

PARKS & COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES ~ CSU EXTENSION

Park Advisory Board

Meeting Agenda

Wednesday, January 8, 2025 – 1:30 p.m.

Centennial Hall, 200 S. Cascade, Colorado Springs

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
1. Call Meeting to Order	Chair	
2. Approval of the Agenda	Chair	Approval
3. Approval of Minutes	Chair	Approval
4. Introductions / Presentations		
N/A		
5. Citizen Comments / Correspondence on items not on the agenda (limited to three (3) minutes unless extended by Chair)	Chair	
6. Development Applications		
A. Skye Vista Subdivision Filing No. 1 Final Plat	Ross Williams	Endorsement
B. Venture on Venetucci Filing No. 1 Final Plat	Ross Williams	Endorsement
7. Information / Action Items		
A. 2025 Sunshine Act Memorandum	Todd Marts	Endorsement



<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
8. Monthly Reports	Staff	Information
9. Board / Staff Comments		
10. Adjournment		

RECORD OF PROCEEDINGS

*Minutes of the December 11, 2024
El Paso County Park Advisory Board Meeting
Centennial Hall, 200 S. Cascade
Colorado Springs, Colorado*

Members Present:

Thomas Lachocki, Chair
Terry Martinez, Vice Chair via TEAMS
John Wallace, 2nd Vice Chair
Susan Jarvis-Weber, Secretary
Vincent Prins
Jane Newman via TEAMS
Janna Blanter

Staff Present:

Todd Marts, Executive Director
Sabine Carter, Administrative Coordinator
Jason Meyer, Division Manager - Park Planning
Ross Williams, Park Planner
Brian Bobeck, Division Manager - Park Operations
via TEAMS
Theresa Odello, Division Manager – Rec. & Cultural Services
via TEAMS

Absent: Jeremy J. Chatelain, Kiersten Steel

The following minutes are a summary of the proceedings. A recording is available upon request at the El Paso County Parks Administration Office.

1. Call to Order: The meeting was called to order at 1:30 p.m. by Thomas Lachocki, Chair.
2. Approval of Agenda: **Janna Blanter made a motion to approve the meeting agenda. Vincent Prins seconded the motion. The motion carried 6 - 0.**
3. Approval of Minutes: **Vincent Prins made a motion to approve the November 13, 2024, meeting minutes. Jane Newman seconded the motion. The motion carried 6 - 0.**
4. Introductions and Presentations:

(Terry Martinez joined the meeting via TEAMS at 1:36 p.m.)

5. Citizen Comments:

Susan Davies, Trails and Open Space Coalition (TOSC) stated that the City Parks & Rec Advisory Board narrowly approved a recommendation to allow class 1 Ebikes on soft surface trails and open spaces and class 1 and 2 Ebikes on urban trails. The recommendation now goes to City Council for a possible vote/ordinance next year. Mrs. Davies announced her retirement and introduced the board to Glen Carlson who will be the new Executive Director of TOSC starting January 1, 2025. Mrs. Davies expressed her appreciation of having worked with County boards over the last 15 years. Chair Thomas Lachocki stated that Mrs. Davies has left a tremendous legacy and thanked her for her many years of service to the community. Todd Marts echoed the statement and thanked Mrs. Davies for the work she has done for the larger community and also for El Paso County Parks and her many years of support for nature centers and trails. Mr. Marts also acknowledged and thanked

Commissioner Stan VanderWerf for his years of service as a County Commissioner and liaison to the Parks department. Mr. Marts expressed his appreciation for the active involvement of Commissioner VanderWerf and being an advocate for County Parks. Commissioner Stan VanderWerf reflected on his eight years of service to the community as a County Commissioner. He also advocated for the development of a strategic plan for the outdoor use of Pikes Peak. Commissioner VanderWerf encouraged the board to continue to fight for outdoor recreation and to take on a broader leadership role for the region at large when the opportunity arises. Chair Thomas Lachocki thanked Commissioner VanderWerf for his years of service and the hard work he has done for the County and the many boards he served on.

6. Development Applications:

A. **Esteban Rodriguez Preliminary Plan**

Ross Williams provided an overview of the Esteban Rodriguez Preliminary Plan and addressed questions from the board.

Vincent Prins recommended that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Esteban Rodriguez Preliminary Plan: (1) address the removal of the 8.44-acre community park, and add the park to forthcoming submittals of the Preliminary Plan; (2) display and notate the internal trail corridors and public trail easements; (3) fees in lieu of land dedication for regional park purposes in the approximate amount of \$72,720 will be recalculated prior to and required at time of the recording of the forthcoming Final Plat(s). Susan Jarvis-Weber seconded the motion. The motion passed 7 – 0.

B. **Sterling Ranch East Filing No. 5 Final Plat**

Ross Williams provided an overview of Sterling Ranch East Filing No. 5 Final Plat and addressed questions by board members.

Janna Blanter recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Sterling Ranch East Filing No. 5 Final Plat: (1) regional park fees will not be required pursuant to the existing Regional Park Lands Agreement for regional trail construction; (2) fees in lieu of land dedication for urban park purposes in the amount of \$48,480 will be required at time of the recording of the Final Plat. An Urban Park Lands Agreement may be an acceptable alternative to urban park fees, provided the Agreement is approved by the County and executed prior to recording the Final Plat. Terry Martinez seconded the motion. The motion passed 7 – 0.

7. Information / Action Items:

A. **Paint Mines Interpretive Park Master Plan**

Ross Williams stated that during the November Park Advisory Board, staff presented an overview of the Paint Mines Interpretive Park draft master plan, which gave the Board members an opportunity to review the planned improvements and recommendations. This presentation also provided the Board members with a month for additional plan review and to provide comments and recommendations during the two-week public comment period.

John Wallace moved to endorse the Paint Mines Interpretive Park Master Plan and recommend adoption to the El Paso County Board of County Commissioners, subject to refinement during the public hearing and adoption process. Vincent Prins seconded the motion. The motion passed 7 – 0.

B. 2025 Action Plan

Todd Marts presented the 2025 Action Plan and highlighted several departments and projects. The Park Advisory Board annually considers and / or endorses the upcoming year's Action Plan at the December meeting. The department is also working on an updated mission/vision statement which will be presented at a future meeting. Mr. Marts addressed questions by the board.

Janna Blanter moved to endorse the 2025 Action Plan. John Wallace seconded the motion. The motion passed 7 – 0.

C. 2025 Capital Improvement Program

Todd Marts introduced the 2025 Capital Improvement Program (CIP). CIP is key for physical improvements and development of parks, trails, open spaces and public facilities. The CIP identifies funding and needs for County Parks. Mr. Marts highlighted several projects. Mr. Marts addressed questions by board members.

Vincent Prins moved to endorse the 2025 Capital Improvement Program. Jane Newman seconded the motion. The motion passed 7 – 0.

D. 2025 Facility Use Fee Schedule

Todd Marts presented the 2025 Facility Use Fee Schedule. The Park Advisory Board annually reviews and endorses the upcoming year's Park facility use fee schedule at the December meeting. The fees are assessed for individuals, groups, organizations and businesses who desire to utilize a park facility for their exclusive use. Staff conducts evaluations with facility users regarding whether our fees are acceptable. The responses appear to indicate that most of the facility users find our current fees to be reasonable. When developing the fee proposal, staff compares fees charged by other park systems in our region, reviews citizen comments regarding the current fee structure, and considers the County's annual revenue goal for facility use which is \$180,000 for 2025.

Janna Blanter moved to endorse the proposed 2025 Facility Use Fee Schedule. Jane Newman seconded the motion. The motion passed 7 – 0.

RECORD OF PROCEEDINGS

8. Monthly Reports:

Susan Jarvis-Weber inquired about the recent break-ins and tools thefts at Homestead Ranch Regional Park. She inquired about insurance coverage. Brian Bobeck stated that County parks has to weigh the dollar amount of damages compared to the deductible. The recent stolen tools will be replaced out of the County parks maintenance fund. Measures are being taken to better protect the structure which will include cameras and additional lighting. John Wallace inquired about the new Pinerias Open Space short loop trail. Ross Williams stated that the trail has been completed and is called the Farrar loop. This south west loop has a length of 2 miles. 4 boardwalks and 1 bridge have been built. Way finding sign are still pending. Chair Thomas Lachocki asked about the revenue decrease this year. Mr. Marts stated that events traditionally move around to different venues to make it interesting for their attendees. We also saw a trend this year in people not wanting to hold structured events.

9. Board/Staff Comments:

Todd Marts thanked the board for the Christmas baskets which are always appreciated. Mr. Marts stated that he recently took part in a 'ride along' with Parks security. Parks security is stepping up efforts to keep everyone safe and he is very impressed with the efforts they display every day. Chair Thomas Lachocki stated that he would like one of the board members to join the efforts for developing a new mission/vision statement.

10. Adjournment:

John Wallace made a motion to adjourn. Janna Blanter seconded the motion. The meeting was adjourned at 3:00 p.m.

Susan Jarvis-Weber, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Skye Vista Subdivision Filing No. 1 Final Plat

Agenda Date: January 8, 2025

Agenda Item Number: #6 - A

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request by Matrix Design Group on behalf of Skye Vista, LLC, for endorsement of Skye Vista Subdivision Filing No. 1 Final Plat, which includes 13 single-family rural residential lots on 36.38 acres, with a minimum lot size of 2.5 acres. The property is zoned RR-2.5 for rural residential uses, and located north of Hodgen Road, west of Stepler Road, and east of the Settler's Ranch subdivision.

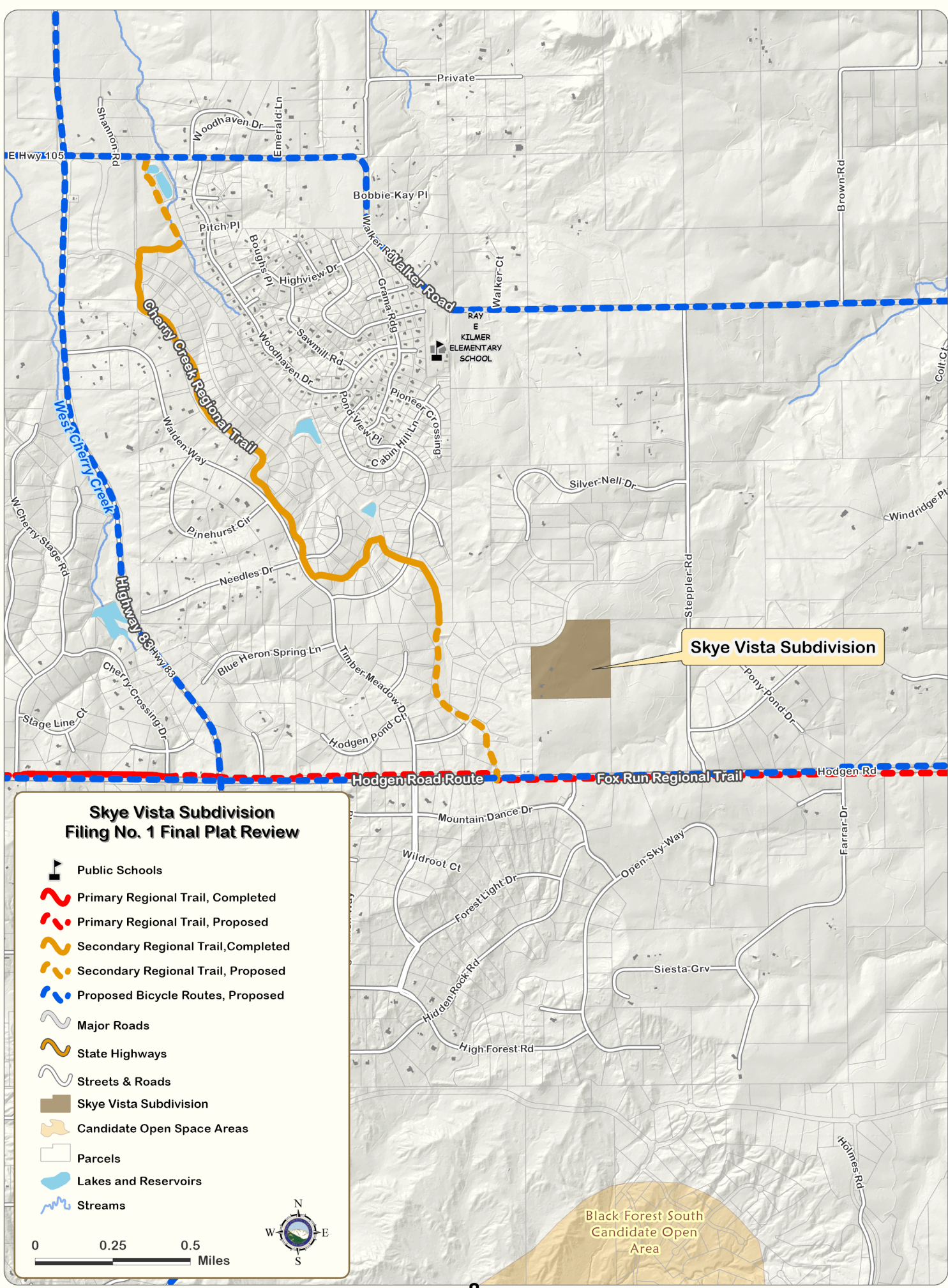
The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. The proposed Fox Run Regional Trail runs east-west on the north side of Hodgen Road, approximately 0.25 miles south of the project site, while the proposed Cherry Creek Regional Trail is located within adjacent Settler's Ranch, approximately 0.25 mile west of the site. Skye Vista Subdivision is not located within any Candidate Open Space Areas.

Zoned RR-2.5, Skye Vista Subdivision is not required to meet the El Paso County Land Development Code's Planned Unit Development (PUD) 10% open space requirement. The subdivision offers only 0.75 acres of open space, dedicated to stormwater detention and mail kiosks. However, large 2.5-acre lots with natural prairie landscaping offers an abundance of private open space.

As no park land or trail easement dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$6,565, as shown in the attached Development Application Review Form.

Recommended Motion (Filing No. 1 Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Skye Vista Subdivision Filing No. 1 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$6,565, to be at time of the recording of this Final Plat.



**Skye Vista Subdivision
Filing No. 1 Final Plat Review**

- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Completed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- State Highways
- Streets & Roads
- Skye Vista Subdivision
- Candidate Open Space Areas
- Parcels
- Lakes and Reservoirs
- Streams

0 0.25 0.5
Miles



Development Application Review Form



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

January 8, 2025

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	Skye Vista Subdivision Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-24-034	Total Acreage:	36.68
		Total # of Dwelling Units:	13
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.89
Skye Vista, LLC.	Matrix Design Group	Regional Park Area:	2
13144 Thumbprint Count	Luke Bonner	Urban Park Area:	1
Colorado Springs, CO 80921	2435 Research Parkway, Suite 300	Existing Zoning Code:	RR-2.5
	Colorado Springs, CO 80920	Proposed Zoning Code:	RR-2.5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.

LAND REQUIREMENTS

Regional Park Area: 2

0.0194 Acres x 13 Dwelling Units = 0.252
Total Regional Park Acres: 0.252

Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): **NO**

Urban Park Area: 1

Neighborhood: 0.00375 Acres x 13 Dwelling Units = 0.00
 Community: 0.00625 Acres x 13 Dwelling Units = 0.00
Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

\$505 / Dwelling Unit x 13 Dwelling Units = \$6,565
Total Regional Park Fees: \$6,565

Urban Park Area: 1

Neighborhood: \$119 / Dwelling Unit x 13 Dwelling Units = \$0
 Community: \$184 / Dwelling Unit x 13 Dwelling Units = \$0
Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners includes the following condition when considering and/or approving the Skye Vista Subdivision Filing No. 1 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$6,565, to be at time of the recording of this Final Plat.

Park Advisory Board Recommendation:

**SKYE VISTA SUBDIVISION
LETTER OF INTENT
FINAL PLAT**

December 5, 2024



PREPARED FOR:
Skye Vista LLC
13144 Thumbprint CT
Colorado Springs, CO 80921

PREPARED BY:
Matrix Design Group
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920

Owner: Skye Vista LLC
13144 Thumbprint CT
Colorado Springs, CO 80921-7224
(719) 598-5191

Applicant: Matrix Design Group
2435 Research Parkway, Suite 300
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Civil Engineer: Matrix Design Group
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Office: (719) 575-0100

Surveyor: Matrix Design Group
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Office: (719) 575-0100

Tax Schedule No: 6100000485

Site Location, Size, Zoning:

Matrix Design Group, on behalf of Skye Vista LLC, is submitting a Final Plat application to create 13 large residential lots as a continuation of the Skye Vista and Abert Ranch Subdivision. The parcel is currently zoned RR-2.5 which shall remain. The parcel is currently un-platted. No change of zone is proposed with this application. All proposed lots will be in compliance with the current zoning designation. The site is located north of Hodgen Road, immediately east and south of the Settlers Ranch Subdivision Filing 2B and 2C and adjacent to the southern boundary of Settlers Ranch Road. Settlers Ranch Subdivision Fil 3, a proposed 24 lot residential subdivision currently under final review, will bound the western and northeastern boundaries of Skye Vista.

Skye Vista subdivision will create 13, 2.5AC residential lots and two tracts on the existing 36.38AC parcel with a gross density of 0.36 DU/AC. One tract will be utilized for detention and water quality, the other tract will be used for a sign and fire cistern. All tracts will be maintained by the HOA.

Surrounding land uses are predominantly large lot detached single family residential. Settlers Ranch Filing No 2B and 2C, both large lot detached single family residential developments lie north and east of Settlers Ranch Road. Settlers Ranch Filing No. 2B is zoned PUD with lots ranging from 2.5-5AC. Settlers Ranch Filing 2C is zoned RR-2.5 with a minimum lot size of 2.5AC. Abert Ranch Subdivision, zoned RR-5 and RR-2.5, is northeast of the site surrounding Silver Nell Drive. Settlers Ranch Subdivision Fil. 3, a proposed 24 lot -2.5AC residential subdivision, bounds the western and northeastern corner of the parcel. This subdivision is currently under final review and includes an extension of Settlers Ranch Road to Steppler Road. Directly east of the proposed Skye Vista subdivision is approximately +/- 78AC of un-platted grazing land. This parcel is zoned RR-5. South of Skye Vista is approximately +/- 39AC of un-platted land utilized for detached single family residential and grazing. This parcel is zoned RR-5.

