking trails and light impact in various parts of the proposed development to promote non-motorized multi-modal transportation linkages within the development. Ideally, residents might travel by horseback from their home to their neighbor's home.

Community Facilities & Infrastructure, Core Principle: Continue to coordinate with local and regional agencies to provide well-managed, high-quality community facilities and services.

Goal 5.3 – Ensure adequate provision of utilities to manage growth and development.

Concerning utilities, Latigo Trails has been provided a commitment letter for delivery of electrical service by Mountain View Electrical Association. Black Hills Energy has committed to providing natural gas to the development. Meridian Service Metropolitan District has provided will-serve letters for Latigo Trails Filings 9 and 10 for water provision. Wastewater will be accommodated by individual on-site wastewater treatment systems. Based upon evaluation by our environmental and geotechnical engineers, it has been determined that Filings 9 and 10 are suitable for individual on-site wastewater treatment systems without contamination of surface and subsurface water systems.

Goal 5.4–Use best management practices to protect water quality, conserve water, minimize impacts of flooding, and beautify El Paso County.

The submitted drainage report specifically details a four-step process to minimize adverse impacts of development. The process includes reducing runoff volumes, stabilizing drainageways, treating the water quality capture volume (WQCV), and consider the need for Industrial Commercial best management practices (BMPs). A grading and erosion control plan and a stormwater management report has been submitted with the FDR to support the Filing No. 9 development.

Environment & Natural Resources, Core Principle: Prioritize and protect the County's natural environment.

Goal 9.2- Promote sustainable best practices with regard to development and infrastructure.

The surrounding area of the Preliminary Plan has sufficient carrying capacity to support the new development with regard to roadway capacity, water supply, septic suitability, educational facilities, and organized structural fire protection. Commitment Letters from entities that would supply this development with essential services have been submitted with this Preliminary Plan application.

The Preliminary Plan design, which includes 2.5 acre home sites and expanses of open space, ensures that development of this site will remain compatible and contiguous with existing rural residential areas. At .36 DU/Ac, Latigo Trails is compatible with numerous other subdivisions adjacent to and within a 2 mile radius of the property.

The subdivision is in substantial conformance with the approved preliminary plan;

The subdivision is in substantial conformance with the approved preliminary plan. The overall Latigo Trails development is planned to be subdivided into multiple filings from the preliminary plan to ameliorate the overall economics of developing the site in its entirety. At this point, there are tentatively five (5) final plat filings planned for the preliminary plan area starting with this Filing No. 9. All infrastructure and improvements remain as initially envisioned to serve the community.

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;

Latigo Trails Filing 9 complies with El Paso County Land Development Code, Chapter 8, Subdivision Design, Improvements and Dedications. Consistent with the chapter's purpose, this development promotes the health, safety, convenience, and welfare of the general public and establishes standards of design which will encourage the development of sound, economical, stable neighborhoods and create a healthy environment for present and future inhabitants therein.

Consistent with assisting in the orderly, efficient and integrated development of the County, Latigo Trails Filing 9 is zoned as RR-2.5. The properties to the north are also zoned RR-2.5 with existing single-family development. The properties to the west are zoned A-35 with existing rural density single-family development. The properties to the east are also zoned RR-2.5 and vacant at this time. The properties to the south are zoned PUD with open space tracts and urban density single-family to the west and vacant land to the east. The nature of the proposed 2.5 acre rural parcels provide a seamless integration into the surrounding neighborhood.

The development provides for adequate open spaces for traffic, drainage, recreation and parks, sites for schools and educational facilities, light and air. Internal roadways access each proposed home site. The density of 2.5 acres per lot provides ample room in which to recreate for residents. There is a planned 30 foot pedestrian/equestrian trail facility extending north/south through the development in the next proposed filing to the east to be constructed by the developer, which will extend to the property's south boundary and be connected to the Meridian Ranch pedestrian circulation system to provide access to schools. Additionally, there is an existing public county park just to the southeast, the Falcon Regional Park that is accessible to residents of Filing 9. The 215 park provides pavilions, restrooms, play areas, ballfields, trails, a fenced dog park, and other amenities. Latigo Trails is within School District 49, the fastest growing school district in Colorado, and has convenient access to schools within the district.

Latigo Trails Filing 9 provides logical vehicular circulation within the development. Provisions for the proper location, width, and design of roads were of paramount importance. The internal roadways are designed as typical rural local, in keeping with the nature of its RR 2.5 zoning. The roads will be County owned. The design minimizes traffic hazards and provides for safe and convenient vehicular circulation throughout the subdivision. Asphalt pavement ensures a smooth and safe surface which is easily repaired. For added safety, a two-foot-wide gravel shoulder flanks the roadway.

Regarding the on-site infrastructure, specifically, utilities, Mountain View Electric Association, Inc. has provided a letter committing to providing electrical service to this filing, as it has with the previous filings within Latigo Trails. Natural Gas service will be provided by Black Hills Energy per the provided commitment letter. Latigo Trails will be providing on-site wastewater treatment systems (OWTS), consistent with prior filings. Each lot will have its own septic system. The rural local roads as described in the previous paragraph will have a 2% cross slope from the crown, draining into roadside swales, detailed in the Grading and Erosion Control Plans. The swale section is at a 4:1 slope from the roadside and 3:1 slope from the outside of the berm. A PVC waterline of varying diameter from 8" to 12" is buried beneath the road and running its length for delivery.

The structures (homes) within Filing 9 will compliment and harmonize with the residences built in prior filings of Latigo Trails. Again, they'll be in keeping with the rural landscape and land use.

