



EL PASO COUNTY

COLORADO

PARK ADVISORY BOARD

Meeting Agenda

Wednesday, October 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		
A. Jeremy J. Chatelain Proclamation	Chair	Information
B. 2025 Summer Camp Program Review	Jessica Miller	Information
5. Citizen Comments / Correspondence on items not on the agenda (limited to three (3) minutes unless extended by Chair)	Chair	
6. Development Applications		
A. Antelope Ridge and Bull Hill PUDSP	Ashlyn Mathy	Endorsement
B. Sundance West Final Plat	Ashlyn Mathy	Endorsement
7. Information / Action Items		
N/A		
8. Monthly Reports	Staff	Information
9. Board / Staff Comments		
10. Adjournment		

PARKS DEPARTMENT

2002 Creek Crossing Street | Colorado Springs, Colorado | 80905
www.elpasocountyparks.com | parks@elpasoco.com

*Minutes of the September 10, 2025
El Paso County Park Advisory Board Meeting
Centennial Hall, 200 S. Cascade
Colorado Springs, Colorado*

Members Present:

Thomas Lachocki, Chair
Vincent Prins, Vice Chair
John Wallace, 2nd Vice Chair
Jane Newman, Secretary
Bryan Williams
Andrew Dwyer

Staff Present:

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

Absent: Jeremy J. Chatelain, Janna Blanter

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: **Jane Newman 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 August 13, 2025, meeting minutes. Jane Newman seconded the motion. The motion carried. 6 - 0.**
4. Introductions and Presentations:

A. 2025 County Fair Review

Andschana Aljets presented an overview of the 2025 County Fair. The Fair celebrated its 120th year with a potato theme named “Spudtacular Journey”. Mrs. Aljets stated that from the humble beginning as a Potato Festival, to the county fair we know today the El Paso County Fair is the county’s largest event, celebrating the County’s history and heritage. Over 31,000 people attended the Fair, which generated over \$350,000 in revenue. The Fair partners with over 50 local business and organizations which contributed \$112,500 in sponsorship revenue.

B. Paint Mines Interpretive Park Fencing Project Summary

Ross Williams provided a summary of the recently completed Paint Mines Interpretive Park fencing project. In recent years, the number of visitors to Paint Mines Interpretive Park increased dramatically, leading to several management challenges which include vandalism, vehicle congestion, user-created social trails, climbing on the formations, and overall site

degradation. The Paint Mines Interpretive Park Master Plan identified numerous areas for the installation of new fencing, wooden rail post and dowel fencing, or steel bollard and chain sections which would provide an extra layer of protection for the fragile formations and surrounding prairie environment. For the final phases of fencing and formation protection, the project involved the installation of 2- and 3-rail wooden post and dowel fencing, as well as the modification of existing 3-rail fencing. Mr Williams provided a power point presentation to the board and addressed questions from board members.

C. 2025 Creek Week

Dana Nordstrom presented the 16th annual Creek Week. Creek Week is Colorado's largest cleanup event, giving volunteers the chance to take part in activities, programs, and events that reduce litter and debris in our waterways. Mary Wilson, Fountain Creek Watershed District Outreach Coordinator presented a power point presentation providing an overview of the history, mission, outreach and education programs, project and supportive governments. This year's Creek Week Kick-Off will be held on September 27 at the Fountain Creek Nature Center. Cleanup opportunities are also available at Fox Run Regional Park, Bear Creek Dog Park, the Santa Fe Regional Trail, and many other watershed locations. Mary Wilson also addressed questions from board members.

5. Citizen Comments:

County Commissioner Bill Wysong stated that he is on the board of the Fountain Creek Watershed board of directors representing El Paso County. The organization has been the recipient of a 50-million-dollar grant of which approximately 36-million dollars has been used on projects. A total of one billion dollars' worth of project have been identified. Commissioner Wysong provided an overview of the history of the Fountain Creek Watershed and the challenges with a creek that was never designed to receive the large amounts of water flowing into the creek and therefore leading to flooding and to the resulting destruction of properties.

6. Development Applications:

A. The Commons at Falcon Field Filing No. 3 – Final Plat

Ashlyn Mathy presented The Commons at Falcon Field Filing No. 3 – Final Plat and addressed questions by board members.