Primary access to the site is provided by Settlers Ranch Road. This road currently connects from Timber Meadow Drive and Hodgen Road to the proposed subdivision and ends at the Settlers Ranch Subdivision. Secondary access to Skye Vista will be provided by the extension of Settlers Ranch Road to Albert Ranch Drive. Future connections to Steppler Road will be constructed with the Settlers Ranch Subdivision Fil. 3 (currently under final review). This subdivision will construct Settlers Ranch Road to Steppler Road which will provide secondary access to Skye Vista, Abert Ranch Subdivision and Settlers Ranch Subdivisions.

Request & Justification:

The purpose of this application is to request plat approval for 13 large lot detached single-family units, south of Settlers Ranch Road and adjacent to the Settlers Ranch Subdivision. Each lot will be 2.5AC, served by well and septic and constructed by an individual home builder. A finding of water sufficiency and quality was determined with this report and included with the submittal. As each lot will be served by septic, an onsite wastewater treatment system (OWTS) evaluation report, completed by Vivid Engineering, generally found soils onsite to be favorable for conventional septic system construction. Bedrock was not encountered in any of the test pits, although geologic mapping indicated that shallower bedrock of the Dawson Formation may be encountered. A copy of this report has been included with the submittal.

On site water quality and detention are provided onsite. Access to the detention pond is provided by a maintenance access path. The detention pond, water quality features and maintenance access path will be maintained by the HOA. A final drainage report detailing this has been included with the submittal.

The entire subdivision is within zone X, area of minimal flood hazard as shown on FEMA Flood Panel 08041C0305G, effective 12/7/2018.

A natural landforms, vegetation and riparian analysis have been included with this submittal. No significant natural features, such as distinctive topographic features including buttes and rock outcroppings; existing vegetation, drainage, riparian and wetland areas; significant wildlife habitats; identified aquifer recharge areas; or aesthetic features have been identified within the project boundary. Alteration of features shall be kept to a minimum and shall be based on practical engineering considerations. There are no identified hydrological or floodplain features as shown on the National Wetlands Inventory and surface waters and wetlands mapper. No wetlands or hydrological features are anticipated to be impacted by this development. All of the Skye View Subdivision is located within Zone X, area of minimal flood hazard as shown on FEMA Floodmap panel number: 08041C0305G effective 12/7/2018.

A copy of the Geology and Soils Evaluation Report completed by Vivid Engineering in November of 2024, has been included in this report.

A request for alternative landscape plan is included with this application. We are requesting that the street tree requirement be waived on the basis of compliance with the surrounding developments and support of the existing native conditions. Indigenous tree cover at this location is sparse due to the native conditions of the site, such as wind, rolling hills with silty sand and poorly to well graded sand soils, and high desert conditions with low water availability. As a product of these factors, street trees planted in this location will require additional maintenance and water for survival.

All proposed lots are designed as large lot residential with a minimal lot size of 2.5AC. Given the size of each lot, all residential structures will be set back from the road and set back considerably from each other, these setbacks will reduce their overall mass and scale from the public

roadway. Furthermore, this will ensure compatibility with the adjacent subdivisions of Settler Ranch Filing No 2B and 2C which are built out in a similar manner.

As an alternative to street tree plantings along the roadway, we are proposing that each individual lot owner will provide landscape improvements within their individual lot. All landscaping within the lot and perimeter will be installed and maintained by the individual homeowner. The HOA will provide and maintain landscape improvements in Tract A, which is utilized for the fire cistern and sign, and Tract B, which is utilized for detention and stormwater quality. There are no proposed parking lots, common trash areas, common open space areas or existing zone changes that require a landscape buffer.

Your El Paso County Master Plan:

Baseline Considerations:

1. *Is there a desirability or demand within the community for this use?*
The proposed 13 lot subdivision will help to fulfill desirability and demand this type of large lot type residential development within El Paso County. As illustrated in Your El Paso County Master Plan, the County should consider development that promotes development of places at a neighborhood scale, creating context-appropriate flexibility and an opportunity for compatible change.
2. *Does the market support the need for the use? Would the use be viable if built right now?*
There remains a high demand for this type of proposed subdivision within this area of El Paso County. The Tri-Lakes area serves as a place of residence for many who commute to work either in the Denver Metropolitan Area or Colorado Springs. The addition of these thirteen, 2.5AC lots will support the existing well-established community in the northern part of the County with additional housing choices, easy access to necessary commercial goods and services, easy access to main roadways, and a variety of entertainment opportunities.
3. *Would the use be providing necessary housing or essential goods and/ or services?*
The proposed subdivision will create 13, 2.5AC residential lots adjacent to the Black Forest. Being within an area of minimal change, the surrounding area is largely built out with an established rural character. The subdivision maintains the existing character of the area.

County Systems Considerations:

1. *Is there existing infrastructure to which the development can connect? If so, what infrastructure exists? If not, are there existing or proposed plans to extend infrastructure to this area?* Primary access to the site is provided by Settlers Ranch Road. This road currently connects from Timber Meadow Drive and Hodgen Road to the proposed subdivision and ends at the Settlers Ranch Subdivision. Secondary access to Skye Vista will be provided by the extension of Settlers Ranch Road to Albert Ranch Drive. Future connections to Stepler Road will be constructed with the Settlers Ranch Subdivision Fil. 3 (currently under final review). This subdivision will construct Settlers Ranch Road to Stepler Road which will provide secondary access to Skye Vista, Abert Ranch Subdivision and Settlers Ranch Subdivisions.

Access into the Skye Vista proposed subdivision is provided by a public internal drive which extends from Settlers Ranch Road into the subdivision and serves as frontage for each of the lots. No lots front Settlers Ranch Road and there is no direct lot access onto Settlers Ranch Road. The public drive will be built to El Paso County rural local residential standards. Traffic impacts, public improvements and road impact fees are

identified in the Traffic Impact Study. Per Resolution 23.342, the developer will participate in the construction improvements for future paving of both Settlers Ranch Road and Stepler Road that is proportionate to the development's traffic impact.

All lots will be served by well and septic. A water resources report demonstrating water sufficiency and waste water evaluation report have been included with this submittal. Electricity to the site will be provided by MVEA. Natural Gas will be provided by Black Hills Energy.

Goal LU1: *Ensure compatibility with established character and infrastructure capacity.* Larger lots have been proposed in this location to encourage compatibility with the existing adjacent large lot rural single family residential to the West and North and proposed large lots to the Northeast. All lots will be served by well and septic.

Traffic for this site is anticipated as minimal. This site was previously studied in 16850 Stepler Road – Traffic Study Memorandum (2023). According to this study a total of 14 single-family dwelling units were anticipated for this area. The latest site plan shows a total of 13 units of single-family homes for this development. Consequently, Matrix can confirm that the total site trips for this development less than what was previously studied in the 2023 memorandum. Therefore, the results of the previous traffic memorandum are valid, no additional analysis is necessary.

2. *Does the development trigger the need for such infrastructure?*

13 lots with a minimum lot size of 2.5AC does not trigger the need for water or wastewater infrastructure. All lots will be served by well and septic.

Traffic for this site is anticipated as minimal and in conformance with the previously studied 16850 Stepler Road – Traffic Study Memorandum (2023). Based on the findings of the previous study the following conclusions and recommendations were made:

- Access to the project is anticipated to be an unsignalized 'T'-intersection with stop control on the northbound project access approach to the intersection with an R1-1 "STOP" sign posted on this approach. Turn lanes are not warranted at this intersection.
- No improvements are anticipated to be needed at the Hodgen Road & Timber Meadow Drive (#1) or Settlers Ranch Road & Timber Meadow Drive (#2) intersections through the 2045 horizon with the addition of project traffic.
- A new intersection at Settlers Ranch Road & Stepler Road (#3) is anticipated to be constructed in coming years. This intersection, when built, should provide an R1-1 "STOP" sign on the eastbound Settlers Ranch Road approach to the 'T'-intersection while all approaches should operate well through the 2045 horizon with one lane for shared turning movements with turn lanes not anticipated to be needed or warranted.
- This study included the Settlers Ranch, Settlers View, and Abert Ranch traffic studies and their associated traffic volume in the background of this study. If fewer than 25 homes are built along Settlers Ranch Road from Timber Meadow Drive by the time this project is constructed, it is noted that this project may be responsible for the provision of extending Settlers Ranch Road approximately 600 feet from the terminus cul-de-sac to Abert Ranch Drive to provide a required secondary point of access.

- Sight distance triangles should be provided at the proposed project access along Settlers Ranch Road, when constructed, based on the 335-foot intersection sight distance for vehicles turning from stop.

The current project proposes 13, 2.5AC lots and is anticipated to generate approximately 154 weekday daily trips, with 12 of these trips occurring during the morning peak hour and 15 of these trips occurring during the afternoon peak hour. The El Paso County Road impact fee for the proposed 13 lots would result in a total road impact fee of \$49,790.

Per Resolution 23.342, the developer will participate in the construction improvements for future paving to both Settlers Ranch Road and Stepler Road that is proportionate to the development's traffic impact.

Due to the development of the site and the resulting increase in imperviousness, detention will be required to limit the 100-year discharge to historic rates. The proposed private extended detention basin has been designed to over detain stormwater flows to reduce the total site discharge to predevelopment levels. The pond will provide detention and water quality treatment for stormwater runoff generated within the Skye Vista site. Design information including calculations are included in Appendix A of Final Drainage Report. Per DCM Volume 2, Section 4.1 improvements that conform to the MHFD four step process for stormwater quality have been incorporated into the site. As required by the DCM, runoff from the proposed streets which is feasible to detain, is directed into a proposed detention facility via grass lined swales. The pond has been designed to meet the DCM standards for the release rates of Full Spectrum Detention Ponds for Water Quality Capture Volumes, and all other storm events listed in the MHFD- Detention spreadsheet. Exclusions are listed below:

- The lots containing large lot residential sites are excluded from WQ treatment per section I.7.1.b.5 of the ECM.
- Disturbed areas that are not practicable to detain are excluded from WQ treatment per section I.7.1.C.1.a.
- Runoff reduction calculations have been provided for those portions of the proposed roadway that are not being detained to show compliance with the DCM requirements for treatment of the WQCV. Runoff Reduction calculations can be found in Appendix A.

Goal LU4: Continue to encourage policies that ensure "development pays for itself".

At time of final plat, the developer will pay all required County impact fees. Per Resolution 23-342, improvement costs and shares have been included in the traffic memo submitted with this application. The developer will participate in construction improvements in a fair and equitable manner for future paving to both Settlers Ranch Road and Stepler Road that is proportional to the development's traffic impact.

3. *Does the proposal trigger the need for pedestrian or multimodal connections and are those connections being provided?*

The proposed subdivision does not require any pedestrian or multimodal connections to be made to Timber Meadow or Stepler Roads. Settlers Ranch Road is a paved rural local road with no sidewalk. This road connects to Timber Meadow Drive and Stepler Road, both rural local residential streets with no sidewalk. While there is no direct pedestrian or multimodal access to regional trail corridors, Timber Meadows Drive and Steppers Road

each connect to the proposed County regional bike and primary regional trail along Hodgen Road. Access to the Fox Run regional trailhead is within 2.8 miles of the proposed subdivision.

Goal TM2: Promote walkability and bike-ability

Settlers Ranch Road is a paved rural local road with no sidewalk. With this subdivision, Settlers Ranch Road will connect Timber Meadows Drive and Albert Ranch Drive, both rural local roads with no sidewalk. These roads have the ability to serve as a connection to a proposed bicycle and primary regional trail along Hodgen Road. This route will serve as an alternative means of access to the Fox Run Regional Trailhead, approximately 2.8 miles away.

Best Practices Considerations:

1. *Does the development appropriately include conservation design best practices to protect/preserve existing natural resources?*

The proposed subdivision employs best practices to conserve existing natural resources of the area. The topography of the project site is rolling hills with grasses, shrubs and sparse clusters of ponderosa pine and gamble oaks. Overall slope of the site ranges from 0-17%, with a majority of the site within 4-10% slope. No significant natural features, such as distinctive topographic features including buttes and rock outcroppings; existing vegetation, drainage, riparian and wetland areas; significant wildlife habitats; identified aquifer recharge areas; or aesthetic features have been identified within the project boundary. There are no identified hydrological or floodplain features as shown on the National Wetlands Inventory and surface waters and wetlands mapper. All of the Skye View Subdivision is located within Zone X, area of minimal flood hazard as shown on FEMA Flood map panel number: 08041C0305G effective 12/7/2018.

Alteration of features shall be kept to a minimum and shall be based on practical engineering considerations.

A Natural Landforms, Vegetation and Riparian Analysis Report has been included with this submittal.

2. *Does the development include best practices to protect existing natural resources and prevent unnecessary property damage? If not, does it include methods for impact mitigation?*

There are no significant natural features, such as distinctive topographic features including buttes and rock outcroppings; existing vegetation, drainage, riparian and wetland areas; significant wildlife habitats; identified aquifer recharge areas; and aesthetic features that have been identified within the project boundary. Alteration of features shall be kept to a minimum and shall be based on practical engineering considerations.

There are no identified hydrological or floodplain features as shown on the National Wetlands Inventory and surface waters and wetlands mapper. The entire subdivision is located within Zone X, area of minimal flood hazard as shown on FEMA floodmap panel number: 08041C0305G effective 12/7/2018.

El Paso County Final Plat Section 7.2.1(D)(3) Approval Criteria

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

The proposed subdivision is located within a priority development area and Tri-Lakes key area. This project supports the Tri-Lakes area designation by providing housing of a similar character within the Black Forest Area.

Subdivision of this parcel into 13 large lots will create large detached residential lots of a similar character and density between the established Settlers Ranch and Abert Ranch Subdivisions. Existing residential lots to east, north and west all range from 2.5-5AC. Infill residential subdivisions such as the proposed 13, 2.5AC lots are described as anticipated patterns of growth in an area of minimal change-developed designation of Your El Paso County Master Plan.

This area is within the Large-Lot residential placetype. Subdivision of the parcel to create 13 residential lots, with a minimum size of 2.5AC, is supportive of the large-lot residential placetype primary use of detached single family on 2.5AC lots or larger. In this location the proposed larger lot sizes and lower density complement the surrounding 0.5AC-2.5AC lot sizes and development characteristics of the surrounding area.

As a priority development area, this site should be prioritized first for new residential development to help accommodate growth in the County. The proposed development is supportive of primary uses described by the Large-Lot placetype and established character of the surrounding area.

The subdivision meets the following goals and objectives of Your El Paso County 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

Goal 1.1 - Ensure compatibility with established character and infrastructure capacity

Goal 1.3 - Encourage a range of development types to support a variety of land uses.

Goal 1.4 - Continue to encourage policies that ensure “development pays for itself”

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

Transportation and Mobility:

Core Principle: Connect all areas of the County with a safe and efficient multimodal transportation system

Goal 4.1 - Establish a transportation network that connects all areas to one another, emphasizing east-west routes, reducing traffic congestion, promoting safe and efficient travel.

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.

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

There are no preliminary plans associated with this subdivision.

3. *The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;*

The subdivision is in conformance with El Paso County subdivision design standards and regulations. Primary access to the site is provided by Settlers Ranch Road. This road currently connects from Timber Meadow Drive and Hodgen Road to the proposed subdivision and ends at the Settlers Ranch Subdivision. Secondary access to Skye Vista will be provided by the extension of Settlers Ranch Road to Albert Ranch Drive. Future connections to Stepler Road will be constructed with the Settlers Ranch Subdivision Fil. 3 (currently under final review). This subdivision will construct Settlers Ranch Road to Stepler Road which will provide secondary access to Skye Vista, Abert Ranch Subdivision and Settlers Ranch Subdivisions.

A public drive connects from Settlers Ranch Road into the Skye Vista Subdivision. This drive will be constructed to El Paso County Roadway Standards. No proposed lots front Settlers Ranch Road. All other infrastructure has been designed and will be constructed to El Paso County standards. A cost share for needed improvements to Settlers Ranch Road and Stepler Road is included in the traffic memo submitted with this application.

4. *Either a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of 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;*

Water for each lot will be provided by well. A water resources report demonstrating 300 years water sufficiency has been included with this submittal. All lots will be served by individual wells.

An existing single existing well within the project boundary is intended to remain and serve the existing residence. Details of this well can be found in the included Water Resources Report and water court case number 2022CW3175. The remaining 12 lots are each proposed to have their own individual well. These wells will be constructed to the Dawson aquifer and will access water from one of combination of the Denver, Dawson, Arapahoe, and Laramie-Fox aquifers and are allocated to draw a maximum of 9.1 acre-feet of water from the aquifers. Maximum depletion over the 300-year pumping period for the Dawson aquifer are 2.08 acre-ft in year 310 being 22.86% of pumping. During pumping life of the wells, depletions during pumping will be effectively replaced by residential return flows from non-evaporative septic systems. Post pumping depletions, with a pumping period of 300 years, will reserve 9.1 acre-feet per year, totally 2,730 acre-feet from the non-tributary Denver (0.64 acre-feet per year), Arapahoe (4.83 acre-feet per year), and Laramie-Fox Hills (3.63 acre-feet per year)

aquifers. The application for Underground Water Rights and Plan for Augmentation Water Court Case Number 2022CW3175 (State of Colorado, District Cour, Water Division 1) has been included in the Water Resources Report.

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 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;*

A waste water evaluation report, completed by Vivid Engineering, found soils on site to be favorable for conventional septic system construction. Bedrock was not encountered in any of the test pits, however, geologic mapping indicates that shallower bedrock of the Dawson Formation may be encountered.

6. *All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)];*

A "Soils and Geology Evaluation Report" created by Vivid Engineering in November of 2024 found soils onsite to predominantly consist of clayey to silty sand and poorly to well graded sand soils. Regional geology mapping shows sandstone of the Dawson Formation at the surface of the site. There may be areas on the site in which bedrock is near or at the ground surface. No bedrock was encountered in any of the test pits to a depth of 8 feet below the ground surface. Although not encountered in any of the test pits, lenses of claystone bedrock may be encountered within the sandstone. Sandstone encountered on this site is anticipated to be uncemented to moderately cemented. No geologic hazards were found that would preclude the proposed development as planned. The following present a list of geologic hazards encountered on this site:

- Expansive/Settlement prone soil
- Erodible Soils
- Corrosive Soils
- Seismicity
- Radiation

No geologic hazards that exist on site pose a significant risk to the proposed project or adjacent properties that cannot be mitigated through proper land usage planning, foundation design, engineering design, and/or construction practice generally as discussed above. Recommendations regarding mitigation of the identified potential hazards must be addressed in the lot specific geotechnical investigation report, or through the use of current build design codes. A copy of the report has been included in the submittal package.