The filing is made up of residential lots with a minimum size of 2.5 acres. This is in keeping with the constraints of RR 2.5 zoning.

Protecting the natural resources, considering the natural vegetation and promoting the natural beauty of the County is an important concern for the project. The land in its predeveloped state was a largely treeless plain. Residents are strongly encouraged to use native and low water use plant material within the site. This is likely to be of impact only within close proximity of the residences. Unbuilt area of the parcel will likely be unirrigated and remain in a more pristine state, mirroring the surrounding landscape.

According to the 2021 Your El Paso County Master Plan, the placetype of this development is "Large Lot Residential". As such, it consists of single-family homes occupying lots of 2.5 acres or greater. The placetype engenders a sense of community in spite of the physical separation of homes and matches the context of the surrounding area.

To ensure that definite provision will be made for a water supply that will be sufficient in terms of quantity, dependability and quality to provide an appropriate supply of water for the type of development proposed, Latigo Trails has entered into a provision agreement with Meridian Service Metropolitan District. Its supply information and a water resources report has been provided to the County, detailing sufficiency, dependability and quality.

Pursuant to the final plat, prepared by a licensed land surveyor for Latigo Trails Filing 9, provision has been made for an adequate and accurate system to record land divisions and ensuring proper legal descriptions and survey monumentation in order to inform the public, and especially future residents, of the facts about the division, thereby safeguarding the interests of the public, the homeowner, the applicant, and the County.

To this end, documents and plans submitted to the County include, but are not limited to, construction drawings for the internal roadways, a drainage report, a fire protection report, traffic impact study, water supply information study, stormwater management plan, and a grading and erosion control plan.

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 this 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;

As is the case with previous filings within Latigo Trails, water service will be provided by Meridian Service Metropolitan District (MSMD).

The following information was provided by request of El Paso County per the El Paso County Water Master Plan, Chapter 7, Implementation:

A will serve letter has been provided from the Meridian Service Metropolitan District to provide water to Latigo Trails Filing No. 9, lots 1-39 and uploaded to the County. Additionally, a water resources report and water supply information summary have been provided to the County for this development.

The water resource report provides data for the Planning Commission and the BOCC to determine whether the proposed water supply is sufficient in terms of quality, quantity and dependability for the proposed subdivision. The report includes adequate documentation that the proposed water supply is sufficient in terms of quantity, dependability and quality for the proposed subdivision.

Water Service:

The Meridian Service Metropolitan District (MSMD) will provide water service to Latigo Trails Filing No. 9, lots 1-39. This service will consist of a 1" copper or HDPE water service line to each of the above listed lots.

Based on the already approved projects within Latigo and Meridian Ranch serviced by MSMD the current demand is 1,716 Ac-Ft per year. MSMD currently owns water rights in the amount of 6,088 Ac-Ft and based on the El Paso County 300-year rule of supply for development is 2,163 Ac-Ft. Latigo Trails Filing No. 9 will add an additional demand of 13 Ac-Ft per year based on the Water Resource Report dated August 2021 and developed by the MSMD engineer. The additional 13 Ac-Ft demand results in an overall demand of 1,729 Ac-Ft, which leaves a surplus of 446 Ac-Ft per year.

The master plan for Meridian Ranch provides for 4,500 single family homes, schools, business and open space amounting to a total demand at build out to be approximately 2,035 Ac-Ft. The projected demand is below the El Paso County water supply rule for development and the total amount of water available to MSMD every year.

Water Supply and Demand Summary

LOTS	Total Supply (AF/Year)	Total Demand (AF/Year)
39	434	13

Water Quality

- MSMD has been providing treated water to the Latigo Trails development and Meridian Ranch developments since 2003.
- Treatment of the water consists of disinfection of the water as required for all community water systems, in addition to addressing iron, manganese and turbidity commonly found in Denver basin ground wells.
- MSMD is currently extracting groundwater from fifteen (15) wells located within the MSMD boundary, three (3) off-site wells located within the Latigo Trails development, and six (6) wells from the offsite area known as Guthrie Ranch.
- Monthly reporting is provided to the Colorado Department of Public Health and Environment (CDPHE) as required. To date there have been no deficiencies.

System Certification

- The MSMD water system is classified as a “public water system” (PWSID# CO0121455) and meets all the applicable requirements of the CDPHE.

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;

Sewage treatment will be handled via on-site wastewater treatment systems (OWTS) for each lot. We have provided documentation in the form of a wastewater report by CTL Thompson to this end. The site is suitable for OWTS with two suitable OWTS sites per lot available to be identified at the time of plot/site plan submittal for each individual lot.

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)];

With regards to soil and topographic conditions on-site, a soils and geology report has been provided by a licensed engineer. The report addresses suitability of developable areas within constraints of soils and geologic conditions. Further, CTL Thompson, as engineers in this capacity, have recommended that they provide construction observation services to verify soil conditions consistent with those found during their investigation.

The Colorado Geological Survey’s review comment of the submitted geotechnical report (as posted on EDARP) indicates:

<<Provided CTL's recommendations are adhered to, and lot-specific investigations and analyses are conducted for use in design of individual foundations, floor systems, subsurface drainage,

and pavements, CGS has no objection to approval of the residential subdivision as proposed.>>

As such, prior to construction of proposed residences, lot-specific subsurface soil investigations will be performed to determine whether or not shallow groundwater, hydro-compacted soils, and/or potentially expansive soils are present on the lot, and to determine an appropriate foundation design, basement or crawl-space suitability, and/or lot-specific recommendations are necessary to mitigate these conditions. Language requiring lot-specific subsurface soil investigation will appear as a Note on the Final Plat. Drainage easements are “no build areas”. *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;*

We have provided a Final Drainage Report, Grading, Erosion and Stormwater Quality Control Permit and Erosion Control Plan, addressing proposed adequate drainage improvements. A new full-spectrum EDB will be provided on Lot 7 in the southwest part of the project with associated required easements. An existing pond to the southeast of the development will be utilized and upgraded to current criteria with required easements.