Vincent Prins endorsed the following El Paso County Parks Department comments, recommendations, and requirements as they relate to the Commons at Falcon Field Filing No. 3 Final Plat: (1) Require fees in lieu of land dedication for regional park purposes in the amount of \$44,945, and urban park purposes in the amount of \$26,967. (2) El Paso County Parks Department Staff strongly encourage an active use park to be placed within one of the tracts to benefit the proposed residential lots. 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 this Final Plat. Jane Newman seconded the motion. The motion passed 6 – 0.

7. Information / Action Items:

A. Joint City / County Park Advisory Board Luncheon

Todd Marts reminded the board about the upcoming Joint City / County Park Advisory Board Luncheon. This is an annual luncheon where project updates and collaborative projects are being discussed. This year's luncheon will be held on October 1 at the Fountain Creek Nature Center.

B. 2026 Capital Improvement Program

Todd Marts presented the 2026 Capital Improvement Program (CIP). Mr. Marts stated that the motive behind the CIP is to improve safety, accessibility, and the quality of life through continuous maintenance and upkeep of current assets, parkland acquisition, and ongoing development of new park properties and facilities as our community grows. To achieve this, El Paso County Parks develops a Capital Improvement Program which identifies available funding and needs. The CIP is a fluid document. This proposed plan is not set until the budget is set by the Board of County Commissioners. The 2026 CIP will include risk management, citizen needs, funding, timing, critical functions, manpower reduction and addressing overall County goals. Funding sources for these projects are regional and urban park fees, capital improvement funds, CTF/lottery money, grants and fundraising. Brian Bobeck and Jason Meyer provided updates on several projects. Brian Bobeck gave an overview of the Fox Run Regional Park Pond and gazebo improvements as well as improvement overviews to the irrigation system. The Homestead Ranch Regional trail system will also see improvements as well as the Fountain Creek Regional Park with a well replacement, pond dredging and new liner installation and improvement to sidewalks. Jason Meyer gave an overview of several projects including Bear Creek Regional Park. This park features 4 unusable old tennis courts which will be replaced with two new tennis courts and two additional pickle ball courts, the archery range will also be replaced, and the parking lot will be upgraded. Additional project will be the final design for the Ute Pass Regional Trail, repairs to regional trails to include, Fountain Creek Regional trail, Falcon Regional Park trails and Hansen Trailhead. Black Forest Section 16 will see a trailhead parking lot expansion to accommodate equestrian parking. Todd Marts also touched on the need to improve the outdated AV equipment for the Bear Creek Nature Center. Park asset management inventory and assessment, and playground upgrades thought the park system will also be addressed. Mr. Marts addressed questions from board members.

Jane Newman moved to endorse the 2026 Capital Improvement Program. Vicent Prins seconded the motion. The motion passed 6 - 0.

8. Monthly Reports:

N/A

9. Board/Staff Comments:

Theresa Odello announced the Happy Trails event which will include the release of an owlet that was rescued from Park Headquarters after it fell out of its nest. The owl was nursed

RECORD OF PROCEEDINGS

back to health and will be released back into the wild. Mrs. Odello also announced a sustainability Fair at the Fountain Creek Nature Center and the upcoming Demo Derby at the El Paso County Fairgrounds.

10. Adjournment:

Jane Newman made a motion to adjourn. Vincent Prins seconded the motion. The meeting was adjourned at 3:14 p.m.

Jane Newman, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Jeremy J. Chatelain Proclamation

Agenda Date: October 8, 2025

Agenda Item Number: #4 - A

Presenter: Chair

Information: X **Endorsement:**

Background Information:

Proclamation to celebrate the life and accomplishments of Park Advisory Board member Dr. Jeremy J. Chatelain.