7. *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; Adequate drainage improvements; complying with State law, this Code and the ECM are proposed and illustrated on the drawings. A Final Drainage report for this development has been included for review and approval by El Paso County.*

Due to the development of the site and the resulting increase in imperviousness, detention will be required to limit the 100-year discharge to historic rates. The proposed private extended detention basin has been designed to over detain stormwater flows to

reduce the total site discharge to predevelopment levels. The pond will provide detention and water quality treatment for stormwater runoff generated within the Skye Vista site. Design information including calculations are included in Appendix A of the Final Drainage Report. Per DCM Volume 2, Section 4.1 improvements that conform to the MHFD four step process for stormwater quality have been incorporated into the site. As required by the DCM, runoff from the proposed streets which is feasible to detain, is directed into a proposed detention facility via grass lined swales. The pond has been designed to meet the DCM standards for the release rates of Full Spectrum Detention Ponds for Water Quality Capture Volumes, and all other storm events listed in the MHFD- Detention spreadsheet. Exclusions are listed below:

- The lots containing large lot residential sites are excluded from WQ treatment per section I.7.1.b.5 of the ECM.
- Disturbed areas that are not practicable to detain are excluded from WQ treatment per section I.7.1.C.1.a.
- Runoff reduction calculations have been provided for those portions of the proposed roadway that are not being detained to show compliance with the DCM requirements for treatment of the WQCV. Runoff Reduction calculations can be found in Appendix A.

8. *Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;*

A proposed public roadway will provide legal and physical access to each lot. This roadway will be designed to rural local roadway standards with a 60FT ROW.

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

All necessary public services will be available to serve the proposed subdivision as this area has been with anticipation of development such as this. Fire protection will be provided by the Monument Fire with the nearest station 5.2 miles away. Police services are provided by El Paso County Sheriff's Department. A commitment letter from MVEA Electric and Gas commitment letter from Black Hills Energy has been included with this submittal.

The extension of Settlers Ranch Road promotes connectivity to a County proposed bicycle and primary regional trail along Hodgen Road. While there is no direct pedestrian or multimodal access to regional trail corridors, access to the Fox Run regional trail is within 2.8 miles.

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

The proposed subdivision complies with the fire protection standards of Chapter 6 including water supply, roads and access. A fire protection report illustrating the available fire protection measures has been provided with this submittal.

11. *Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;*

The location and design of the proposed public improvements are adequate to serve the needs and mitigate the effects of the development. Traffic for this site is anticipated as minimal and in conformance with the previously studied 16850 Steppler Road – Traffic Study Memorandum (2023). Based on the findings of the previous study the following conclusions and recommendations were made:

- Access to the project is anticipated to be an unsignalized ‘T’-intersection with stop control on the northbound project access approach to the intersection with an R1-1 “STOP” sign posted on this approach. Turn lanes are not warranted at this intersection.
- No improvements are anticipated to be needed at the Hodgen Road & Timber Meadow Drive (#1) or Settlers Ranch Road & Timber Meadow Drive (#2) intersections through the 2045 horizon with the addition of project traffic.
- A new intersection at Settlers Ranch Road & Steppler Road (#3) is anticipated to be constructed in coming years. This intersection, when built, should provide an R1-1 “STOP” sign on the eastbound Settlers Ranch Road approach to the ‘T’-intersection while all approaches should operate well through the 2045 horizon with one lane for shared turning movements with turn lanes not anticipated to be needed or warranted.
- This study included the Settlers Ranch, Settlers View, and Abert Ranch traffic studies and their associated traffic volume in the background of this study. If fewer than 25 homes are built along Settlers Ranch Road from Timber Meadow Drive by the time this project is constructed, it is noted that this project may be responsible for the provision of extending Settlers Ranch Road approximately 600 feet from the terminus cul-de-sac to Abert Ranch Drive to provide a required secondary point of access.
- Sight distance triangles should be provided at the proposed project access along Settlers Ranch Road, when constructed, based on the 335-foot intersection sight distance for vehicles turning from stop.

The current project proposes 13, 2.5AC lots and is anticipated to generate approximately 154 weekday daily trips, with 12 of these trips occurring during the morning peak hour and 15 of these trips occurring during the afternoon peak hour. The El Paso County Road impact fee for the proposed 13 lots would result in a total road impact fee of \$49,790.

Per Resolution 23.342, the developer will participate in the construction improvements for future paving to both Settlers Ranch Road and Steppler Road that is proportionate to the development’s traffic impact.

Due to the development of the site and the resulting increase in imperviousness, detention will be required to limit the 100-year discharge to historic rates. The proposed private extended detention basin has been designed to over detain stormwater flows to reduce the total site discharge to predevelopment levels. The pond will provide detention and water quality treatment for stormwater runoff generated within the Skye Vista site. Design information including calculations are included in Appendix A of Final

Drainage Report. Per DCM Volume 2, Section 4.1 improvements that conform to the MHFD four step process for stormwater quality has been incorporated into the site. As required by the DCM, runoff from the proposed streets which is feasible to detain, is directed into a proposed detention facility via grass lined swales. The pond has been designed to meet the DCM standards for the release rates of Full Spectrum Detention Ponds for Water Quality Capture Volumes, and all other storm events listed in the MHFD- Detention spreadsheet. Exclusions are listed below:

- The lots containing large lot residential sites are excluded from WQ treatment per section I.7.1.b.5 of the ECM.
- Disturbed areas that are not practicable to detain are excluded from WQ treatment per section I.7.1.C.1.a.
- Runoff reduction calculations have been provided for those portions of the proposed roadway that are not being detained to show compliance with the DCM requirements for treatment of the WQCV. Runoff Reduction calculations can be found in Appendix A.

A soils report, completed by Vivid Engineering demonstrating soil suitability for construction and mitigation measures has been included with this submittal.

Water for each lot will be provided by well water. A water report demonstrating 300 years water sufficiency has been included with the submittal. All lots will be served by septic.

12. *Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;*

A Subdivision Improvement Agreement will be provided if required.

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

The proposed subdivision meets all applicable sections of Chapter 6 and 8 of the El Paso County Land Development Code.

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

No known commercial mining deposit is impeded by this subdivision.

Impacts associated with the Final Plat:

Skye View Subdivision is located within Zone X, area of minimal flood hazard as shown on FEMA Floodmap panel number: 08041C0305G effective 12/7/2018.

Wetlands: There are no identified hydrological or floodplain features as shown on the National Wetlands Inventory and surface waters and wetlands mapper. No wetlands or hydrological features are anticipated to be impacted by this development.

Air Pollution: By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. The site contains a variety of native grasses, shrubs and clusters of Ponderosa Pine which may result in higher-than-normal amounts of dust during windy days. Development of the site will implement fire mitigation strategies which will reduce dry forest debris, barren soil, and clusters of dry grass beds. Construction practices will adhere to El Paso County health department, as well as state department codes and regulations.

Water Pollution: By adhering to current wastewater and stormwater regulations, any water pollution emanating from the development will be negligible. An erosion and sedimentation plan will be in place prior to construction.

Noise Pollution: Vehicular movement is expected to be a negligible source of noise pollution emanating from the site after construction is complete. The proposed development is surrounded by similar land uses and the effects of noise generated from the site will have little or no impact on other surrounding areas.

Vegetation, Wildlife Habitats and Migration Routes: The project area is located within the Southern Rockies Level III ecoregion. This area is distinguished from neighboring plains ecoregions by their high elevation, steep, and rugged mountains. The undeveloped portions of each lot will remain as native vegetation and un-disturbed wildlife habitat.

The US Fish and Wildlife note the following endangered species as present in the area:

- Eastern Black Rail
- Piping Plover
- Whooping Crane
- Pallid Sturgeon
- Monarch Butterfly
- Ute Ladies' tresses
- Western Prairie Fringed Orchid

No critical habits have been identified on this site. There are no documented cases of eagles being present at this location. The US Fish and Wildlife note the following migratory birds may be present on the site:

- Broad-tailed Hummingbird
- Ferruginous Hawk
- Northern Harrier
- Pinyon Jay
- Red-Headed Woodpecker

SKYE VISTA SUBDIVISION FILING NO. 1

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS:

SKYE VISTA LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF THE SOUTHEAST QUARTER OF SECTION 23;

THENCE SOUTH 00°22'42" EAST, COINCIDENT WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,327.85 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 88°55'27" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1,343.79 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER;

THENCE NORTH 00°42'32" WEST, COINCIDENT WITH THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 884.40 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SETTLERS RANCH ROAD RECORDED AT RECEPTION NO. 220714487;

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

- NORTH 89°31'48" EAST, A DISTANCE OF 78.29 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 530.00 FEET, WHOSE CENTER BEARS NORTH 00°27'51" WEST;
- NORTHEASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 81°00'28", AN ARC DISTANCE OF 749.34 FEET AND HAVING A CHORD THAT BEARS NORTH 49°01'54" EAST, A DISTANCE OF 688.47 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER;

THENCE NORTH 88°43'15" EAST, COINCIDENT WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 747.78 FEET TO THE POINT OF BEGINNING.

DEDICATION:

THE UNDERSIGNED BEING THE OWNER AND HOLDER OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN HAS LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "SKYE VISTA SUBDIVISION FILING NO. 1". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPERTY DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER:

THE AFOREMENTIONED, SKYE VISTA LLC, A COLORADO LIMITED LIABILITY COMPANY, BY _____

_____, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2024 A.D.

NAME, TITLE

STATE OF COLORADO)

) SS

COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024 BY _____

_____ OF SKYE VISTA LLC, A COLORADO LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

APPROVAL:

THIS SUBDIVISION WAS APPROVED BY THE EL PASO COUNTY PLANNING DEPARTMENT ON THIS _____ DAY OF _____, 2024.

COUNTY PLANNING DIRECTOR

APPROVAL:

THIS SUBDIVISION WAS APPROVED AS TO DRAINAGE AND RELATED MATTERS ON THIS _____ DAY OF _____, 2024.

COUNTY ENGINEER

FEES:

SCHOOL FEE: _____ BRIDGE FEE: _____

PARK FEE: _____ DRAINAGE FEE: _____

APPROVAL:

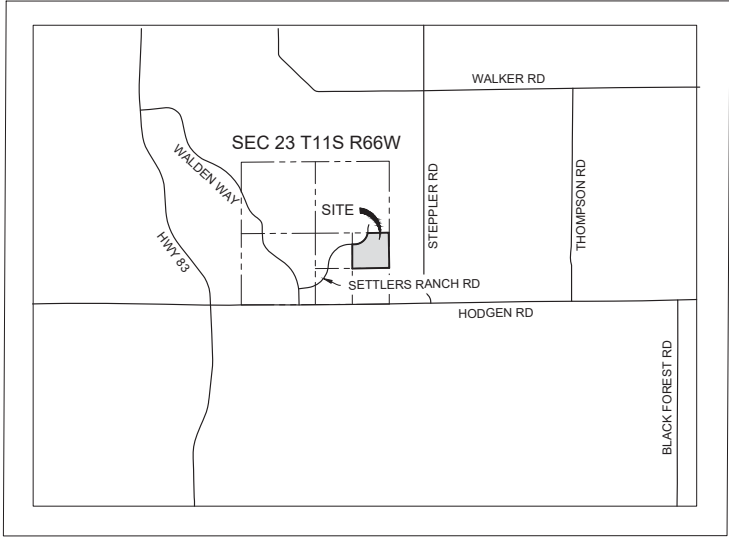
THIS SUBDIVISION WAS APPROVED BY THE PLANNING COMMISSION OF EL PASO COUNTY, COLORADO, THIS _____ DAY OF _____, 2024.

CHAIRMAN

APPROVAL:

THIS SUBDIVISION WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO THIS _____ DAY OF _____, 2024.

CHAIRMAN



VICINITY MAP

NOT TO SCALE

PLAT NOTES:

- BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON AND BASED ON GPS OBSERVATIONS AND REFERENCED THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED AT THE EAST QUARTER CORNER OF SAID SECTION BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "LS 9477" AND MONUMENTED AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION BY A NO. 5 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "LS 9477", AS BEARING OF SOUTH 00°22'42" EAST, A DISTANCE OF 1,327.85 FEET.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES REPRESENTED IN U.S. SURVEY FEET.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18-4-508.
- THIS MAP DOES NOT CONSTITUTE A TITLE SEARCH BY MATRIX DESIGN GROUP, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, OR EASEMENTS OF RECORD. FOR INFORMATION REGARDING OWNERSHIP, RIGHTS-OF-WAY, AND EASEMENTS OF RECORD, MATRIX DESIGN GROUP, INC. RELIED UPON COMMITMENT FOR TITLE REPORT PREPARED BY STEWART TITLE GUARANTY COMPANY, POLICY NO. 0-9010-235814, WITH A POLICY DATE OF SEPTEMBER 9, 2024 AT 12:16 P.M.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT;
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT (USE 5 FEET FOR LOTS SMALLER THAN 2.5 ACRES) PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT (USE 7 FEET FOR LOTS SMALLER THAN 2.5 ACRES) PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS.
- INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.

PLAT NOTES (CONT.):

- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
- THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- THE INDIVIDUAL LOT PURCHASER(S) SHALL BE RESPONSIBLE FOR FINAL DESIGN, CONSTRUCTION, AND MAINTENANCE OF PRIVATE DETENTION POND/WATER QUALITY BMP(S) AS DESCRIBED IN THE APPROVED PRELIMINARY/FINAL DRAINAGE REPORT FOR THIS SUBDIVISION. FINAL DESIGN, CONSTRUCTION DRAWINGS AND DRAINAGE REPORT UPDATES FOR THE DETENTION POND/WATER QUALITY BMP(S) SERVING EACH LOT SHALL BE PROVIDED WITH SITE DEVELOPMENT PLAN SUBMITTALS. THE DETENTION POND/WATER QUALITY BMP(S) SHALL BE CONSTRUCTED AND COMPLETED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS. THE SUBDIVISION DEVELOPER IS RESPONSIBLE FOR PROVIDING FINANCIAL ASSURANCES AS INDICATED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT AND ESTIMATE OF GUARANTEED FUNDS FOR ALL DETENTION PONDS/WATER QUALITY BMPS. ALL DETENTION PONDS/WATER QUALITY BMPS SHALL BE CONSTRUCTED PRIOR TO THE RELEASE OF SAID FINANCIAL ASSURANCES.
- NO IMPROVEMENTS SHALL BE PLACED WITHIN THE HIGH WATER LINE OF THE RESERVOIR OR IN THE SPILLWAY OR SPILLWAY CHANNEL. IF DEVELOPMENT ACTIVITIES ASSOCIATED WITH THIS SUBDIVISION RESULT IN REQUIRED MODIFICATIONS, REPAIRS, ENLARGEMENTS TO, OR REPLACEMENT OF, ANY DAM, SPILLWAY, SPILLWAY CHANNEL, OR OTHER WATER DETENTION FACILITY LOCATED WITHIN, OR ASSOCIATED WITH, THIS DEVELOPMENT, DEVELOPER, THE HOMEOWNERS' ASSOCIATION, AND/OR THE DAM OWNER SHALL BE RESPONSIBLE OR LIABLE FOR SUCH MODIFICATIONS, REPAIRS, ENLARGEMENTS, OR REPLACEMENT AND THE COSTS THEREOF. HOWEVER, EL PASO COUNTY SHALL NOT BE RESPONSIBLE OR LIABLE FOR SUCH MODIFICATIONS, REPAIRS, ENLARGEMENTS, OR REPLACEMENT AND THE COSTS THEREOF BY VIRTUE OF THIS SUBDIVISION APPROVAL.
- NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACE" AREAS.
- THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN IN FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 08041C0305G, HAVING AN EFFECTIVE DATE OF DECEMBER 7, 2018.
- ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 224026331 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OF INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

SURVEYOR'S CERTIFICATION:

I, JERRY RAY BESSIE, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION ON, AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION. I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JERRY R. BESSIE, PLS 38576

FOR AND ON BEHALF OF

MATRIX DESIGN GROUP, INC.

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)

) SS

COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK __ M., THIS _____ DAY OF _____, 2024, A.D., AND DULY RECORDED IN PLAT BOOK _____ AT PAGE _____ UNDER RECEPTION NO.