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;

Legal and physical access is provided to all parcels from the proposed public internal roadways on site and existing adjoining public roadways. Conestoga Trail, Horse Canyon Trail, Conestoga Trail South, and Buffalo River Trail (60' R.O.W.) will provide access to all lots within Filing 9.

Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;

Required items supporting this requirement have likewise been uploaded, as required, to EDARP, and include the Fire Protection Report, the Fire Commitment Letter, Electric Provider Commitment Letter, Natural Gas Commitment Letter and a Traffic Impact Study.

The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;

The Fire Protection letter affirms that the subdivision design and all its components provide adequate and appropriate support for fire suppression and safety, including vehicular access and water delivery.

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;

Minimal off-site impacts are anticipated with this filing.

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;

Minimal off-site impacts are anticipated with this filing.

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 Improvements Agreement (SIA) and related Financial Assurance Estimate (FAE) addresses all concerns related to financial guarantees/construction of infrastructure and public facilities. The SIA and FAE have been uploaded to the County EDARP site.

Latigo Trails Filing 9 will not have a homeowners' association, so there will be no HOA articles of incorporation, or HOA bylaws.

There are no common areas requiring maintenance in this filing. There are easements for drainage and utility purposes. The easements allow for Latigo Creek Metro District (ponds and drainage swales) and the utility company entities to have access for maintenance, etc.

Proposed improvements will include the construction of county-owned (e.g., public) and maintained asphalt roadways ('Rural Local' classification with roadside ditches). Drainage and storm water detention facilities will be constructed and maintained in conformance with County standards and specifications. Electric, natural gas, and telecommunication service points-of-connection will be extended from the roadways up to all new lots. Water will be provided via a central water system to be developed by the Owner/Applicant and will be operated and maintained by the Latigo Trails Metropolitan District (organization of a Metropolitan District will be completed at the time of Final Plat recording). Individual septic systems will be provided via an On-Site Wastewater Treatment System (OWTS) prepared by the Owner in accordance with El Paso County Department of Health policy guidelines.

Grading and earthmoving activities will be limited to roadway, drainage and utility construction areas. Individual lot owners will assume responsibility for grading their respective lot; no 'overlot' grading is proposed to occur over most of the site.

The subdivision meets other applicable sections of Chapter 6 and 8;

The proposed final plat meets the noted sections.

The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]

A Notice to Mineral Estate Owners has been provided to the County, attesting that no mineral estate owners were found.

END

THIS MAT TRAY AND CONNECTIVE REPAIR

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2022.

JARROLD ADAMS, COLORADO REGISTERED P.L.S. # 38252 DATE _____

NOTICE:

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN ONE YEAR AFTER YOU HAVE RECEIVED NOTICE OF THE DEFECT.

IMMEDIATELY AFTER YOU FIRST DISCOVER SUCH DEFECT IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON

PCD DIRECTOR CERTIFICATE

THIS PLAN FOR "THE MAJALS FILING NO. 9" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE _____ DAY OF _____, 2022. SUBJECT TO ANY NOTES

ON COMPLETION OF THE FORM, RETURN TO:

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

ASSIGNORS CERTIFICATE.

Table 1. *Continued*

118501 09.01.8 455555.00

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAN FOR "THE TRAIL BLAZING NO. 5" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, CO. OHIO BOARD OF COUNTY COMMISSIONERS ON THE DAY OF 702 SUBJECT TO ANY NOTES SPECIFIED HEREON AND

ANY CONDITIONS IMPOSED IN THE RESOLUTION OF APPROVAL, THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL ORDINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE PROVISIONS OF EL PASO COUNTY ORDINANCE NO. 100,000.

THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

DATE _____

PRELIMINARY, BOARD OF COUNTY COMMISSIONERS

CLERK AND RECORDER

STATE OF COLORADO
COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE
THIS _____ DAY OF _____, 202~~2~~¹ A.D.

AND WAS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO

DATE RECEIVED BY AND FROM

E. FRID, G. SMITH, C. JENSEN, AND M. KILGUS

FEE6		SUMMARY	
10.107	100.7057.10000	84.588	

BRIDGE FEE:	N/A
DRAINAGE FEE	N/A
39 CUBS	100.535/ ACRES
39 CUBS	94.18%
39 CUBS	1.825

SCHOOL FEE:	N/A
NO. IN	101 RL
TID BOJZ ACHES	100.00%

PARK FEE	\$17,940.00
----------	-------------

JOB NO. 25175.02
DECEMBER 30, 2022

SHEET 1 OF 5

51

J.K. ENGINEERING
A Physical Company

Centered 311-740-5551 • Colorado Springs 781-550-2551

PCD FILE NO SF-21-036 For Cds 970-49-0888 • www.gcseng.com

PER C.R. 89-15-108, "ALL LINEAL UNITS DERIVED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY" ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS

- [illegible]

250 125. 0 250
ORIGINAL SCALE 1" = 250'

BASED ON RECORDS
1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413

27. GEOLOGICAL HAZARD NOTE:
THE FOLLOWING HAZARD NOTE HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS, MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT BY C.T. THOMPSON IN FILE NO. PCD 5F-21-015 AVAILABLE AT THE EL PASO COUNTY PLANNING DEVELOPMENT DEPARTMENT.
THERE ARE NO GEOLOGIC HAZARDS PRECEDING THE DEVELOPMENT.

- [illegible]

○	SET 18" #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED 1.S.1922	(f)	RADIAL BEARING
●	FLASH WITH GROUND	*	NOT PART OF SURVEY
●	RECOVERED 1-1/4" WHITE PLASTIC CAP STAMPED 1.S.1922	U.E.	UTILITY EASEMENT
●	FLASH WITH GROUND	P.U.	PUBLIC IMPROVEMENTS
▲	RECOVERED 1-1/4" RED PLASTIC CAP STAMPED 1.S.1922	D.E.	DRAINAGE EASEMENT
▲	0.2' BELOW GROUND	D.E.	DRAINAGE EASEMENT
●	RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED 1.S.2408	U.D.	UTILITY DRAINAGE AND EQUESTRIAN
●	FLASH UNLESS OTHERWISE NOTED	& E.E.	
●	RECOVERED #5 REBAR FLASH WITH GROUND		PROPOSED SUBDIVISION LINE
▲	RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED 1.S.1922		PROPOSED LOT LINE
▲	RECOVERED 1-1/4" YELLOW PLASTIC CAP FLASH UNLESS OTHERWISE NOTED		PROPOSED RIGHT-OF-WAY LINE
■	RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED 1.S.1923		PROPOSED CENTRELINE
■	FLASH WITH GROUND		PROPOSED EASEMENT
SE	SQUARE FEET		EXISTING PROPERTY LINE
AC	ACRES		EXISTING RIGHT-OF-WAY LINE
ADDRESS			EXISTING CENTRELINE
			EXISTING EASEMENT

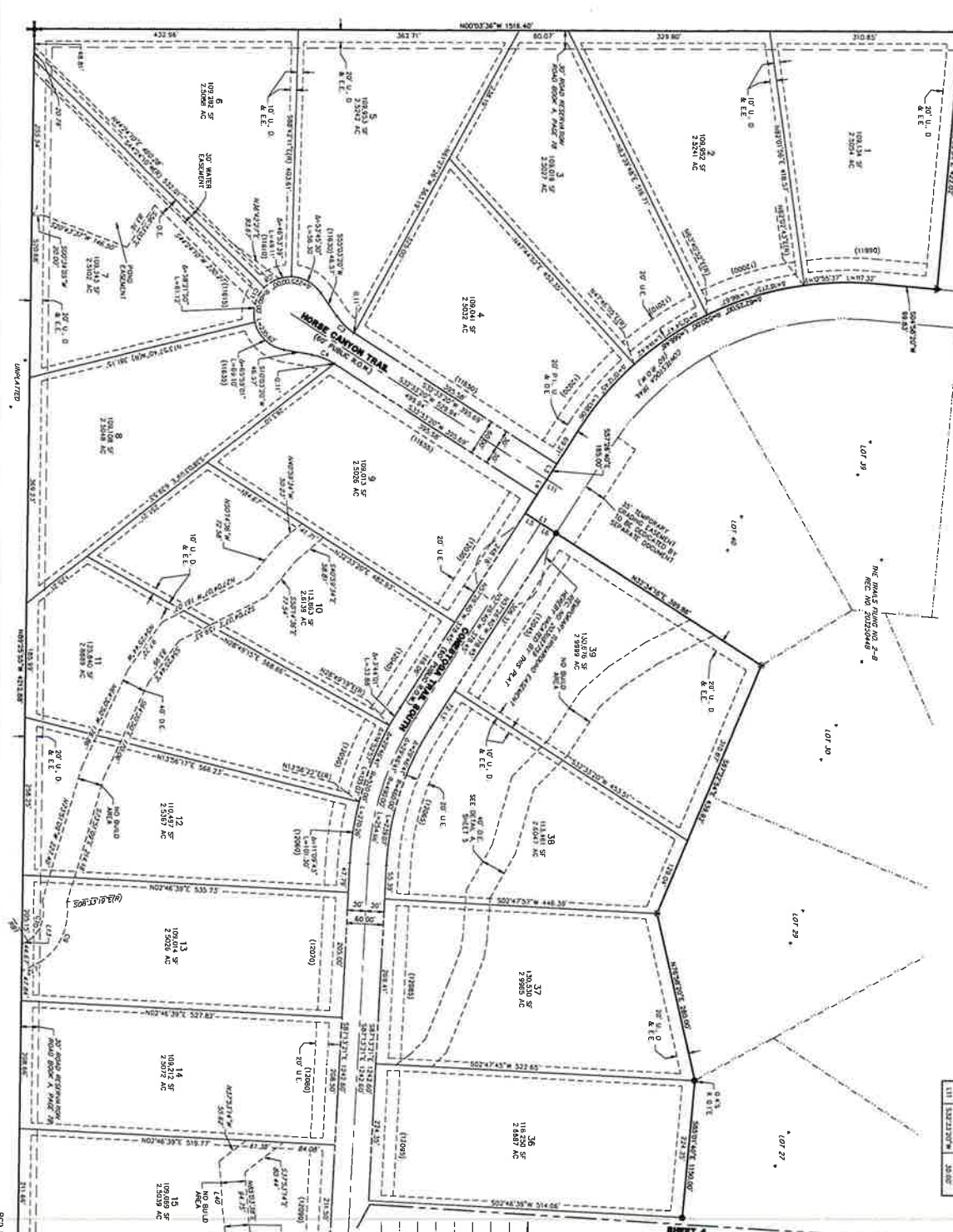
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C8	27° 30"	60.00'	26.61'
C11	20° 02' 00"	62.00'	31.42'