_____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FEE: _____

SURCHARGE: _____

STEVE SCHLIEKER, CLERK & RECORDER

BY: _____

DEPUTY

SHEET INDEX

SHEET 1 - COVER
SHEET 2 - GRAPHIC

SUBD-XX-XXXX

SKYE VISTA SUBDIVISION FILING NO. 1

DATE PREPARED: 11/21/2024

JOB NUMBER: 24.1676.001

SHEET 1 OF 2

PREPARED BY:



2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO. 80920
PHONE 719-575-0100

SKYE VISTA SUBDIVISION FILING NO. 1

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

MAP LEGEND

- * NOT PART OF THIS SUBDIVISION
- XXX PROPERTY ADDRESS PLACEHOLDER
- (±X.X') INDICATES POSITION OF MONUMENT (+) ABOVE OR (-) BELOW GROUND
- (S86°12'23"W 240.00') INDICATES RECORD DIMENSIONS WHERE DIFFERENT FROM MEASURED DIMENSIONS

LINE LEGEND

- PROPERTY BOUNDARY
- - - SECTION LINE
- - - EASEMENT
- - - ROAD CENTERLINE
- - - ADJOINER PROPERTY BOUNDARY

MAP REFERENCE LEGEND:

- R1 - INDICATES REFERENCE TO SETTLERS RANCH SUBDIVISION FILING NO. 2C RECORDED AT RECEPTION NO. 220714487
- R2 - INDICATES REFERENCE TO AN ALTA/NSPS LAND TITLE SURVEY RECORDED IN BOOK DPST, PAGE 6123SE4, DEPOSIT NO. 223900012

LINE TABLE

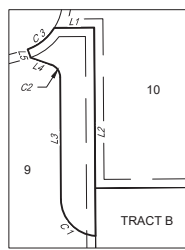
LINE #	BEARING	DISTANCE
L1	S00°21'00"E	86.54
L2	S61°09'53"E	59.66
L3	N59°53'02"E	89.50
L4	N59°53'02"E	33.61
L5	N13°13'03"E	7.06
L6	S75°15'28"W	19.92
L7	S59°53'02"W	46.46
L8	N88°24'42"E	11.36
L9	N26°44'09"W	5.83
L10	S49°47'40"W	28.24
L11	S78°31'55"E	35.94

CURVE TABLE

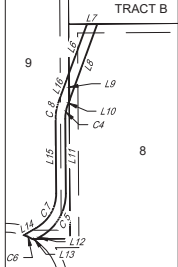
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	161.03	350.00	26°21'40"	S30°11'46"E	159.61
C2	46.83	350.00	7°39'56"	S13°10'58"E	46.79
C3	109.62	350.00	17°56'40"	S18°19'20"E	109.17
C4	206.90	350.00	33°52'13"	S44°13'46"E	203.90
C5	46.97	200.00	13°27'19"	N53°09'23"E	46.86
C6	71.41	500.00	8°10'59"	N72°35'56"E	71.35
C7	60.04	530.00	6°29'26"	N45°42'11"E	60.01
C8	137.42	380.00	20°43'11"	S33°01'00"E	136.67
C9	39.92	169.99	13°27'23"	N53°09'23"E	39.83
C10	57.96	100.00	33°12'40"	N29°49'23"E	57.16
C11	51.94	60.00	49°35'47"	N38°00'56"E	50.33
C12	85.23	60.00	81°23'32"	S76°29'24"E	78.25
C13	34.69	60.00	33°07'36"	S19°13'50"E	34.21
C14	36.60	60.00	34°57'09"	S14°48'32"W	36.04
C15	46.15	60.00	44°04'17"	S54°19'15"W	45.02
C16	50.32	100.00	28°49'45"	S60°50'35"W	49.79
C17	54.01	230.00	13°27'19"	S53°09'23"E	53.89
C18	26.83	380.00	4°02'42"	S11°22'21"E	26.82
C19	243.91	320.00	43°40'21"	S31°11'10"E	238.05
C20	67.31	100.00	38°33'57"	S72°18'20"E	66.05
C21	32.59	60.00	31°07'20"	S76°01'38"E	32.19
C22	93.34	60.00	89°08'12"	S15°53'53"E	84.21
C23	94.40	60.00	90°08'45"	S73°44'36"W	84.96
C24	36.07	60.00	34°26'53"	N43°57'35"W	35.53
C25	52.66	100.00	30°10'27"	N41°49'22"W	52.06
C26	169.19	380.00	25°30'36"	N44°09'17"W	167.80
C27	67.03	530.00	7°14'47"	S72°07'50"W	66.99
C28	45.31	100.00	25°57'33"	S62°46'27"W	44.92
C30	110.85	60.00	105°51'06"	N77°16'50"W	95.74
C31	36.02	60.00	34°23'56"	N07°09'18"W	35.48
C32	33.78	60.00	32°15'16"	N26°10'18"E	33.33
C33	61.96	60.00	59°10'09"	N71°53'00"E	59.24
C34	46.60	100.00	26°42'03"	N88°07'03"E	46.18
C35	51.35	470.00	6°15'36"	N71°38'14"E	51.33
C36	85.91	380.00	12°57'14"	N15°49'37"W	85.73
C37	176.66	320.00	31°37'51"	N25°09'55"W	174.42
C38	13.38	320.00	2°23'45"	N42°10'43"W	13.38

EASEMENT DETAIL

SCALE: 1" = 100'



DETAIL A



DETAIL B

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	62.91	42.09	85°38'26"	N43°21'05"W	57.21
C2	18.45	15.00	70°27'58"	N35°36'42"W	17.31
C3	39.63	60.00	37°50'43"	N51°12'28"E	38.92
C4	15.84	44.50	20°23'34"	N09°49'05"E	15.76
C5	58.28	55.50	60°09'45"	N29°42'11"E	55.64
C6	10.82	60.00	10°20'01"	S65°37'59"E	10.81
C7	46.73	44.50	60°09'45"	S29°42'11"W	44.61
C8	19.75	55.50	20°23'34"	S09°49'05"W	19.65

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N89°37'18"E	45.24
L2	S00°22'42"E	236.59
L4	N70°50'41"W	24.84
L6	N20°00'52"E	59.50
L7	N89°37'18"E	11.74
L8	S20°00'52"W	93.18
L9	N00°22'42"W	31.57
L10	N20°00'52"E	4.91
L11	N00°22'42"W	84.76
L12	N59°47'03"E	6.84
L13	N89°37'18"E	4.41
L14	S59°47'03"W	16.93
L15	S00°22'42"E	84.76
L16	S20°00'52"W	34.50

MONUMENT LEGEND

- ◆ FOUND SECTION CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET 5/8"x18" REBAR WITH 1-1/2" ALUMINUM CAP "MATRIX PLS 38576"

100 50 0 100 200
SCALE: 1" = 100'

PREPARED BY:



2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO. 80920
PHONE 719-575-0100

SHEET INDEX

SHEET 1 - COVER
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SUBD-XX-XXXX

SKYE VISTA SUBDIVISION FILING NO. 1
DATE PREPARED: 11/21/2024
JOB NUMBER: 24.1676.001
SHEET 2 OF 2

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Venture on Venetucci Filing No. 1 Final Plat

Agenda Date: January 8, 2025

Agenda Item Number: #6 - B

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request by N.E.S., Inc., on behalf of Thompson Thrift Residential for endorsement of Venture on Ventucci Filing No. 1 Final Plat, which includes 336 residential apartment units in three-story multi-family residential buildings on 16.23 acres. The property is zoned RM-30 for high-density multi-family residential land uses and is located on Venetucci Boulevard between B Street and South Academy Boulevard, northwest of the intersection of South Academy Boulevard and Interstate 25.

The 2022 El Paso County Parks Master Plan shows no impacts to proposed or existing parks, trails, or open space. The B Street Secondary Regional Trail runs north-south immediately adjacent and west of the project, within the bounds of the adjacent parent parcel. The proposed trail meanders through vacant open space property before intersecting Fisher's Canyon / Clover Ditch. Furthermore, the existing Stratmoor Hills Neighborhood Park is located 0.50 mile north of the development, while the existing Stratmoor Valley Trailhead Park and the Fountain Creek Regional Trail are both located 0.70 mile east of the site.

The applicant's Letter of Intent states the following in regard to site amenities and recreational opportunities for the residents of Venture on Venetucci:

- *"Clubhouse interior amenities include a leasing office, restrooms, gathering areas, and business center. Clubhouse exterior amenities include a pool and spa, covered outdoor seating/lounging areas, a fire pit, and artificial turf area for lawn games. The fitness and mail building includes a fitness center, mail room, and restrooms. Exterior amenities in this area include grills and picnic areas. In addition, a pet exercise area is provided behind the maintenance garage on the south side of the property.*
- *The property has great connectivity to parks, open spaces, surrounding neighborhood, jobs, services and transit. There is a 10-foot' wide trail along the west side of Venetucci Boulevard adjacent to the property and a sidewalk on the east side of Venetucci Boulevard between the two proposed access points to the property. The trail along Venetucci Boulevard connects to a trail system that crosses under S. Academy Boulevard and runs along the south side of S Academy Boulevard. There is also an informal trail that runs along the west side of the subject property adjacent to the single-family residential*

neighborhood that ties to the open space areas around the Clover Ditch. This open space area is immediately north of the development property and will remain as open space due to natural features and the Clover Ditch.

- *The development will have on-site amenities for tenants. Immediately to the north of the development area is a large open space area with informal trails, and natural features that deem the property undevelopable. This area is accessible to the development and will remain as open space. The closest neighborhood park is Stratmoor Park, located just under a mile northwest of the property, and Cheyenne Meadows Park is further to the west at just under 2 miles from the property. Stratmoor Hills Elementary School has a playground and is located approximately 1.5 miles from the property.”*

While the applicant is proposing a wide variety of amenities for its adult residents, the plan does show a lack of recreational opportunities for young children. As such, staff recommends that the applicant include a multi-age playground within the apartment complex grounds, perhaps near the clubhouse and its vast selection of amenities. Residents with young children may find it difficult to take their children to the aforementioned surrounding neighborhood parks, most of which are not accessible via safe walking or bicycling routes and would require vehicular transportation.

As no park land or trail easement dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$169,680 and urban park purposed in the amount of \$101,808, as shown in the attached Development Application Review Form.

Recommended Motion (Filing No. 1 Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners includes the following condition when considering and/or approving the Venture on Venetucci Filing No. 1 Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$169,680 and urban park purposes in the amount of \$101,808, to be paid at time of the recording of this Final Plat.

Development Application Review Form



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

January 8, 2025

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	Venture on Venetucci Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-24-031	Total Acreage:	16.23
		Total # of Dwelling Units:	336
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	51.76
Thompson Thrift Residential	N.E.S., Inc	Regional Park Area:	3
Don Dungu	Kimberly Johnson	Urban Park Area:	5
111 Monument Circle, Suite 1500	619 North Cascade Avenue, Suite 200	Existing Zoning Code:	RM-30
Indianapolis, IN 46204	Colorado Springs, CO 80903	Proposed Zoning Code:	RM-30

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.

LAND REQUIREMENTS

Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): **YES**

Regional Park Area: 3

Urban Park Area: 5

0.0194 Acres x 336 Dwelling Units = 6.518
Total Regional Park Acres: 6.518

Neighborhood:	0.00375 Acres x 336 Dwelling Units =	1.26
Community:	0.00625 Acres x 336 Dwelling Units =	2.10
Total Urban Park Acres:		3.36

FEE REQUIREMENTS

Regional Park Area: 3

Urban Park Area: 5

\$505 / Dwelling Unit x 336 Dwelling Units = \$169,680
Total Regional Park Fees: \$169,680

Neighborhood:	\$119 / Dwelling Unit x 336 Dwelling Units =	\$39,984
Community:	\$184 / Dwelling Unit x 336 Dwelling Units =	\$61,824
Total Urban Park Fees:		\$101,808

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners includes the following condition when considering and/or approving the Venture on Venetucci Filing No. 1 Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$169,680 and urban park purposes in the amount of \$101,808, to be paid at time of the recording of this Final Plat.

Park Advisory Board Recommendation:

VENTURE ON VENETUCCI SITE DEVELOPMENT PLAN AND FINAL PLAT

LETTER OF INTENT

NOVEMBER 2024

OWNER:

CS 2005 INVESTMENTS LLC
CHAD ELLINGTON
10801 W CHARLESTON BOULEVARD, SUITE 170
LAS VEGAS, NV 89135
(303) 503-1016
chad@peakdevgrp.com

APPLICANT:

Thompson Thrift Residential
Don Dungu
111 Monument Circle, Suite 1500
Indianapolis, IN 46204
463.237.3261
ddungu@thompsonthrift.com

CONSULTANT :

N.E.S. Inc.
Kimberly Johnson
619 N. Cascade Ave. Suite 200
Colorado Springs, CO 80903
719.471.0073
kjohnson@nescolorado.com

SITE DETAILS:

TSN: 6504300049
6504300050

ADDRESS: VENETUCCI BOULEVARD

ACREAGE: 16.23

CURRENT ZONING: RM-30

CURRENT USE: VACANT

REQUEST

N.E.S. Inc., on behalf of Thompson Thrift Residential, requests approval of a Site Development Plan and Final Plat for a 16.23-acre multi-family residential development, Venture on Venetucci Filing No. 1.

SITE DESCRIPTION

Location and Land Use

The 16.23-acre project site is located north of S. Academy Boulevard, and west of Venetucci Boulevard, in southwest El Paso County. The site is surrounded by residential development to the west, vacant undevelopable land to the north, vacant land and developed commercial land within the City of Fountain to the east and developed commercial land within the City of Fountain to the south.



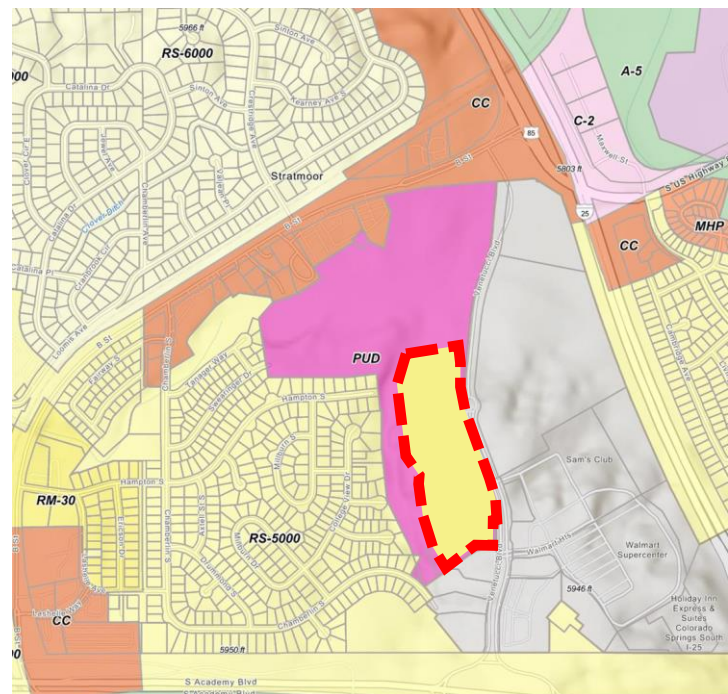
Zoning

The site was recently zoned RM-30, (Residential Multi-family Dwelling-30 units per acre). The proposed density on the 16.23-acre property is 20.7 units per acre.

Surrounding properties, to the north and west, are in El Paso County and include:

- **West:** Vacant land zoned PUD and College View Estates Filing No. 1, a single-family development which is zoned RS-5000.
- **North:** Undeveloped land zoned PUD occupied by a drainage complex.

The land to the south and southeast is in the City of Fountain, is zoned PUD, and is developed for commercial use. The vacant land to the east is also in the City of Fountain and zoned PUD.



PROJECT DESCRIPTION

The property is comprised of two parcels, including part of a larger parcel (61.96-acres) and a small separate parcel (1.56-acres). The majority of the site will be split off from the larger parent parcel (14.67-acres) and platted along with the smaller parcel (1.56-acres) into one development lot (14.18-acres) for multi-family development and one tract (2.056-acres) for stormwater management facilities. The Venture at Venetucci development will create 336 rental units within 10 multi-family buildings. The proposed density is 20.7 dwelling units per acre.

Buildings

The proposal includes eight (8) 36-plexes (3 floorplans) and two (2) 24-plex buildings (1 floorplan). Building types A and B are 36-plexes and have a mix of one- and two-bedroom units. Building type C is a 36-plex with an equal mix of one-, two-, and three-bedroom units, and building type D is a 24-plex with all 2-bedroom units. Detached 8- and 16-bay garages are provided throughout the site. Separate clubhouse and fitness center buildings round out the buildings on the subject property.

Architectural elevations of the structures (4 residential building types, clubhouse, and garages) are provided with the Site Development Plan set. The building materials will include fiber cement lap, board and batten, smooth vertical panel, and faux wood siding; synthetic stone veneer and decorative bracket accents; and metal standing seam and asphalt roofing. Wooden common space elements such as pergolas are also planned. Trash enclosures will be split face CMU with steel panel doors.

Lot and Dimensional Standards

The proposed development will meet all building setbacks and maximum lot coverage requirements as shown on the Site Plan. The maximum building height in the RM-30 zone district is 40', and the proposed building heights will comply as follows:

Building Type	Zoning Height
Building Type A-36 Units	40'-0"
Building Type B-36 Units	40'-0"
Building Type C-36 Units	40'-0"
Building Type D-24 Units	40'-0"
Fitness Building	26'-4"
Clubhouse	28'-6"
8-bay Garages	16'-11"
16-bay Garage	20'-8"

DEFINITION OF PROPOSED USE AND SPECIFIC DEVELOPMENT STANDARDS

Definition

Multi-family dwellings are a permitted use in the RM-30 zoning district, and are defined as:

A structure containing 3 or more dwelling units designed for or used exclusively as a residence by 3 or more families, living independently of one another with accessory uses, limited to an office, laundry and recreational facilities, used in common by the occupants. Use requires central water and wastewater services.

The proposed development is comprised of ten (10) multi-family residential buildings of either 24- or 36-units on one parcel. Associated accessory structures include garages, clubhouse, fitness building, and trash enclosure/s. All residential principle and accessory buildings and structures meet the above definition of multi-family dwellings.

Specific Development Standards

While there are no specific development standards for multi-family dwellings, such uses are permitted in the RM-30 district if they are served by central water and wastewater facilities. The development will have central water and wastewater facilities.

UTILITIES

Water

The proposed residential parcel will be served by central water supply system provided by Stratmoor Hills Water District. A commitment letter is included with this submittal.

Sanitary Sewer

The proposed residential parcel will be served by central sanitary sewer system provided by the Stratmoor Hills Sanitation District. A commitment letter is included with this submittal.

Electric

Electric service will be provided by Colorado Springs Utilities (CSU). A commitment letter is included with this submittal. In the letter, CSU states that these services are available to meet the demands of the new development.

Gas

Gas service will be provided by Colorado Springs Utilities (CSU). A commitment letter is included with this application. In the letter, CSU states that these services are available to meet the demands of the proposed development.

ACCESS AND TRAFFIC

Access

Area access to the development will be provided by Interstate 25, US-85, and Academy Boulevard. Primary access is provided by Venetucci Boulevard, with direct access provided by one full movement access in alignment with Sams Heights and one at the existing roundabout at the north end of the sight. There will be no connectivity for vehicular access to adjacent properties to the north, west or south.

Traffic

A Traffic Impact Study is included with this submittal and provides recommendations for improvements to existing surrounding streets that will support this development. The proposed development of 336 multi-family units will generate approximately 2,230 daily trips. The site will generate 128 morning peak hour trips and 166 afternoon peak hour trips. The Study found that the development will be successfully incorporated into the existing and future roadway network, and makes the following conclusions and recommendations:

- To alleviate long eastbound left turn vehicle queues at the intersection of B Street and US-85 during the afternoon peak, eastbound dual left turn lanes could be considered at this intersection. Based on analysis using this scenario, vehicle queues are expected to be mitigated, and this intersection is expected to operate with LOS C during the peak hour in 2045 under signal control.
- An eastbound right turn lane is warranted at the B Street and Venetucci Boulevard intersection (warranted based on existing traffic volumes). This right turn lane should provide a length of 305 feet with a 160-foot taper.
- With project construction, a private access west leg will be constructed at the Walmart North Access and Venetucci Boulevard intersection (#3) to provide access to the project. It is recommended that the site access in alignment with the north Walmart access be designated with a separate left turn lane and a shared through/right turn lane. Additionally, a northbound left turn lane is currently striped out for future use at this proposed project access. This northbound left turn lane should be designated to a maximum possible length of 150 feet plus a 140-foot shared taper.
- The proposed north access along the west side of Venetucci Boulevard to align with the existing roundabout is recommended to have one lane and yield control for all three approaches.