THE TRAILS FILING NO. 9
LOCATED IN THE SOUTH HALF OF SECTION 17,
TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO

LINE TABLE		
LINE	BEARING	DISTANCE
13	S57°38'40"E	30.00'
14	S57°28'40"E	30.00'
15	N42°33'20"E	30.00'
16	N32°33'20"E	30.00'
111	S32°23'20"W	30.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	22°30'00"	100.00'	38.27'
C4	22°30'00"	100.00'	38.27'

- SET 18" #5 REBAR WITH 1-1/2" ALUMINUM CAP
STAMPED "JR ENG LS 38252"
O
FINISH WITH GRADING



LINE TABLE	
LINE	BEARING DISTANCE
L12	525.92' 24.7°
L13	473.92' 24.7°

RADIAL BEARING TABLE	
LINE	BEARING
RB1	555.56' 31.7°

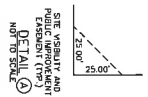
JOB NO. 25175, 02
 DECEMBER 30, 2022
 SHEET 5 OF 5


JR ENGINEERING
 Aesthetics Company

Ordered At: JR-ESS - Corona Springs, Jr-250-250

ORIGINAL SCALE: 1" = 80'
 80' 40' 0' 80'

CURVE TABLE		
CURVE	DELTA	LENGTH
C5	37°32'	56.39'
C6	37°32'	58.14'
C7	37°52'	59.88'



- EXISTING EASEMENT



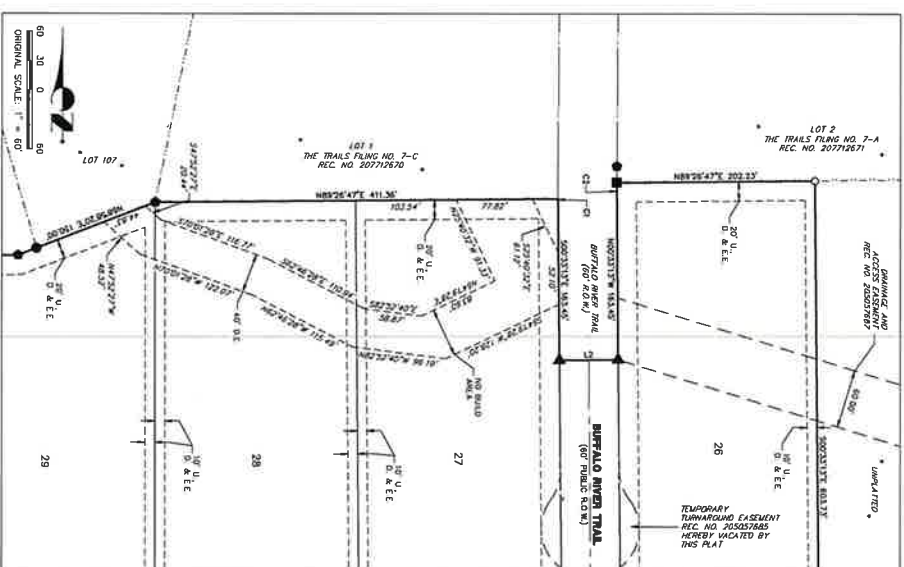
J.R. ENGINEERING

80 40 0 80
ORIGINAL SCALE: 1" = 80'
JOB NO. 25175.02
DECEMBER 30, 2022
SHEET 4 OF 5

[illegible]

LINE TABLE		
LINE	ITEMING	DATE
L14	WIRE 24" X 2"	41.00
L15	560' 48" X 36"	48.75
L16	528" 33" X 22"	51.76
L17	323" 30" X 20"	88.87
L18	532" 34" X 20"	74.59
L19	528" 35" X 20"	44.45
L20	513" 34" X 17"	45.91
L21	532" 30" X 17"	48.91
L22	520" 33" X 26"	15.06
L23	517" 30" X 26"	33.04
L24	507" 33" X 24"	42.34
L25	527" 33" X 22"	48.83
L26	529" 36" X 32"	80.83
L27	523" 30" X 32"	44.87

LINE TABLE		
LINE	REMARKS	DISTANCE
L20	N67.543.47W	24.85
L28	N17.233.34W	48.60
L30	N20.321.95W	30.33
L31	N42.261.25W	32.05
L32	N17.234.17W	47.20
L33	N20.245.52W	30.70
L34	N22.244.207W	13.89
L35	N23.019.47W	15.97
L36	N23.010.02W	68.32
L37	N47.253.32W	60.17
L38	N45.046.35W	28.26
L39	S78.287.24W	37.88
L40	S45.515.20W	118.33



		LEGEND	
○	SET 1/8" AS BEARER WITH 1-1/2" ALUMINUM CAP STAMPED 3/4" ENG. IS 195252	(R)	RADIAL BEARING
●	FLUSH WITH GROUND	•	NOT PART OF SURVEY
●	RECOVERED 1-1/4" WHITE PLASTIC CAP STAMPED 1/2" ENG. IS 195252	U.E.	UTILITY EASEMENT
▲	FLUSH WITH GROUND	P.L.U.	PUBLIC IMPROVEMENTS, UTILITY & DRAINAGE EASEMENT
▲	RECOVERED 1-1/4" RED PLASTIC CAP STAMPED 1/2" ENG. IS 195252	D.E.	DEBRIDGE EASEMENT
●	0.2' BELOW GROUND	U.D.	UTILITY, DRAINAGE, AND COUNESTRIAL & E.E.
●	RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED 1/2" ENG. IS 195252		PROPOSED SUBDIVISION LINE
●	FLUSH UNLESS OTHERWISE NOTED		PROPOSED LOT LINE
●	RECOVERED 3/8" BEARER FLUSH WITH GROUND		PROPOSED RIGHT-OF-WAY LINE
▲	RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED 1/2" ENG. IS 195252		PROPOSED CENTERLINE
▲	FLUSH UNLESS OTHERWISE NOTED		PROPOSED EASEMENT
■	RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED 1/2" ENG. IS 195252		EXISTING PROPERTY LINE
■	FLUSH WITH GROUND		EXISTING RIGHT-OF-WAY LINE
SF	SQUARE FEET		EXISTING CENTERLINE
AC	ACRES		EXISTING EASEMENT
ADRESS			



September 29, 2022

Kyle Bagley, Project Manager
Elbert County Community & Development Services
Transmitted via the EPC EDARP Portal: <https://epcdevplanreview.com/>

Re: Latigo Trails Filing No. 9 (Final Plat) - 3rd Letter
File #: SF2136
Part of the W ½ of Sec. 16, Twp. 12S, Rng. 64W, 6th P.M.
Upper Black Squirrel Creek Designated Basin
Water Division 2, Water District 10

Dear Kyle Bagley:

We have reviewed the above-referenced proposal for the Final Plat of Latigo Trails Filing No. 9, which will create 39 single-family lots on 107 acres in the W ½ of Sec. 16, Twp. 12S, Rng. 64W, 6th P.M. The entire Latigo Trails development consists of several phases on 1,027 acres. This letter supersedes the letter dated July 2, 2022 from this office concerning Filing No. 9.

Water Supply Demand

According to the June 23, 2022 Letter of Intent ("Letter"), the estimated water demand for the filing is **12 acre-feet/year** for household use, including irrigation, for all 39 lots. These estimates are based on an estimated demand of 0.31 acre-feet/year per residential home including outside irrigation.

Source of Water Supply

According to the July 18, 2022 will serve letter ("Letter"), Meridian Service Metropolitan District (MSMD) is committed to serving Filing No. 9. MSMD provides water to the Latigo Trails development as an out of district user per a 2001 Intergovernmental Agreement to provide water service.

According to the Letter, MSMD has commitments to provide water service to the following:

1. Meridian Ranch with a demand of approximately 1,606.2 acre-feet/year,
2. the other Latigo Trails filings with a demand of 34.7 acre-feet/year (not including Filing No. 9),
3. A perpetual lease to provide 85 acre-feet/year to the Paint Brush Hills Metropolitan District ("PBHMD"), and
4. A 25 acre-feet/year lease with El Paso County for Falcon Regional Park.

The total demand on MSMD is approximately 1,751 acre-feet/year. The additional demand of **Filing No. 9** brings the demand on MSMD up to approximately **1,763 acre-feet/year**.



According to the Letter and the July 2022 Water Resources Report (“Report”), the District owns and controls 5,865 acre-feet/year of water rights or **2,058 acre-feet/year¹ based on a 300-year supply**. MSMD obtains their supply from nontributary Denver Basin bedrock aquifer wells and alluvial wells which withdraw groundwater under various determinations of water rights or final permits owned and controlled by MSMD as summarized in Table 3 of the Report and below:

1. Meridian Ranch (Determination of Water Right nos. 154-BD, 155-BD, 156-BD, and 157-BD),
2. Guthrie Ranch (228-BD, 229-BD, 230-BD, and Final Permit nos. 612-RFP and 27554-FP),
3. Latigo Trails (568-BD, 569-BD, 570-BD, and 46406-F), and
4. Hart Ranch (2099-BD and 2100-BD).

The El Paso County Land Development Code, Section 8.4.7.(B)(7)(b) states:

“(7) Finding of Sufficient Quantity

(b) Required Water Supply. The water supply shall be of sufficient quantity to meet the average annual demand of the proposed subdivision for a period of 300 years.”

The State Engineer’s Office does not have evidence regarding the length of time for which this source will “meet the average annual demand of the proposed subdivision.” However, treating El Paso County’s requirement as an allocation approach based on 300 years, the allowed average annual amount of withdrawal of allocated Denver Basin aquifer water would be reduced to one third of that amount. The water supply available to MSMD of 2,058 acre-feet/year based on a 300-year supply is greater than the annual demand on MSMD of 1,763 acre-feet/year. As a result, the water may be withdrawn in that annual amount for a maximum of 300 years.

Therefore, the **uncommitted firm supply available to MSMD is 295 acre-feet/year**. Additionally, it is anticipated that the demand from Meridian Ranch at full build out will be 2,033 acre-feet/year which is less than MSMD’s available supply.

Well nos. 612-RFP and 27554-FP withdraw water from the Upper Black Squirrel Creek alluvial aquifer, which is currently considered to be a renewable source.

State Engineer’s Office Opinion

Based upon the above and pursuant to sections 30-28-136(1)(h)(I) and 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to vested water rights.

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

¹ This amount accounts for 30.2 acre-feet/year of NT and NNT-4% replacement obligations.

Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory allocation approach, for the proposed uses on the subdivided land is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

Our opinion is qualified by the following:

The Ground Water Commission has retained jurisdiction over the final amount of water available pursuant to the above-referenced determinations of water rights, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifer, and identified in this letter, are calculated based on estimated current aquifer conditions. The source of water is from a non-renewable aquifer, the allocations of which are based on a 100 year aquifer life. The county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 100 years (or 300 years) used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

If you or the Applicant have any questions, please contact Wenli Dickinson at (303) 866-3581 x8206 or at Wenli.Dickinson@state.co.us.