PARKING

Parking requirements for multi-family residential developments are based on the number of bedrooms per unit. The development consists of 132 one-bedroom units, 168 two-bedroom units, and 36 three-bedroom units. The Land Development Code requires 1.5 space per 1 bedroom unit (198 spaces), 1.7 space per two-bedroom unit (286 spaces), and 2.0 spaces per three-bedroom unit (72 spaces), as well as

one guest parking space per three-units (112 spaces). Therefore, a total of 682 parking spaces, including 12 accessible spaces, would be required.

The development provides a total of 580 parking spaces, including 12 ADA surface spaces (2 van). The developer has requested and has been granted the ability to use an alternative parking ratio that results in a 15% reduction in the number of overall required parking spaces. The alternate parking ratio is based on a Parking Analysis which found that parking demand is anticipated at a rate of 1.5-1.57 parking spaces per unit, and the parking provision of 1.72 parking spaces per unit is anticipated to exceed demand, including during peak hours. The alternate parking ratio has been determined by staff to meet the Criteria of Section 6.2.5.(D)(1)(vi). These criteria are addressed at the end of this document, as well as in the parking analysis submitted with this application.

Parking is provided in surface lots and detached garages. Surface parking and is comprised of 453 spaces, including 12 accessible spaces (2 van), and 115 detached garage spaces.

Zoning standards require 5% of vehicle parking be provided for bikes. Based on the required parking of 668 spaces, thirty-four bike spaces are required and have been provided.

AMENITIES

Clubhouse interior amenities include a leasing office, restrooms, gathering areas, and business center. Clubhouse exterior amenities include a pool and spa, covered outdoor seating/lounging areas, a fire pit, and artificial turf area for lawn games. The fitness and mail building includes a fitness center, mail room, and restrooms. Exterior amenities in this area include grills and picnic areas. In addition, a pet exercise area is provided behind the maintenance garage on the south side of the property.

LANDSCAPE, BUFFERING AND SCREENING

Perimeter Landscape and Buffering

Landscaping along the perimeter of the Subject property is required based on proximity to Venetucci Boulevard right-of-way. Based on 1,505 lineal feet of frontage on Venetucci Boulevard, a Principal Arterial, 76 trees are required and provided in a 25' wide landscape area. No buffering or landscape setback is required along other property boundaries.

Parking Lot Landscape

Parking is provided in multiple lots throughout the development. Parking lot landscape is required at a rate of 1 shade tree per 15 spaces, for a total of 39 trees required and provided. Parking lots are required to be screened to a minimum height of 3' from view of adjacent roads. Two-thirds of the lot line with parking that abuts the street must be screened. This screening is accomplished with trees and shrubs as required.

Parking landscape islands, fingers, and planting corners and trees are provided throughout the site. Screening is provided between parking areas and the street along Venetucci Boulevard and along

the west central property line. Due to grades on the subject property, walls and plantings are used in some areas.

Internal Landscape

A minimum of 15% of the lot area is required to be landscaped to include one tree per 500 square feet of required landscape area. With a development area of 14.99 Ac (653,038-SF), 97,955 SF (2.25 Ac) must be landscaped, and must include 196 trees. A total of 232,102 sf (5.33 Ac) of internal landscaped area is provided, as required, comprised of 196 trees.

Screening

Screening of trash handling areas is required. The trash handling area in this development is located in the southeast corner of the subject property. Trash will be picked up at the buildings weekly and taken to the trash compactor in the trash handling area. The trash handling area is screened as required by the LDC. Screening of parking lots from Venetucci Boulevard at a height of 3' is also required and provided.

LIGHTING

Photometric plans and lighting cut sheets have been provided with the Site Development Plan set. Overall site lighting includes 20' site/parking pole fixtures and wall-mounted lighting. All lighting is full cutoff as required in the LDC.

NATURAL FEATURES

Floodplain and Wetlands

There is a large drainage complex (Clover Ditch) north of the subject property, which creates floodplain and wetlands. The floodplain does not extend into the subject property, and there are no waterbodies which would create floodplains within the project boundaries. This drainage complex is not part of the development; however, the property owner will make channel and bank stabilization improvements in conjunction with development of the subject property.

The applicant has completed a Wetland Delineation and Protected Species Review of the property, which is included with this submittal. The Review concluded that there are no on-site wetlands (see report included with this application).

Soils and Geology

A Soils and Geology Report was prepared by Intertek PSI for the development. The geotechnical findings and recommendations are as follows:

Findings:

- On-site soils and bedrock exhibit very high swell potential.
- There is extensive previously placed fill, which poses the risk of poorly compacted or unsuitable

materials.

- Depth of bedrock varied across the site.

Recommendations:

The Soils and Geology Report provides many recommendations for managing the on-site soil conditions, including various options for various issues. General recommendations include Monolithic slab-on-grade foundations, no less than 5-feet of imported structural fill for subgrade preparation, minimum pavement thicknesses, methods for retaining wall backfill and compaction, recommendations for the pool and spa, and drainage recommendations.

Wildlife

The Wetland Delineation and Protected Species Review concluded that habitat for federally and state listed species is not present in the Project area and the Project will not affect the flow quantity or timing of the Platte River; therefore, there would be no take of federally or state listed species. The Review recommends an on-site investigation before project activities commence if such activities are scheduled between December 1 and July 31, and/or April 1 through August 31 to confirm the presence of active nests or new nests within the project area.

FIRE

The Burn Probability of the property is identified as Low to Moderate. The property is within the Stratmoor Hills Fire Protection District (SHFPD). A Fire Protection Report has been prepared and submitted with this application.

ROAD IMPACT FEE

Per the Road Impact Fee ordinance, all property in unincorporated El Paso County that receives a land use approval, either in a public hearing or administratively, is subject to the payment of Road Impact Fees. The developer has chosen to pay the full road impact fee instead of inclusion into a PID with a mill increase.

PUBLIC AND PRIVATE IMPROVEMENTS

Improvements to the B Street/Venetucci/U.S.-85 intersection will be done in accordance with TIS recommendations. Plans will be permitted through El Paso County and CDOT. Improvements will be constructed in conjunction with site development activities. The developer will work with appropriate County and CDOT staff to condition acceptance of all off-site improvements prior to issuance of the first Certificate of Occupancy for the multi-family development.

Private improvements are covered in the narrative elsewhere in this letter.

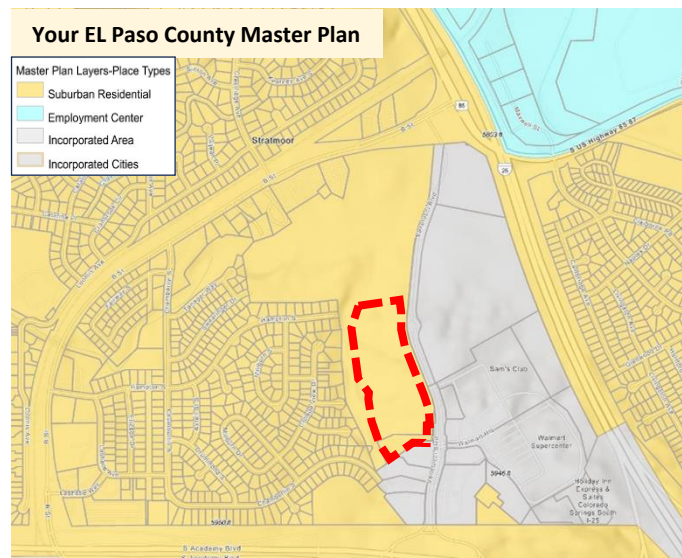
DEVELOPMENT TIMELINE

The development is intended to be developed as one phase over the course of two years. Off-site stream stabilization improvements on Fisher Canyon are in the permitting process through El Paso County and all applicable jurisdictions. Improvements will be constructed in conjunction with development improvements.

FINAL PLAT CRITERIA OF APPROVAL (7.2.1.D.3.F.)

1. THE SUBDIVISION IS IN CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN;

The proposed Subdivision is consistent with the Master Plan. The Placetypes map in the Master Plan classifies this property and the surrounding area as “Suburban Residential”, where the primary land use is single-family detached residential with multi-family residential as a supporting land use. The Suburban Residential placetype comprises the County’s traditional residential neighborhoods with supporting commercial at key intersections. The Master Plan states that “this placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area”. This development meets the spirit and intent of the Suburban Residential placetype as it is a small multi-family development surrounded by a larger single-family detached and commercial development, and is secondary to, and supporting of such land uses. The property also serves as a buffer and transition from I-25 and commercial development to the lower density neighborhoods. Characteristics of the Suburban Residential placetype include the following:



- *Residential blocks are fully developed and well maintained with higher density uses adjacent to urban residential placetypes.* This site is adjacent to urban placetypes, such as Wal-Mart, Sam’s Club, and other commercial developments in the City of Fountain, as well as smaller lot residential.
- *Properties are generally connected through a network of sidewalks often on both sides of the street.* The development is adjacent to Venetucci Boulevard, which has a sidewalk on both sides, and provides connections to commercial uses in the area. The residential development to the west has a network of sidewalks, however, due to existing topography, they will not connect to the subject property directly. There is an informal trail between the subject property and the adjacent neighborhood to the west.

- *Connectivity to trails, hiking paths, and bike lanes provide access to parks, open space, different neighborhoods, jobs, services, and transit if available.* The property has great connectivity to parks, open spaces, surrounding neighborhood, jobs, services and transit. There is a 10-foot' wide trail along the west side of Venetucci Boulevard adjacent to the property and a sidewalk on the east side of Venetucci Boulevard between the two proposed access points to the property. The trail along Venetucci Boulevard connects to a trail system that crosses under S. Academy Boulevard and runs along the south side of S Academy Boulevard. There is also an informal trail that runs along the west side of the subject property adjacent to the single-family residential neighborhood that ties to the open space areas around the Clover Ditch. This open space area is immediately north of the development property and will remain as open space due to natural features and the Clover Ditch.

There are bus routes on both Venetucci Boulevard and S. Academy Boulevard; and the Pikes Peak State College Centennial Bus Transfer Center is located on the campus on the south side of Academy Boulevard. There are no bike facilities in this area.

- *Neighborhood scale parks and open space are distributed throughout the residential development and support community gathering and recreation.* The development will have on-site amenities for tenants. Immediately to the north of the development area is a large open space area with informal trails, and natural features that deem the property undevelopable. This area is accessible to the development and will remain as open space. The closest neighborhood park is Stratmoor Park, located just under a mile northwest of the property, and Cheyenne Meadows Park is further to the west at just under 2 miles from the property. Stratmoor Hills Elementary School has a playground and is located approximately 1.5 miles from the property.

The Areas of Change section of the Master Plan show the property as being in Transition. These areas are fully developed parts of the County that may completely or significantly change in character. Development/Redevelopment is expected to be intense enough to transition the area to a new type of development.

The Key Areas Map shows this property between the Fort Carson Military Installations and 2-Mile Notification Zone and the Colorado Spring Airport/Peterson Space Force Base. Key areas have their own unique identities and distinct characteristics. The Military Installations key area related to Fort Carson focuses the pursuit of conservation and compatible land use buffering efforts; and creating fire mitigation plans to reduce the potential for wildfire impacts in neighborhoods adjacent to installations and training areas. The Military Installations key area for Colorado Springs Airport/Peterson Space Force Base focuses on coordinating land use development applications located between Peterson AFB and Schriever AFB to limit radio frequency spectrum impacts; managing encroachment issues from nearby development; and pursuit of conservation partnering opportunities for compatible land use buffering under flight training and other critical areas.

Development of the property for apartments will provide another housing option for military and civilian personnel that work on the base. The development site is buffered from Fort Carson by existing and developing adjacent commercial properties as well as the Colorado State College Centennial campus, located on the south side of S. Academy Boulevard.

The Housing and Communities chapter of the Master Plan identifies its core principle to “preserve and develop neighborhoods with a mix of housing types”, and that “Housing variety provides multiple options to support residents regardless of income, household size, and age. Providing an equitable mix of housing can ensure the viability of El Paso County as a home for all.” This chapter also indicates a shift toward renting, projecting that by 2050, 41% of housing units will be rental, and that multi-family housing will make up the majority of rental units. The plan recognizes that “Existing multifamily units provide rental housing options, but the County will need significantly more throughout the life of this Plan to capture projected growth within the region” and that “it is important that a mix of housing types be developed to provide options that support market demand and ensure affordability.” The plan goes on to say the “The County should increase density in key areas to reduce the land cost per unit for development. The primary focus should be in Urban Residential and Suburban Residential placetypes, which are appropriate for accommodating significant density that still conforms to the community’s desired character.”

The Transportation and Mobility Chapter of the Master Plan does not identify any road capacity improvements in the area of the development. Resurfacing of Academy Boulevard west of this area is identified and currently on-going. The Traffic Impact Study for this project identifies recommended development related improvements as noted above.

The Public Facilities chapter of the Master Plan shows a County Fire Facility on the east side of Venetucci Boulevard north of the development site, a State and Federal Fire facility south of Academy Boulevard and the development area, and a public school in the north portion of the PUD adjacent to the development site where the land has been determined to be undevelopable.

2. THE SUBDIVISION IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PRELIMINARY PLAN;

No preliminary plan was required.

3. THE SUBDIVISION IS CONSISTENT WITH THE SUBDIVISION DESIGN STANDARDS AND REGULATIONS AND MEETS ALL PLANNING, ENGINEERING, AND SURVEYING REQUIREMENTS OF THE COUNTY FOR MAPS, DATA, SURVEYS, ANALYSES, STUDIES, REPORTS, PLANS, DESIGNS, DOCUMENTS, AND OTHER SUPPORTING MATERIALS;

The proposed Final Plat meets the applicable sections of the Code for a one-lot and one-tract plat. The subject property was recently rezoned to accommodate the Final Plat and Development Plan for the property, which meets all zoning requirements. All public improvements are in conformance with the EMC. The land has been found to be suitable and safe for the proposed development. Topography has been taken into consideration in the proposed Site Development Plan for the property. There are no new roads, or continued existing roads within the subdivision,

and all internal drives will be privately owned and maintained by the property owner. The layout, design and configuration of the subdivision provides one development lot that is the appropriate size for the intended use; one track for stormwater ponding; adequate buffering from the adjacent single-family development and Venetucci Boulevard; makes use of the natural topography and makes provision for historic drainage patterns in the new drainage facilities provided.

Potential hazards have been considered and mitigated as necessary, including wildfire risk and traffic. No additional right of way is required; however, improvements B Street/Venetucci/U.S.-85 intersection are required and have been designed in accordance with all applicable standards. Public easements, as required, are provided to accommodate new and existing facilities on the property. Off-site channel improvements are required and will be completed within the development timeline.

All necessary studies, plans, reports and supporting material have been included with this submittal. The proposal complies with the subdivision design standards set out in Chapter 8 of the Land Development Code.

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 THIS CODE;

Stratmoor Hills Water District will provide treatment and delivery of water to the site. A commitment letter from the District is included with this application. The proposed water system will connect to the existing water system in Venetucci Boulevard from the northeast corner of the project. There are no anticipated off-site improvements needed in support of the proposed development. There are no quantity or quality of water supply concerns with the proposed development. In accordance with the findings of the Water Report, the following will be the total water demand for the plat area:

Land Use	Units	Irrigated Landscaping	Developed Space	Average Day Demand	Average Day Demand	Average Day Demand	Max Day Demand ¹	Max Day Demand ¹	Max Day Demand ¹
	#	SF	SF	ac-ft/year	gpm	GPD	ac-ft/year	gpm	GPD
Residential	336	-	-	67.20	41.66	59,996.16	127.68	79.16	113,992.70
Leasing/Clubhouse	1	-	5,175	-	0.36	518	-	0.68	983
Fitness Center	1	-	3,220	-	0.22	322	-	0.42	612
Management	1	-	1,450	-	0.10	145	-	0.19	276
Irrigation	-	156,816	-	0.057	0.04	51	0.108	0.07	96
TOTAL					42.383	61,031.2		80.53	115,959.3

¹Max Day peaking factor is 1.9.

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 THIS CODE;

Stratmoor Hills Sanitation District will serve the project and has sufficient capacity. This development proposes gravity sewer facilities to be installed to service the Site, in accordance with the Security Sanitation Districts standards and approvals. The gravity sewer facilities will be connected to existing collection systems that are owned and operated by Security Sanitation District. There is an existing 8-inch sanitary main in Venetucci Boulevard. Wastewater pumping facilities are not necessary to serve the Site in its full buildout condition.

According to the Wastewater Disposal Report prepared by Kimley-Horn, the proposed project wastewater discharge is within the acceptance capacity of the Security Water and Sanitation District. The sanitary sewer system, design and modeling results conform to all applicable criteria set forth by El Paso County and the District.

Based on 336 units, the development population is estimated to be 639 residents (1.9 per unit) with an average daily demand of 100 gallons per person per day. The treatment requirements for this property are estimated to be a maximum of 23.32 million gallons per year or 63,900 gallons per day.

6. ALL AREAS OF THE PROPOSED SUBDIVISION WHICH MAY INVOLVE SOIL OR TOPOGRAPHICAL CONDITIONS PRESENTING HAZARDS OR REQUIRING SPECIAL PRECAUTIONS HAVE BEEN IDENTIFIED AND THAT THE PROPOSED SUBDIVISION IS COMPATIBLE WITH SUCH CONDITIONS [C.R.S. §30-28-133(6)(c)];

A Soils and Geology Report was prepared by Intertek PSI for the development. The geotechnical findings and recommendations are as follows:

Findings:

- On-site soils and bedrock exhibit very high swell potential.
- There is extensive previously placed fill, which poses the risk of poorly compacted or unsuitable materials.
- Depth of bedrock varied across the site.