Sincerely,



Ioana Comaniciu, P.E.
Water Resource Engineer

Ec: Referral No. 28921
Upper Black Squirrel Ground Water Management District

County Attorney

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Board of County Commissioners
Holly Williams, District 1
Carrie Geltner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

January 5, 2023

SF-21-36 Latigo Trails Filing No. 9
Final Plat

Reviewed by: Lori L. Seago, Senior Assistant County Attorney
April Willie, Paralegal

WATER SUPPLY REVIEW AND RECOMMENDATIONS

Project Description

1. This is a Final Plat proposal by Cheyenne Mountain Development Company, LLC ("Applicant"), to subdivide an approximately 107 +/- acre tract of land into 39 single-family detached residential dwelling units (the "Property"). The property is zoned RR-2.5 (Rural Residential).

Estimated Water Demand

2. Pursuant to the *Water Supply Information Summary* ("WSIS"), the subdivision demand is 13 acre-feet per year for 39 lots which includes irrigation. All other documents provided by Applicant are based on an estimated demand of 12 acre-feet per year for 39 lots, however, and this review is based on the lower figure.¹ The Applicant must therefore be able to provide a supply of 3,600 acre-feet of water (12 acre-feet per year x 300 years) to meet the County's 300-year water supply requirement.

Proposed Water Supply

3. The Applicant has provided for the source of water to derive from the Meridian Service Metropolitan District ("District"). As detailed in the *Water Resources Report* dated July

¹ It is recommended that Applicant be required to update the Water Supply Information Summary. See Requirement B.

ASSISTANT COUNTY ATTORNEYS

NATHAN J. WHITNEY
CHRISTOPHER M. STRIDER

STEVEN A. KLAFFKY
TERRY A. SAMPLE

LORI L. SEAGO
DOREY L. SPOTTS

BRYAN E. SCHMID
STEVEN W. MARTYN

MERI GERINGER

2022 ("Report"), the average daily use for each of the 39 lots will be 0.31 acre-feet per dwelling unit/year for a total water demand of 12.09 acre-feet/year.

4. The District's Manager provided a letter of commitment for Latigo Trails Filing No. 9 dated July 18, 2022, in which the District General Manager stated that the District will provide water service to the Property in the amount of 12 acre-feet per year.

State Engineer's Office Opinion

5. In a letter dated September 29, 2022, the State Engineer reviewed the proposal to subdivide the 107 +/- acre parcel into 39 single-family lots. The State Engineer stated that the "Meridian Service Metropolitan District (MSMD) is committed to serving Filing No. 9." The State Engineer indicates the correct number of lots as 39 and indicates a water demand of 12 acre-feet/year based on the Letter of Intent from June 23, 2022. The State Engineer indicates they received a letter of commitment dated July 18, 2022 from the District which indicated that "[t]he total demand on MSMD is approximately 1,751 acre-feet/year. The additional demand of Filing No. 9 brings the demand on MSMD up to approximately 1,763 acre-feet/year.... [T]he District owns and controls... 2,058 acre-feet/year based on a 300-year supply." Finally, "pursuant to sections 30-28-136(1)(h)(II) and 300-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to vested water rights."

Recommended Findings

6. Quantity and Dependability. Applicant's water demand for Latigo Trails Filing No. 9 is 12 acre-feet per year to be supplied by the Meridian Service Metropolitan District. **Based on the water demand of 12 acre-feet/year for the development and the District's availability of water sources, the County Attorney's Office recommends a finding of sufficient water quantity and dependability for Latigo Trails Filing No. 9.**

7. Quality. The water quality requirements of Section 8.4.7.B.10 of the Code must be satisfied. Section 8.4.7.B.10.g. of the 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.

8. Basis. The County Attorney's Office reviewed the following documents in preparing this review: the *Water Supply Information Summary* provided June 23, 2022, the *Water Resources Report* dated July 2022, the *Meridian Service Metropolitan District letter* dated July 18, 2022, and the *State Engineer Office's Opinion* dated September 29, 2022. The recommendations herein are based on the information contained in such documents and on compliance with the requirements set forth below. ***Should the information relied upon be found to be incorrect, or should the below requirements not be met, the County Attorney's Office reserves the right to amend or withdraw its recommendations.***

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.
- B. Prior to recording the final plat:
 - Applicant must upload a corrected *Water Supply Information Summary* to match the current water demand of the project.
 - Applicant must remove the Commitment Letter from water service provider dated September 7, 2021, and upload the correct version currently named “Latigo Fig. 9 will serve – signed” dated July 18, 2022 in the space where the prior version occupies.

cc. Ryan Howser, Planner III

FINAL PLAT (RECOMMEND APPROVAL)

_____ moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. SF-21-036

LATIGO TRAILS FILING NO. 9

WHEREAS, Drexel, Barrell & Co. did file an application with the El Paso County Planning and Community Development Department for approval of a final plat for the Latigo Trails Filing No. 9 Subdivision for the 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 this Commission on May 4, 2023; 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, and comments by the El Paso County Planning Commission Members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;
2. Proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;
3. The hearing before the Planning Commission was 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. All exhibits were received into evidence;
5. 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;

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 (2022):

1. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.
2. The subdivision is consistent with the purposes of the Land Development Code ("Code").
3. The subdivision is in conformance with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analysis, studies, reports, plans, designs, documents, and other supporting materials.
4. 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.
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 the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)].
7. Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of the Code and the Engineering Criteria Manual ("ECM") are provided by the design.
8. The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development.
9. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County and in compliance with the Code and the ECM.