Recommendations:

The Soils and Geology Report provides many specific recommendations for managing the on-site soil conditions, including various options for various issues. General recommendations include Monolithic slab-on-grade foundations, no less than 5-feet of imported structural fill for subgrade preparation, minimum pavement thicknesses, methods for retaining wall backfill and compaction, recommendations for the pool and spa, and drainage recommendations.

7. 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;

The proposed drainage design is to maintain the historic drainage patterns where possible and minimize the imperviousness and release rates for the Site. Runoff from the Site will be controllably discharged through the proposed drainage system and will continue through the proposed detention basin before out falling to an existing Fisher's Canyon Creek. The drainage design conforms to the criteria presented in both the El Paso County's Engineering Criteria Manual and the Colorado Springs Engineering Criteria Manual. Additionally, the Site runoff and storm drain facilities will not adversely affect the downstream and surrounding developments, including Fisher's Canyon Creek.

8. LEGAL AND PHYSICAL ACCESS IS PROVIDED TO ALL PARCELS BY PUBLIC RIGHTS-OF-WAY OR RECORDED EASEMENT, ACCEPTABLE TO THE COUNTY IN COMPLIANCE WITH THIS CODE AND THE ECM;

The proposed development will have two accesses, both from Venetucci Boulevard, a principal arterial. There will be one full movement access in alignment with Sams Heights and one at the existing roundabout at the north end of the sight. There will be no connectivity for vehicular access to adjacent properties to the north, west or south.

9. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, AND TRANSPORTATION SYSTEMS, ARE OR WILL BE MADE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;

Water and sanitary sewer service are to be provided by Stratmoor Hills Water and Sanitation District, and Colorado Springs Utilities will provide electric and natural gas services to the subdivision. The required Will Serve letter for gas and electric are included with the submittal. The property is not currently within the boundaries of the Security Water and Sanitation District. The Stratmoor Hills Fire Protection District fire protection and emergency services.

10. THE FINAL PLANS PROVIDE EVIDENCE TO SHOW THAT THE PROPOSED METHODS FOR FIRE PROTECTION COMPLY WITH CHAPTER 6 OF THIS CODE;

The site lies within the Stratmoor Hills Fire Protection District. A will serve letter from the Department and a Fire Protection Report are included with the submittal.

11. OFF-SITE IMPACTS WERE EVALUATED AND RELATED OFF-SITE IMPROVEMENTS ARE ROUGHLY PROPORTIONAL AND WILL MITIGATE THE IMPACTS OF THE SUBDIVISION IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF CHAPTER 8;

Channel and bank stabilization improvements to the off-site Clover Ditch are required in conjunction with development of the subject property. Such improvements will be made by the property owner in cooperation with County Staff recommendations. Required improvements to off-site infrastructure include:

- Eastbound dual left turn lanes at the intersection of B Steet and US-85.
- An eastbound right turn lane is warranted at the B Street and Venetucci Boulevard intersection (warranted based on existing traffic volumes). This right turn lane should provide a length of 305 feet with a 160-foot taper.
- With project construction, a private access west leg will be constructed at the Walmart North Access and Venetucci Boulevard intersection designated with a separate left turn lane and a shared through/right turn lane. Additionally, a northbound left turn lane is currently striped out for future use at this proposed project access. This northbound left turn lane should be designated to a maximum possible length of 150 feet plus a 140-foot shared taper.
- The proposed north access along the west side of Venetucci Boulevard to align with the existing roundabout is recommended to have one lane and yield control for all three approaches.

12. ADEQUATE PUBLIC FACILITIES OR INFRASTRUCTURE, OR CASH-IN-LIEU, FOR IMPACTS REASONABLY RELATED TO THE PROPOSED SUBDIVISION HAVE BEEN CONSTRUCTED OR ARE FINANCIALLY GUARANTEED THROUGH THE SIA SO THE IMPACTS OF THE SUBDIVISION WILL BE ADEQUATELY MITIGATED;

The Subdivision Improvement Agreement (SIA) includes provision to guarantee construction of the necessary infrastructure. The platting of the site will include the collection of the applicable Drainage Fees, School Fees and Park Fees.

13. THE SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8; AND EL PASO COUNTY, COLORADO LAND DEVELOPMENT CODE RULES GOVERNING DIVISIONS OF LAND – CHAPTER 7-PAGE 10 EFFECTIVE 05/2016

The proposed subdivision meets the applicable sections of the Code.

14. THE EXTRACTION OF ANY KNOWN COMMERCIAL MINING DEPOSIT SHALL NOT BE IMPEDED BY THIS SUBDIVISION [C.R.S. §§34-1-302(1), ET SEQ.]

No known mineral deposits are impeded by the subdivision.

Conformity With Plans And Standards 8.2.1 through 8.2.5)

1. Conformity with the Master Plan.

The proposed Subdivision is consistent with the Master Plan, as noted in Final Plat Criteria 1 above.

2. Conformity with this Code.

The proposed development is consistent with all aspects of the El Paso County Code.

3. Zoning and the Division of Land.

The property was recently zoned RM-30, which provides for multi-family development as proposed on the land to be platted.

4. Conformity with the ECM.

The Site Development Plan and Plat comply with the ECM, and no deviations are required.

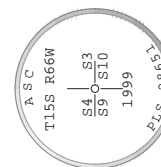
5. Conformity with Self-Imposed Restrictions.

N/A.

LOCATED IN THE SOUTH HALF OF SECTION 4,
TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

46

LOCATED IN THE SOUTH HALF OF SECTION 4,
TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO



E LINE SE QTR. SEC. 4
N01°01'43"W 2633.35'
BASIS OF BEARINGS

POINT OF COMMENCEMENT
SE QTR. SEC. 4
RECOVERED 2-1/2" ALUMINUM CAP
0.1' ABOVE GRADE

_____ BOUNDARY LINE
 - - - - - EASEMENT LINE AS NOTED
 _____ SECTION LINE
 _____ LOT LINE

NOT A PART

S22°05'08"E 501.71' (C)
S21°38'52"E 501.71' (P1)

S00°30'13"E 162.77' (C)
S00°03'57"W 162.77' (P1)

S89°29'47"W 62.20' (C)
S89°56'03"W 62.20' (P4)

RECOVERED NAIL W/
1-1/2" BRASS TAG
"PLS 38069"
FLUSH W/ CONCRETE

$\Delta = 35^\circ 30' 48''$ (C,P4)
 $R = 238.00'$ (C,P4)
 $L = 147.52'$ (C,P4)
 $CB = S71^\circ 44' 24'' W$ (C,
 $C = 145.17'$ (C)

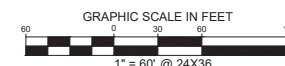
LOT 1
SOUTH ACADEMY HIGHLANDS
FILING NO. 4
NOT A PART

RECOVERED #5 REBAR W/
BROKEN 1-1/4" ORANGE
PLASTIC CAP
"PLS 38069"
0.2' ABOVE GRADE

LOT 2
SOUTH ACADEMY HIGHLANDS
FILING NO. 4
NOT A PART

VENTURE ON VENETUCCI FILING NO. 1
CONTAINS 706,978 SQ. FT.
OR 16.2300 AC.±

UNPLATT
NOT A PART



PRELIMINARY
THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

Kimley»»Horn

6200 S. SYRACUSE WAY, # 300
GREENWOOD VILLAGE, CO 80111
Tel. No. (303) 228-2300
www.kimlev-horn.com

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1" = 60'	PTM	DRW	2024-11-05	096302017	2 OF 2

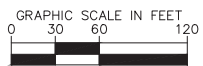
1	2024/11/12	REV.
No.	DATE	REVISION DESCRIPTION

K:\DEN_Civil\096302017_VenetuCCI Multi-Family\CADD\PlanSheets\CD\096302017 - SP_OV.dwg Hart, Michael 11/14/2024 3:28 PM

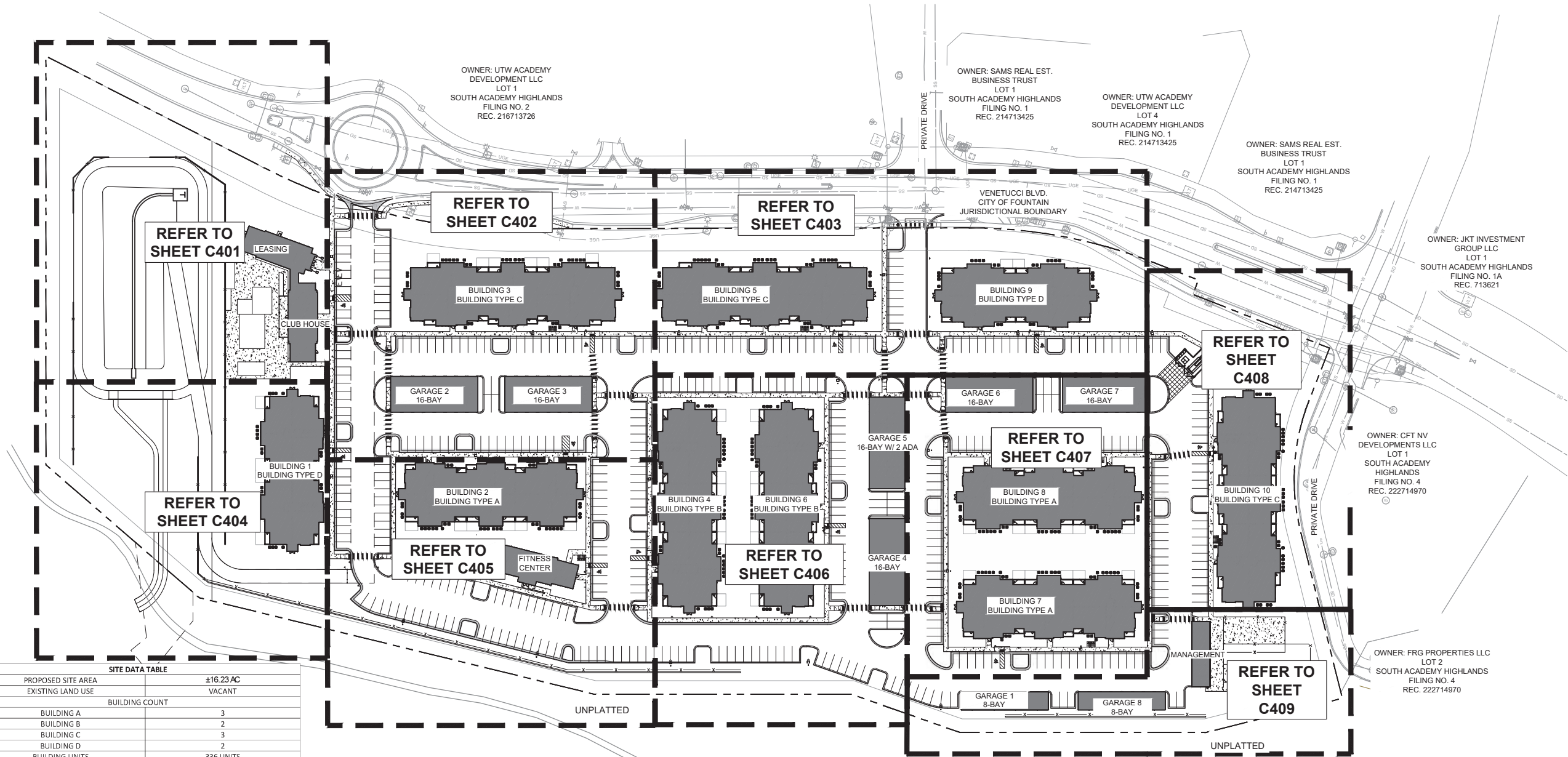
SITE DATA TABLE	
PROPOSED SITE AREA	±16.23 AC
EXISTING LAND USE	VACANT
BUILDING COUNT	
BUILDING A	3
BUILDING B	2
BUILDING C	3
BUILDING D	2
BUILDING UNITS	336 UNITS
1-BEDROOM UNIT	132 UNITS
2-BEDROOM UNIT	168 UNITS
3-BEDROOM UNIT	36 UNITS
PARKING DATA	
PARKING REQUIRED	
PER THOMPSON THRIFT DESIGN GUIDELINES	
1 SPACE / 1-BEDROOM UNIT	132 SPACES (132 UNITS)
2 SPACES / 2-BEDROOM UNIT	336 SPACES (168 UNITS)
3 SPACES / 3-BEDROOM UNIT	108 SPACES (36 UNITS)
TOTAL PARKING PER THOMPSON THRIFT GUIDELINES	576 SPACES
PER EL PASO COUNTY CODE	
1.5 SPACES / 1-BEDROOM UNIT	198 SPACES (132 UNITS)
1.7 SPACES / 2-BEDROOM UNIT	286 SPACES (168 UNITS)
2 SPACES / 3-BEDROOM UNIT	72 SPACES (36 UNITS)
TOTAL PARKING PER EL PASO COUNTY CODE	682 SPACES*
ACCESSIBLE (2% OF STANDARD PARKING)	14 SPACES
GUEST (1 SPACE / 3 DWELLING UNITS)	112 SPACES (336 UNITS)
TOTAL PARKING PROVIDED	
STANDARD PARKING	450
ELECTRIC VEHICLE (EV) PARKING	2
ADA NON-VAN PARKING	11
ADA VAN PARKING	3
GARAGE PARKING	113
TOTAL PARKING PROVIDED	579

*Variance was approved allowing a 15% reduction in required parking, making the required parking per El Paso County code 579 spaces.

BUILDING DATA TABLE					
BUILDING TYPE	NUMBER OF BUILDINGS	UNIT COUNT	TOTAL UNITS	TOTAL GSF PER BUILDING	TOTAL GSF PER BUILDING TYPE
THREE-STORY BUILDING A	3	36	108	34747	104241
THREE-STORY BUILDING B	2	36	72	39639	79278
THREE-STORY BUILDING C	3	36	108	41743	125229
THREE-STORY BUILDING D	2	24	48	29748	59496
TOTALS	10		336		368244



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Kimley»Horn

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6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: AX
DRAWN BY: FCR
CHECKED BY: MTH
DATE: 11/12/2024

VENTURE ON VENETUCCI
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
OVERALL SITE PLAN

FOR REVIEW ONLY
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CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096302017

SHEET

C400

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2025 Sunshine Act Memorandum

Agenda Date: January 8, 2025

Agenda Item Number: #7 - A

Presenter: Todd Marts, Executive Director

Information: **Endorsement:** X

Background Information:

Pursuant to guidelines established by the Board of County Commissioners for compliance with the Colorado Open Public Meeting Sunshine Act, the Park Advisory Board annually endorses a memorandum at the January meeting that addresses the posting place for public meeting notices and the location of meetings, the official custodian of board minutes, and the location of where the minutes will be on file.

Please find enclosed the draft memorandum for consideration and / or endorsement.

Recommended Motion:

Move to endorse the 2025 Sunshine Act Memorandum

MEMORANDUM

TO: Kristy Smart, Clerk to the Board

FROM: Todd Marts, Executive Director

RE: 2025 Sunshine Act Memorandum
Park Advisory Board / Park Fee Advisory Committee

DATE: January 8, 2025

Pursuant to guidelines established by the Board of County Commissioners for compliance with the Colorado Open Public Meeting Sunshine Act (Sunshine Act), the following information addresses whereby each county Board or Commission shall notify the Clerk to the Board Manager of the posting place for public meeting notices and the location of meetings, the official custodian of board minutes, and the location of where the minutes will be on file.

The Director of Parks & Community Services, or his designee, shall be responsible for ensuring that appropriate notice of Park Advisory Board (PAB) and the Park Fee Advisory Committee (PFAC) meetings. Notice will be given in the form of an agenda which will state the date, time, and location of the meeting and a brief description of the agenda items for the respective meeting as required by the Sunshine Act. The respective agendas will be posted on the County's website.

The Director of Parks & Community Services, or his designee, shall serve as the official custodian of the PAB and PFAC meeting minutes. The record of all meeting minutes will be on file at the Parks & Community Service Department, 2002 Creek Crossing, Colorado Springs, Colorado, 80905, and are available at this location for public review and will be posted on the website.

This procedure for compliance with the Sunshine Act for the 2025 calendar year was endorsed by the El Paso County Park Advisory Board at their meeting on January 8, 2025.

Please contact me if you have questions or need additional information.

**El Paso County Parks
2024 Action Plan**

Recreation / Cultural Services	Project Manager	Priority	Status
Fox Run Nature Center Fundraising	Theresa Odello / Dana Nordstrom	High	In Progress
Mid-Week County Fair Attendance	Andschana Aljets	High	Completed
Execute three larger events at the Fairgrounds	Andschana Aljets	Medium	Completed
Signage Update and Design at Bear Creek Nature Center	Mary Jo Lewis	High	Completed
Teen Volunteers at Fountain Creek Nature Center	Jessica Miller	High	Completed
Fountain Creek Nature Center Field Guide	Victoria Dinkel	High	Completed
Volunteer Restoration Days at BCNC	Kylee Taylor		Completed
Trail Camera at BCNC	Kylee Taylor	High	Purchased - Install
Fairgrounds Corporation Bylaws	Theresa Odello	Low	
Park Operations	Project Manager	Priority	Status
Hammock Post Design and Installation	Kyle Melvin	High	In Progress
Stratmoor Valley Forestry	Kyle Melvin		Completed
Pineries Open Space MPB Project	Kyle Melvin		Completed
Pineries Open Space Forestry Trail Corridor	Kyle Melvin		Completed
Vegetation Management	Scott Myers		Completed
Homestead Ranch RP Playground Improvements	Scott Myers		Completed
Fox Run RP Entrance Improvements (Stella Dr)	Ben Dumakowski		Completed
Pineries Open Space Drainage Improvements	Ben Dumakowski	High	In Progress
Bear Creek Dog Park Trail Improvements	Adam Robertson		Completed
Bear Creek RP Entrance Improvements (Argus Dr)	Adam Robertson		Completed
Bear Creek Regional Park Bridge Improvements	Adam Robertson		Completed
Homestead Ranch RP Facility Improvements	Adam Baker		Completed
Fairgrounds Audio Improvements	Adam Baker		Completed
Fountain Creek RP Landscape Improvements	Jamie Haas		Completed
Fountain Creek RP Entry and Rules Signage	Jamie Haas		Completed
Park Planning	Project Manager	Priority	Status
Fountain Creek Nature Center Entrance Ramp	Ross Williams	High	In Progress
Paint Mines Interpretive Park Master Plan	Ross Williams	High	In Progress
Fox Run Regional Park Ponds and Gazebo	Brian Bobeck	Medium	Design
Fox Run Nature Center Design	Jason Meyer	Medium	In Progress
Fox Run Regional Park Restrooms and OWTS	Jason Meyer	High	Construction
Ute Pass Regional Trail Phase II	Jason Meyer	High	In Progress
NRCS Willow Springs and Duckwood Trailhead	Jason Meyer	High	In Progress
FEMA Recovery Projects	Jason Meyer	Medium	In Progress
Administration	Project Manager	Priority	Status
Develop a Department & Divisions Mission Statement	Todd Marts	High	In Progress - June-July
Implement PAY-TRAC	Deb Reid		Completed

Community Services Department								
Parks / Recreation & Cultural Services Divisions								
December 2024 Monthly Report								
<u>Facility Revenue Totals To Date</u>		<u>2024</u>				<u>2023</u>	<u>2022</u>	
		<u>Budget</u>	<u>Current</u>	<u>Balance</u>		<u>Totals to Date</u>	<u>Totals to Date</u>	
Parks Facility Reservation Revenue		\$ 180,000	211,845	\$ (31,845)		\$ 268,779	\$ 237,406	
County Fair / Fairgrounds		\$ 301,000	462,596	\$ (161,596)		\$ 461,067	\$ 401,140	
Total		\$ 481,000	\$ 674,441	\$ (193,441)		\$ 729,846	\$ 638,546	
<u>Fundraising Revenue</u>		<u>2024</u>	<u>2024</u>			<u>2023</u>	<u>2022</u>	
	<u>Purpose</u>	<u>Goal</u>	<u>Amount</u>	<u>Balance</u>		<u>Totals to Date</u>	<u>Totals to Date</u>	
County Fair Sponsorships	Fair Operations	\$ 80,000	\$112,500	\$ (32,500)		\$ 102,500	\$ 105,000	
Partners in the Park Program	Park Operations	\$ 45,000	\$92,500	\$ (47,500)		\$ 77,500	\$ 65,000	
Trust for County Parks	Park Operations	\$ 10,000	\$72,812	\$ (62,812)		\$ 49,171	\$ 181,359	
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$64,602	\$ 25,000		\$ 30,702	\$ 30,520	
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$80,000	\$ (40,000)		\$ 70,000	\$ 70,000	
Total		\$ 200,000	\$ 422,414	\$ (157,812)		\$ 329,873	\$ 451,879	
<u>Grant / 3rd Party Funding</u>		<u>Awarded</u>						
<u>Parks Division Reservations</u>	<u>2024</u>	<u>2024</u>	<u>2024</u>	<u>2023</u>	<u>2023</u>	<u>2022</u>	<u>2022</u>	
<u>Year to Date</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rental</u>	<u>Attendance</u>	
January	10	1072	N/A	11	966	3	510	
February	15	898	N/A	15	778	5	446	
March	15	292	N/A	51	1306	29	702	
April	278	7613	4.3	299	10619	271	8698	
May	491	16030	4.8	448	16919	419	15932	
June	635	23181	4.3	552	20087	489	22916	
July	579	20387	4.2	594	22852	515	22275	
August	502	21409	4.6	445	22024	391	21464	
September	431	18958	4.74	442	22133	363	19266	
October	164	7764	4	222	11174	206	9631	
November	14	1294	N/A	14	577	9	129	
December	2	18	N/A	12	500	10	91	
Total	3136	118916	4.42	3093	129935	2710	122060	

<u>Parks Facility Reservations</u>		2024	2024	2023	2023	2022	2022	
<u>December</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<u>Bear Creek Regional Park</u>								
Archery Lanes								
Athletic Fields								
Pavilions				2	151	1	115	
Trails				1	150	1	100	
Vendor								
Tennis Courts								
Pickleball Courts				1	2			
Vita Course								
Meeting Room		1	15	5	35	7	61	
<u>Black Forest Regional Park</u>								
Athletic Fields								
Pavilions								
Vendor								
Tennis Courts / Pickleball Courts								
<u>Falcon Regional Park</u>								
Baseball Fields								
Athletic Field								
Vendor								
<u>Fountain Creek Regional Park</u>								
Athletic Fields								
Pavilions								
Trails								
Disc Golf Course				1	125	1	100	
Vendor						1	4	
<u>Fox Run Regional Park</u>								
Athletic Fields								
Gazebo								
Warming Hut				1	12	1	15	
Pavilions								
Vendor								
Trails								
<u>Homestead Ranch Regional Park</u>								
Pavilions								
Athletic Fields								
Trails								
<u>Palmer Lake Recreational Area</u>								
Palmer Lake Santa Fe Trail								
<u>New Santa Fe Trail</u>								
Monument Trail Head New Santa Fe Trail								
Baptist Road Santa Fe Trail								
AFA Santa Fe Trail								
Vendor - Santa Fe Trailheads								
<u>Paint Mines Trail</u>		1	3					
<u>Rock Island Trail</u>								
<u>Black Forest Section 16</u>								
<u>Rainbow Falls Historic Site</u>								
<u>Pineries Open Space</u>				1	25			
Total Park Facility Reservations		2	18	12	500	12	395	

<u>Fairgrounds Facility Reservations</u>		2024	2024	2024	2023	2023	2022	2022
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>
January		17	385	N/A	8	173	7	150
February		19	770	N/A	14	735	19	726
March		22	1000	N/A	12	1160	13	471
April		26	6873	N/A	18	7161	50	2781
May		26	4657	N/A	23	4150	30	3791
June		50	6639	N/A	17	4490	52	3529
July		8	415	N/A	13	280	17	298
August		10	685	N/A	12	3869	38	3496
September		62	946	N/A	40	4232	42	5523
October		62	1095	N/A	79	2042	28	1702
November		60	887	N/A	48	118	16	410
December		56	855	N/A	53	1217	12	625
Total		418	25,207	N/A	337	29,627	324	23,502
<u>Fairgrounds Facility Reservations</u>		2024	2024	2023	2023			
<u>December</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>			
<u>Swink Hall - Fairgrounds</u>								
Lion's Club Meeting		1	30	1	30			
EPCA - Testing Calhan School		1	15	1	20			
Fair Advisory Board Meeting		1	25	1	20			
4-H Club Meeting		1	20	1	20			
Jr. Livestock Committee Meeting		1	20	1	15			
Fair Corp Meeting		1	25	2	16			
<u>Grand Stands Building</u>				1	20			
Garza S. Kitchen		28	140	32	256			
<u>FSB Pavilion</u>								
<u>Grounds</u>				1	200			
<u>New Barn</u>								
<u>Poultry Barn</u>								
<u>Livestock Arena</u>				6	40			
Mini Horse Clinic		1	25	1	20			
<u>Whittemore - Fairgrounds</u>				1	100			
Calhan Basketball		6	180	3	60			
Calhan Wrestling		15	375	1	200			
<u>Arena</u>				1	200			
Month Total Fair Facility Reservations		56	855	53	1,217			
<u>Vandalism Report</u>								
<u>Incident</u>	<u>Date</u>	<u>Location</u>	<u>Area</u>	<u>Cost</u>				
Two new banners stolen	1/23/2024	Bear Creek Dog Park	Central	\$175				
United Flight Memorial - Graffiti removal	1/24/2024	Widefield Park	South	\$200				
Tunnel - Graffiti removal	1/24/2024	Widefield Park	South	\$50				
Fireworks set off in portable restroom	2/22/2024	Black Forest	North	\$900				
"Site of New Northern Nature Center" sign stolen	3/27/2024	Fox Run	North	\$600				
Tunnel - Graffiti removal	3/19/2024	Widefield Park	South	\$1,400				
Tunnel - Graffiti removal	3/19/2024	Cruz Gulch	South	\$200				
Tunnel - Graffiti removal	4/29, 4/30	Carp Lake Tunnel	South	\$400				
Tunnel - Graffiti removal	6/24/2024	Carp Lake Tunnel	South	\$500				
Shop Broken Into and Tools Stolen	10/9/2024	Homestead Ranch Regional Park	East	\$1,500				
Shop Door Knob Damaged During Attempted Break In	10/21/2024	Homestead Ranch Regional Park	East	\$500				
Shop Door Knob Cutoff and Shop Burglarized (Tools and Large Air Compressor Stolen)	11/30/2024	Homestead Ranch Regional Park	East	TBD				
			Total	\$6,425				

Volunteerism		2024		2023		2022		
Total for Year	Goal	Volunteers	Total Hours	Volunteers	Total Hours	Volunteers	Total Hours	
January		167	827	138	728	180	609	
February		272	1,259	292	1,302	60	327	
March		234	1,009	229	932	118	682	
April		421	1,724	413	1,701	407	1,830	
May		607	2,617	501	2,225	491	2,021	
June		669	2,831	658	2,263	225	1,606	
July		628	5,290	444	5,200	650	6,517	
August		392	1,870	470	2,296	303	1,676	
September		359	1,443	476	1,640	501	1,986	
October		569	2,815	574	2,339	440	1,624	
November		433	1,813	365	1,769	337	1,207	
December		244	1,205	304	1,395	337	1,210	
Totals		4,995	24,703	4,864	23,790	4,049	21,295	
		2024						
December		Volunteers	Total Hours					
Park Advisory Board		9	35					
Fair Advisory Board		11	74					
Fairgrounds Corporation		5	15					
Fair and Events Center		13	59					
Friends of the Nature Centers		45	244					
Adopt-A-Park/Trail Groups / Volunteer Projects		161	778					
Total		244	1,205					
Programming		2024	2024	2024	2023	2023	2022	2022
Totals for Year		Programs	Attendance	Evaluation	Programs	Attendance	Programs	Attendance
January		48	1434	4.98	45	1152	29	452
February		49	1995	4.99	43	2032	37	952
March		79	3920	4.96	89	2376	48	986
April		172	4379	4.97	161	5139	109	3003
May		170	6313	4.97	162	4216	148	5401
June		98	8080	4.96	89	2647	76	1595
July		87	33789	4.98	105	36715	106	28545
August		76	6515	4.99	54	5058	63	4195
September		108	9116	4.99	116	5245	102	2585
October		141	5799	4.95	156	4656	140	4517
November		53	2126	4.98	45	1854	46	1923
December		39	3197	5.00	42	2451	38	1436
Totals	800 / 21,000	1,120	86663	4.98	1,107	73541	942	55590

		2024	2024	2024				
<u>December</u>	<u>Facility</u>	<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>				
Discover Bear Creek	BCNC	1	12	5.00				
Colorado Wildlife Detectives	BCNC	2	30					
Winter Adaptations	BCNC	3	30					
Foothills Field Experience	BCNC	2	48	5.00				
Bear Creek by Candlelight	BCNC	1	333	5.00				
CEPC Holiday Luncheon	BCNC	1	50					
Nature Explorers & Little Wonders	BCNC	2	18					
Kids' Night Out: A HOOTenanny	BCNC	1	17					
Christmas Bird Count	BCNC	1	12					
Group Visit: Falcon AeroLab School	BCNC	1	15					
Christmas Bird Count Tally Rally & Potluck	BCNC	1	19					
Outreach: Pioneers Museum Festival of Lights	BCNC	1	700					
Group Visit: Foundations for Successful Living	BCNC	2	19					
Birthday: Bugs & Beasts	BCNC	2	51					
Pavilion Rental for Birthday	BCNC	1	27					
Nature Adventures: Whiteout!	FCNC	2	47	5.00				
2's & 3's Outdoors: When Winter Comes	FCNC	2	31	5.00				
Nature Hikes with Santa	FCNC	2	90	5.00				
Winter Solstice Celebration	FCNC	1	29	5.00				
Program Room Rental	FCNC	3	57					
Birthday Party: Walk the Wetlands	FCNC	1	50					
Outreach: Kids Day at Rocky Mountain Dinosaur Resource	FCNC	1	243					
Group Visit: CO College	FCNC	1	24					
Cornhole League	FAIR	3	45					
Country Holiday Fair	FAIR	1	1,200					
TOTALS		39	3197	5.00				
Visitor Contacts <i>(does not include programs)</i>	Bear Creek Nature Center	Fountain Creek Nature Center	Paint Mines Interpretive Park	Rainbow Falls Historic Site				
January	604	659	0	0				
February	702	634	0	0				
March	1166	1327	0	0				
April	1137	1197	985	0				
May	1332	1673	0	2				
June	2099	1506	1159	2596				
July	2327	1650	3097	2454				
August	1776	1250	1959	2457				
September	1119	987	1920	561				
October	1834	1090	1309	0				
November	1245	615	0	0				
December	781	578	0	0				
Totals	16122	13166	10429	8070				

PARKS & COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES ~ CSU EXTENSION

**ADMINISTRATIVE SERVICES
MONTHLY REPORT**

December 2024

General Updates:

1. Facility rentals have generated \$211,845 which exceeded our annual \$180,000 goal by 17%.
2. Staff continues to be busy preparing for the 2025 reservation season which starts on January 2nd.

Special Events:

1. Staff has started marketing facility rentals for 2025. Social Media posts and marketing emails to our existing customer base have been sent out and we have received many inquiries about parking facility rentals in the new year.
2. Staff has contacted all 2024 special event organizers and has commitments for 29 events which will include larger community events and running events, dog agility, sports camps and sports leagues and many more.



PARKS & COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES ~ CSU EXTENSION

COMMUNITY OUTREACH

Monthly Report – December 2024

Community Outreach

1. **Partners in the Park:** We're excited to welcome back our returning Partners in the Park and introduce new ones this year! In 2025, our focus will be on the Santa Fe Regional Trail, and Santa Fe Open Space. If you know of any potential partners, please share their information with Dana Nordstrom at dananordstrom@elpasoco.com.
2. **Outreach News:** This year, our dedicated staff has supported 14 volunteer projects and welcomed two new Adopt-a-Park/Trail groups, bringing our total to 36 groups committed to enhancing our parks and trails. We remain steadfast in our mission to expand opportunities that connect our community with the incredible resources County Parks offer. Through collective efforts, we also helped raise over \$282,000 through the Trust for County Parks, ensuring these cherished spaces continue to thrive for everyone to enjoy.
3. **Friends Groups:** We are proud to have seven active Friends Groups supporting our parks, nature centers, and programs: Bear Creek Dog Park, Bear Creek Garden Association, Black Forest Section 16, Equestrian Skills Course, Friends of El Paso County Nature Centers, Fox Run Regional Park, and Fountain Creek Dog Park.
4. **Fox Run Nature Center:** Thanks to the incredible generosity of our community, we've already raised over \$3.4 million—an inspiring testament to the passion and support for this transformative project. Together, we're building more than a nature center; we're creating a legacy for generations to come.

In partnership with the Pikes Peak Enterprise Zone, we invite you to join us in this meaningful journey. Your contribution will bring us closer to a space where nature, connection, and accessibility thrive. Be a part of this legacy. Donate today: <https://admin.elpasoco.com/economic-development/community-initiatives/enterprise-zone-contribution-projects/>

Together, we can make this vision come alive!



Thank you for your time and commitment to County Parks! Happy Holidays!



PARKS & COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES ~ CSU EXTENSION

Recreation & Cultural Services Division
MONTHLY REPORT: December 2024

Programs & Special Events:

- Bear Creek Nature Center's hosted their annual holiday celebration, **Bear Creek by Candlelight**, on December 13th. Over 300 community members made holiday memories visiting with Santa, tapping along to live folk music, enjoying warm bowls of chili from Texas Roadhouse, visiting with wolf dogs from Colorado Wolf and Wildlife Center, learning about winter safety from El Paso County Search and Rescue, and of course, strolling on beautiful luminary-lit trails. The almost-full moon made the trail walk extra magical and was noted in many participant evaluations. Evaluation scores (5/5) reflected the positive experience of attendees and comments included, *"Great family outing- will do it again next year"*, *"Thank you! Excellent staff/ volunteers!"*, and *"Most excellent event; look forward to it every year."*
- December's usually a month devoid of **field trips for Bear Creek Nature Center**, but this year we had several, spanning pre-school through middle school students. Our biggest was a Foothills Field Experience for 60 seventh graders which highlights impacts on water quality in our watershed. It was a great adventure for everyone!
- Fountain Creek Nature Center got visitors in a festive spirit with the annual **Nature Hikes with Santa**. Families participated in an interactive reading of "The Night Before Christmas" before Santa's big entrance. Santa led them on a hike along the Nature Trail, sharing the gifts nature gives us and how we can give back. Returning to the Nature Center, everyone got to sip hot cocoa, eat cookies, make crafts, and sing and dance along to holiday tunes performed by Peppergrass.
- Fountain Creek Nature Center hosted a **Winter Solstice Celebration** exploring how many of our modern holiday traditions stem from ancient solstice celebrations. Inside the warm nature center the group talked about the celestial significance of the day, discussed why it has been celebrated since ancient times, and participated in a brief candle ceremony. Then they went for a luminary hike on the nature trail, stopping along the way to discuss why we decorate with evergreen greenery and the circular symbolism of wreaths, and stopped to talk to the animals. The hike ended at the outdoor classroom with hot coca and cookies to discuss the traditions of a yule log or yule fire. To wrap up the program, families were able to build their own yule log together.



Outreach Events and Other Items:

- An astounding 2,900 people came to the **Pioneer Museum Festival of Lights Fun Day** on Saturday, Dec. 7th. Our booth hosted between 600 and 700 people, making a bear ornament and getting information about our programs. Two puppet plays were also performed to a wonderful audience who enjoyed learning animal legends. This outreach event continues to be a successful and worthwhile opportunity to connect with many community members and reinforces our partnerships with the Pioneers Museum.
- Fountain Creek Nature Center hosted a learning station at the **Rocky Mountain Dinosaur Resource Center's Kids' Day**. Nearly 250 visitors to the Nature Center's booth discovered the prehistoric animals that used to call Colorado home, especially when the area was covered by a vast inland sea! Kids colored and put together headbands of mosasaurs, plesiosaurs, and nautiluses. Even our seasonal exhibit, "Prehistoric Colorado" came along for the ride, giving visitors the chance to dig through sand for fossils and signs of past life in the Pikes Peak Region.
- December was a festive and meaningful month at the **El Paso County Fair & Events Center**. We continued to host Calhan youth basketball and high school girls' wrestling practices multiple days each week. The County Holiday Fair & Calhan Parade of Lights was a highlight, welcoming over 1,000 attendees to enjoy vendors, Santa, and holiday photos with Kyle & Farley. The Eastern Plains Community Pantry brought holiday cheer by hosting a toy drive and giveaway, providing Christmas presents to over 100 families in the community. Additionally, our facility supported education by serving as a local school testing site. It was a wonderful way to close out the year with community, celebration, and service.