10. The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefor, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities.
11. Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision.
12. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code.
13. The proposed subdivision meets other applicable sections of Chapters 6 and 8 of the Code.
14. 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.
15. 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.
16. 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 Land Development Code.

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends that the petition of Drexel, Barrell & Co. for a final plat of Latigo Trails Filing No. 9 be approved by the Board of County Commissioners with the following conditions and notations:

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 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.
3. 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. 19-471), 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.
4. Park fees in lieu of land dedication for regional parks area 2 in the amount of \$17,940 and urban park area 3 fees in the amount of \$0 shall be paid at the time of plat recordation.
5. Fees in lieu of school land dedication in the amount of \$9,360 shall be paid to El Paso County for the benefit of District 49 at the time of plat recording.
6. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations dated January 5, 2023, provided by the County Attorney's Office.
7. The developer shall complete an escrow agreement with El Paso County in the amount of \$165,041.00 to be applied towards future improvements to Eastonville Road prior to final plat recordation.

NOTATIONS

1. Final plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired unless an extension is approved.

AND BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein be forwarded to the El Paso County Board of County Commissioners for its consideration.

_____ seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Thomas Bailey	aye / no / abstain / absent
Sarah Brittain Jack	aye / no / abstain / absent
Jay Carlson	aye / no / abstain / absent
Becky Fuller	aye / no / abstain / absent
Brandy Merriam	aye / no / abstain / absent
Eric Moraes	aye / no / abstain / absent
Kara Offner	aye / no / abstain / absent
Joshua Patterson	aye / no / abstain / absent
Bryce Schuettpelz	aye / no / abstain / absent
Tim Trowbridge	aye / no / abstain / absent
Christopher Whitney	aye / no / abstain / absent

The Resolution was adopted by a vote of to by the Planning Commission of the County of El Paso, State of Colorado.

DONE THIS 4th day of May 2023, at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: _____
Thomas Bailey, Vice-Chair

DATED: May 4, 2023

EXHIBIT A

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "LS 24964 2000" FLUSH WITH THE GROUND AND AT THE SOUTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 25955 1996" 0.35" BELOW GROUND, BEARING N89°25'55"W.

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE WEST LINE OF SAID SECTION 17, N00°03'36"W A DISTANCE OF 1,516.40 FEET, TO THE SOUTHWESTERLY CORNER OF LOT 41, THE TRAILS FILING NO. 2-B RECORDED UNDER RECEPTION NO. 203250448 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON THE SOUTHERLY BOUNDARY LINE OF SAID THE TRAILS FILING NO. 2-B, THE FOLLOWING ELEVEN (11) COURSES:

1. S85°03'34"E A DISTANCE OF 422.02 FEET;
2. S04°58'20"W A DISTANCE OF 99.83 FEET, TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 520.00 FEET, A CENTRAL ANGLE OF 62°25'00" AND AN ARC LENGTH OF 566.48 FEET, TO A POINT OF TANGENT;
4. S57°26'40"E A DISTANCE OF 165.00 FEET;
5. N32°33'20"E A DISTANCE OF 60.00 FEET;
6. N32°34'16"E A DISTANCE OF 399.86 FEET;
7. S67°22'54"E A DISTANCE OF 439.92 FEET;
8. N76°58'20"E A DISTANCE OF 280.00 FEET;
9. S85°01'40"E A DISTANCE OF 1150.00 FEET;
10. N88°28'20"E A DISTANCE OF 550.00 FEET;
11. N68°58'20"E A DISTANCE OF 150.00 FEET, TO THE SOUTHWESTERLY CORNER OF LOT 1, THE TRAILS FILING NO. 7-C RECORDED UNDER RECEPTION NO. 207712670;

THENCE ON THE SOUTHERLY LINE OF SAID LOT 1, N89°26'47"E A DISTANCE OF 411.36 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BUFFALO RIVER TRAIL AS SHOWN ON THE PLAT OF THE TRAILS FILING NO. 7 RECORDED UNDER RECEPTION NO. 205057689, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID RIGHT-OF-WAY LINE, THE FOLLOWING FIVE (5) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N89°28'37"E, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 00°01'50" AND AN ARC LENGTH OF 1.08 FEET, TO A POINT OF TANGENT;
2. S00°33'13"E A DISTANCE OF 163.45 FEET;
3. N89°26'47"E A DISTANCE OF 60.00 FEET;
4. N00°33'13"W A DISTANCE OF 163.45 FEET, TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,970.00 FEET, A CENTRAL ANGLE OF 00°29'41" AND AN ARC LENGTH OF 17.01 FEET, TO THE SOUTHWESTERLY CORNER OF LOT 2, THE TRAILS FILING NO. 7-A RECORDED UNDER RECEPTION NO. 207712671, SAID POINT BEING A POINT OF NON-TANGENT;

THENCE ON SAID SOUTHERLY LINE, N89°26'47"E A DISTANCE OF 202.23 FEET;

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

1. S00°33'13"E A DISTANCE OF 603.73 FEET;
2. S89°26'47"W A DISTANCE OF 21.08 FEET;
3. S00°33'13"E A DISTANCE OF 519.05 FEET, TO A POINT ON THE SOUTH LINE OF SAID SECTION 17;

THENCE ON SAID SOUTH LINE, N89°25'55"W A DISTANCE OF 4,212.88 FEET, TO THE POINT OF BEGINNING.
CONTAINING A CALCULATED AREA OF 4,643,639 SQUARE FEET OR 106.6033 ACRES.