Special Events and Program Calendar

January 8- February 12, 2025

Date	Day of Week	Program	Location	Target Audience	Notes*
January 4	Saturday	Fair Queen Clinic	Fair & Events Center	Participants: Girls aged 12 -22 Guest: All Ages	Participants: \$30 (includes Lunch) Guest: \$5 for Lunch
January 4	Saturday	Better Late than Never FFA Fundraiser	Fair & Events Center	All ages welcome	6:30pm doors open \$10/ages 6&up \$5/ ages 5&under
January 7	Tuesday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person
January 9	Thursday	2s & 3s Outdoors: Under the Ice	Fountain Creek Nature Center	Children ages 2-3 with an adult	2-3:15pm, \$3 per person
January 10	Friday	2s & 3s Outdoors: Under the Ice	Fountain Creek Nature Center	Children ages 2-3 with an adult	10-11:15am, \$3 per person
January 9 or January 11	Thursday/ Saturday	Mighty Mindful Kids at Bear Creek- The Art of Mindfulness	Bear Creek Nature Center	Kids age 5-10	1-2:30pm/ \$30 per child
January 11	Saturday	Winter Bird Count	Fountain Creek Nature Center	Ages 7+	8:30-11am, \$5 donation suggested
January 11	Saturday	Colorado Wildlife Detectives for Families	Fox Run Regional Park	All ages welcome	10am-12pm/ \$4 per person
January 14	Tuesday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person
January 16	Thursday	Nature's Classroom Homeschool Field Trip- Foothills Habitats and Discover Bear Creek	Bear Creek Nature Center	Ages 5-11	1-3pm/ \$4 per person
January 17	Friday	Bunco	Bear Creek Nature Center	Ages 13+	5-8pm/\$10 per person
January 18	Saturday	Adult Day Camp- Seeing Stars	Bear Creek Nature Center	Adults	3-9pm/ \$30 per person
January 21	Tuesday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person
January 22	Thursday	Little Wonders- Come and Play with Squirrel	Bear Creek Nature Center	Children ages 2-3 with an adult	10-11:15 am/1-2:15 pm, \$3/person
January 25	Saturday	Drawing the Winter Landscape	Bear Creek Nature Center	Adults	10am-12pm/ \$40 per person
January 25	Saturday	Live Birds of Prey	Fountain Creek Nature Center	Ages 5+	10-11:30am, \$5 per person
January 25	Saturday	Puppet Theatre	Bear Creek Nature Center	All ages welcome	1-2pm/ \$2 per person or \$5 per family
January 26	Sunday	Jigsaw Puzzle Competition	Bear Creek Nature Center	All ages welcome	4-6:30pm/ \$18 per team (1-2 or 3-4 People)
January 28	Tuesday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person
January 29	Thursday	Little Wonders- Come and Play with Deer	Bear Creek Nature Center	Children ages 4-5 with an adult	10-11:15 am/1-2:15 pm, \$3/person
February 1	Saturday	Winter Fun at Fox Run	Fox Run Regional Park	All ages welcome	10am-2pm/ \$5 per person
February 5 or Feb 8	Thursday/ Saturday	Mighty Mindful Kids at Bear Creek- Understanding Our Emotions	Bear Creek Nature Center	Kids age 5-10	1-2:30pm/ \$30 per child
February 6	Thursday	Nature Adventures: Cozy in the Cold	Fountain Creek Nature Center	Children ages 3-6 with an adult	2-3:30pm, \$3 per person
February 7	Friday	Nature Adventures: Cozy in the Cold	Fountain Creek Nature Center	Children ages 3-6 with an adult	10-11:30am, \$3 per person
February 11	Tuesday	A Date with Nature: Adults-Only Nature & Social Night	Fountain Creek Nature Center	Adults 18+	6-7:30pm, \$10 per person

* Nature Center Members may receive an additional discount

PARKS & COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES ~ CSU EXTENSION

PARK PLANNING DIVISION & PARK OPERATIONS DIVISION

**MONTHLY REPORT
DECEMBER 2024**

Park Planning Division

Capital Project Management / Planning:

Bear Creek Regional Park Pickleball Retaining Wall and Shade Structures – The retaining walls directly west of the pickleball courts were dilapidated and needed replacement. A project was developed to remove the old timber walls and construct a new concrete block retaining wall. A crusher fine plaza behind the retaining wall was installed to provide an area for observation, seating, and event space. Timberline Landscaping completed the project in May 2023. Two shade structures were also designed into the plaza area and installation was completed July 2024.

Crews Gulch Regional Trail Paving – The Crews Gulch Primary Regional Trail runs southwest to northeast from Ceresa Park and the Fountain Creek Regional Trail, northeast through Widefield Community Park, to its terminus at Fontaine Boulevard. While some of the trail is paved through Widefield Community Park, the section south of Quebec Street was gravel surfaced. The 2017 Widefield Community Park Master Plan identified the southern section of the Crews Gulch Trail as a candidate for concrete paving, thus allowing for more robust ADA accessibility through the park. El Paso County Parks was awarded a Community Development Block Grant (CDBG) to complete this project. A Notice to Proceed was issued to Jarcco Construction in May 2023. Construction began on June 19th. The newly paved trail section was completed and opened to the public in late July. EPC Parks has been awarded a \$195,000 2024 Community Development Block Grant to complete the second phase of the project in May or June 2025.

Fountain Creek Nature Center Sidewalks – The main sidewalk leading from the parking lot to the main entrance does not meet ADA compliance. Additionally, the current storm drains are not adequately sized to convey stormwater. El Paso County completed the design of this project in 2022-23. El Paso County Parks was awarded a Community Development Block Grant (CDBG) for this project in July 2023. A contract was awarded to CMS of Colorado Springs, and pre-construction meeting was held June 3rd, 2024. Demolition and construction began in October 2024 and is due for completion in January 2025.

Fox Run Nature Center – A request for proposals was issued in June 2022 seeking architectural and site design services for the new nature center located in Fox Run Regional Park. After a review of four submitted proposals, a team led by TDG Architecture was selected. A project kick-off was held in October. The El Paso County Commissioners allocated \$1 million in funding towards the project in November. Several site visits and project team meetings have been held to discuss building location and exhibit

design. Public and key stakeholder engagement started in May 2023 and is ongoing. This includes interview, public meetings, and attendance at community events (25+). There are also sign postings, and a project website. Conceptual design work continued throughout 2023. Design Development will continue in 2024 with the final design anticipated end of 2024.

Fox Run Regional Park Oak and Pine Meadow Restrooms – This project involves renovating the Oak and Pine Meadow restrooms from a pit vault composting system to a flush system. The current pit vault composting waste systems will be removed, and a new on-site wastewater treatment system will be installed with new internal plumbing and fixtures. The project design was completed by Design Edge in 2023. Bids for construction were received in May 2024 and a contract was awarded to IS West. Construction began in early July and is on track for completion in December.

Fox Run Regional Park Pond and Gazebo Renovation – The wedding gazebo located in Fox Run Regional Park is beyond its useful life with varying structural issues. The project consists of improvements to the two ponds, a new wedding gazebo that will be relocated to the pond edge and closer to the existing amphitheater, various site improvements such as grading, drainage, ADA parking and accessibility to the new gazebo and existing restrooms, and trail improvements around the ponds. El Paso County Parks has contracted with Matrix Design to develop a design and construction documents. Final design is anticipated early 2025. A public meeting was held onsite November 16, 2024 to share the 30% concept design and 3D renderings.

Paint Mines Interpretive Park Master Plan – In recent years the number of visitors to the park has increased leading to several management challenges which includes vehicle congestion, user-created social trails, climbing on the formations, and overall site degradation. In response to these challenges, the County completed two projects in 2020 - 2021 aimed at improving the existing parking areas, resurfacing existing trails, completing minor ditch and drainage improvements, and adding fencing and signage to guide park visitors. El Paso County is now looking to create a Master Plan which will build-upon these improvements and provide a long-term plan to manage park visitors while also protecting the fragile formations. DHM Design has been chosen to facilitate and develop the Master Plan, which will be completed by early 2025. The Master Plan was presented to and endorsed by the Park Advisory Board for on December 11th and approved by the Board of County Commissioners on December 17th.

Pineries Open Space – El Paso County Parks has been awarded a seven-week GOCO / Mile High Youth Corps grant to construct a 2-mile natural surfaced singletrack trail in the southwest corner of the open space property. In support of the project, El Paso County has contracted with Rocky Mountain Field Institute to provide project management and technical assistance. A site visit was held in July and the work is scheduled to be completed between July and September. This trail will create an approximate 3.75-mile loop in addition to the existing 8.5-mile loop. In addition to trail construction, a forest mitigation project is underway to clear the trail corridor and address other dead-standing and pine beetle areas. RMFI/MHYC, with assistance from North District Park Operations staff, have completed the trail and associated puncheons and bridge. The trail is officially open at this time, with only wayfinding signage left to install.

Santa Fe Open Space – The master plan process has been completed with BoCC approval in March 2021. A contract for single-track trail corridor clearing and construction was awarded to Performance Recreation in September 2021. Construction has been completed and the grand opening was held on April 7, 2022. The Phase I Improvement Project was completed in April 2023 through the installation of two new custom information kiosks and Martin Marietta Partners in the Park signs at each entrance of the open space on the New Santa Fe Regional Trail. The 2024 CIP has identified a project to commence in summer 2025, which will involve the construction of approximately 0.35 mile of singletrack trail on the

open space's northwest side. Trail corridor forestry work has been completed in preparation for trail construction in May or June 2025.

Ute Pass Regional Trail - El Paso County was previously awarded two federal grants to fund design and construction of the remaining 3.75-mile segment of the Ute Pass Regional Trail. An Intergovernmental Agreement with CDOT was approved by the BoCC in April 2019. A revised scope of work was approved in 2022 to reduce the project to 1.5 miles to end at the intersection of US 24 and Fountain Ave. Stantec Consulting Services was selected to complete engineering and design of the Ute Pass Regional Trail. Permitting and regulatory approvals are ongoing. Review and coordination with several agencies are ongoing. A third grant was awarded to the County in 2022 and other funding options are being pursued. The final design package is under final review and should be completed in early 2025.

Other:

June 2023 Flooding Response – El Paso County was notified in August that a presidential declaration was made for the June storm events. FEMA teams visited in October to assist with project development and estimates. FEMA has obligated repair projects in July and staff is coordinating with several other departments to scope and bid repairs. NRCS approved emergency watershed protection program funds for repairs to Duckwood Trailhead and Willow Springs Ponds. A contract for these two projects was awarded to Basis Partners in December. Project meetings began in January and survey and geotechnical data has been collected. 60% plans were delivered in May. 90% design plans were delivered in June. Final design plans were delivered in September. Construction was awarded to Naranjo in November with construction commencing in December. Completion of the project is anticipated in April 2025.

Development Permit Application Reviews - Staff reviewed two development applications for endorsement at the January 2025 meeting and provided internal administrative comments for an additional 4+ applications during December 2024.

Fountain Creek Watershed, Flood Control, and Greenway District - Staff continues to serve on the Technical Advisory Committee. The committee helps develop and implement watershed restoration and enhancement projects. The district has launched the greenway master plan and staff is participating as a stakeholder.

Geographic Information Systems (GIS) - Staff is working with the County Information Technology Department to expand El Paso County Parks' use of GIS for data collection, operational, and planning applications. New regional park maps have been completed or are in process, and new and/or improved datasets have been developed and set into production. Staff received training in the new ArcGIS Pro mapping software program and are migrating existing maps to the new format.

Grants - Great Outdoors Colorado is funding seven weeks of work by the Mile High Youth Corps and Rocky Mountain Field Institute at Pineries Open Space in 2024.

Interdepartmental Coordination- Staff is representing County Parks and providing technical assistance for several projects to ensure compliance with the El Paso County Parks Master Plan and to support advancement of multi-modal opportunities. This includes the Peyton Drainage and Transportation Master Plan, Eastonville Road design project, South Powers Extension Study, the Pikes Peak Area Council of Governments (PPACG) Active Transportation Plan, Jackson Creek Parkway Corridor Plan, and the El Paso County Land Development Code update.

Park Operations Division

Central District:

District Properties - Bear Creek Regional Park, Bear Creek Dog Park, Bear Creek Nature Center, Rainbow Falls Historic Site, landscape maintenance at eleven (11) County facilities, Ute Pass Regional Trail, Jones Park Open Space

Monthly Summary – Central staff continued their daily efforts to keep all properties clean and safe during the month of December. Landscape bed maintenance, leaf and debris cleanup, maintenance yard organization, snow removal, daily illegal camping checks, and site prep for multiple events were priorities during the reporting period.

Park staff continue weekly monitoring visits to Rainbow Falls Historic site to check for graffiti, remove trash, and provide additional maintenance. The site will host multiple Recreation and Cultural Services events throughout the winter months, requiring additional support from our team.

Bear Creek Nature Center hosted two events during December requiring assistance from the Central team. Bear Creek by Candlelight, an annual community holiday favorite, provides a lighted trail hike, cookies, hot chocolate, and chili from Texas Roadhouse, as well as a visit from Santa himself. Staff supported this event with Christmas tree retrieval, snow / ice removal along designated trail, re-location of large exhibits within the nature center, and extra attention to grounds maintenance. Staff also assisted with the Parks and Community Services Department holiday lunch with room setup and teardown.

The Downtown team continued their multi-month-long task of pruning plants and shrubs at all properties. Other top priorities were leaf and debris cleanup, additional landscape bed maintenance, and winter watering of newly planted trees as weather permits.

East District:

District Properties – El Paso County Fair and Events Center, Falcon Regional Park, Falcon Regional Dog Park, Homestead Ranch Regional Park, Paint Mines Interpretive Park, Rock Island Regional Trail, Drake Lake Open Space, Palmer Divide Trail at Wood Lake, Heritage Ranch Open Space, Latigo Trails Open Space, Falcon Vista Open Space, Peyton Pines Open Space, Forest Green Open Space

Monthly Summary – The County Fairgrounds had one major event and several smaller events in the month of December. The team assisted with setup, event support and tear down of the Country Holiday Fair held in the Whittemore Building on 12/14. The event was a success with many community members attending. The team also setup for two 4H mini horse shows, multiple meetings and youth basketball and wrestling practices occurring in Whittemore every weekday.

The fairgrounds team compiled a list of winter and spring tasks that we need to work on over the next few months. The team will continue to work on this list in between setting up for rentals and event support. One of the projects we listed was the renovation of our pit race shack. The team has done a great job getting the walls stabilized and new plywood sheeting installed. We will paint the building when weather allows.

The parks team also put together a task list for the winter and spring. The team has multiple projects listed for several of our park locations. Currently they are working on repairs at Homestead Ranch Regional Park in our shop area, painting trash cribs, painting restrooms and deep cleaning the building.

The team has been working on implementing additional security measures for the maintenance building at Homestead Ranch following multiple break-ins. EPSO is also assisting us with additional patrols of the area.

Homestead Ranch Regional Park - Phase III Fire Mitigation is underway and work for 2024 has been completed. Staff walked the site with Front Range Arborists prior to final payment and the area looks great. To date, the contractor has mitigated 18 acres within the phase III project boundary and work will continue early 2025.

North District:

District Properties - Fox Run Regional Park, Fox Run Regional Trail, Black Forest Regional Park, Black Forest Section 16, Pineries Open Space, Palmer Lake Recreation Area, Santa Fe Open Space, New Santa Fe Regional Trail, Baptist Road Trailhead, Forest Lakes Regional Trail, Cherry Creek Regional Trail

Monthly Summary – The North District team has been working on painting, new trash crib construction, trail corridor clean-up, facility organization, fence repairs, and road maintenance between intermittent snow events this month. The bathroom septic tanks at Black Forest Regional Park and Fox Run maintenance facility were pumped, completing the annual septic maintenance for all properties.

The Tree Cycle fundraiser at the Baptist Road Trailhead is staged and ready to receive Christmas trees. This annual event helps raise money for community youth programs. We support the event by setting up a storage bin onsite and chipping all Christmas trees that are dropped off for a small donation. The Baptist location is typically one of the largest contributors to the cause.

The Oak Meadows and Pine Meadows restroom renovation project at Fox Run Regional Park has been completed and the final walk through is scheduled for early January. The plans for the Fox Run Regional Park gazebo replacement is progressing nicely. It is an innovative design and will rejuvenate one of the parks' most popular features. Bid and construction is scheduled for early next summer.

Parks, trails, and facilities continue to be inspected and cleaned daily.

South District:

District Properties - Fountain Creek Regional Park, Fountain Creek Dog Park, Fountain Creek Nature Center, Fountain Creek Regional Trail, Clear Springs Ranch, Christian Open Space, Willow Springs Park, John Ceresa Park, Crews Gulch Trail, Kane Ranch Open Space, Stratmoor Hills Park, Stratmoor Valley Park, Schreder Open Space, Widefield Community Park, Grinnell Boulevard

Monthly Summary – The South District team spent time performing trail maintenance, leaf and pine needle removal, and general parks cleaning.

Our team continued trail work along the northern end of Fountain Creek Regional Trail system, primarily focusing on small washout repairs, trail grading, trail stabilization, and mowing trail aprons as needed. We have been adding stabilization material to deeper washed-out areas and top dressing the areas with trail breeze as needed. We will continue working our way up the trail to the north to complete repairs in the coming months.

Staff completed a drainage project along the east side of Fountain Creek dog park. The drain system in place was completely plugged along with the ditch it flowed into. The ditch had been filled with rip rap rock which caused silt and dirt to block water flow. Staff removed the rock, reestablished grade in the ditch, reopened the drains, and checked flow rate. This effort drastically improved drainage in the dog park parking area.

Flood repair efforts have begun at Willow Springs Ponds. Our team is assisting the project team as needed to ensure safe passage through the park during construction.

Staff also made repairs to trash cans throughout the parks, as well as repairs to the basketball goals at Fountain Creek Regional Park. Additional upgrades are planned for the basketball court in 2025.

Our team continues to work on 5S standards throughout the shop and maintenance yard. This will ensure that we are operating in the most efficient way possible and with the best material and equipment possible.