Recommended Action:

Information Only

Proclamation Recognizing Park Advisory Board Member Jeremy J. Chatelain

WHEREAS, The Park Advisory Board recognizes the services of Jeremy J. Chatelain as an active member of the El Paso County Park Advisory Board and thanks him for his thoughtful, and passionate contributions; and

WHEREAS, Jeremy J. Chatelain served as the District 1 representative to the Park Advisory Board from June 2023 until his passing in September 2025; and

WHEREAS, Jeremy J. Chatelain exhibited a tremendous heart, passion and desire for people with disabilities to experience the outdoors and to make lasting memories with their families and friends; and

WHEREAS, Jeremy J. Chatelain was instrumental in bringing the Terrain Hoppers and the creation of the Trailability Program in El Paso County Parks and providing countless citizens with the opportunity to independently experience nature and the splendor of El Paso County Parks; and

WHEREAS, Jeremy J. Chatelain helped raise awareness among Park Advisory Board members of the importance of accessibility in planning, design, and maintenance, encouraging thoughtful consideration of right-of-way, pathway clearance, and inclusive experiences for all citizens; and

WHEREAS, Jeremy J. Chatelain generously shared his professional expertise by providing ongoing guidance, resources, and connections to adaptability specialists, ensuring that El Paso County Nature Centers could continually strengthen its accessibility initiatives; and

WHEREAS, Jeremy J. Chatelain fostered unity and consensus and helped create an environment where all citizens felt heard and respected.

NOW, THEREFORE, BE IT RESOLVED THAT the Park Advisory Board hereby expresses its deepest sympathy and gratitude to Jeremy J. Chatelain's family for his years of dedicated volunteer service for the citizens of El Paso County.

AND BE IT FURTHER RESOLVED that this Proclamation be recorded in the minutes of the El Paso County Park Advisory Board Meeting and thereafter preserved as a tribute to Dr. Chatelain's volunteer service, and an executed copy thereof be first read and then delivered to the family of our friend Jeremy.

DONE THIS 8th day of October 2025, at Colorado Springs, Colorado.

Park Advisory Board of El Paso County, Colorado

By:

Vincent Prins, Vice Chair

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2025 Summer Camp Program Review

Agenda Date: October 8, 2025

Agenda Item Number: #4 - B

Presenter: Jessica Miller, Fountain Creek Nature Center Supervisor

Information: X **Endorsement:**

Background Information:

The Recreation & Cultural Services Division of El Paso County Parks offered a variety of themed summer camps during the 2025 season at multiple sites, including Bear Creek Nature Center, Fountain Creek Nature Center, Bear Creek Regional Park (Archery Camps), and Fox Run Regional Park. These programs continue to provide meaningful and enriching opportunities for children to explore the outdoors, develop new skills, and build friendships while fostering a deeper connection to nature.

Camp themes integrated hands-on science, creative arts, outdoor recreation, and environmental stewardship activities designed to spark curiosity and inspire participants to become lifelong stewards of parks and the environment.

Staff will present an overview of the 2025 summer camp season, including participation numbers, program highlights, community partnerships, and evaluation results. The presentation will also share key successes, challenges, and trends observed, along with opportunities for future program growth and enhancements.

Recommended Action:

Information Only



Summer Nature Camps

Bear Creek Nature Center, Fountain Creek Nature Center, and Fox Run Regional Park

1



“Classic camp vibes, but small enough to be personable.”

2

{



3



4



“Just being out in nature is an inspiration to do better for our world.”

5



“My child does not typically care about nature, this has shifted that and he is more interested now.”

6



“This is the only area camp that both of our boys (who are very different from each other) love.”

7



“VERY cost effective and we appreciate a program centered around a beautiful community space, we also appreciate our daughter having other stewards of nature being such influential role models in her life.”

8



9

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Antelope Ridge and Bull Hill PUDSP

Agenda Date: October 8, 2025

Agenda Item Number: #6 - A

Presenter: Ashlyn Mathy, Parks Planner

Information: **Endorsement:** X

Background Information:

The Antelope Ridge at Bull Hill PUDSP totals 165 acres and is located east of Marsksheffel Road and south of the Bradley Rd extension. It is located east of Colorado Springs and is immediately north of the Lorson Ranch Community. This project is linked to the previously approved Sketch Plan, the Rolling Meadows/ Bull Hill Sketch Plan. This sketch plan totals 1,137 acres and was approved in December of 2024 (SKP233). The Sketch Plan came before the Parks Advisory board in April of 2024. This proposal for Antelope Ridge at Bull Hill is the combining of a PUD rezone and a Preliminary Plan application.

Antelope Ridge at Bull Hill is zoned PUD (Planned Unit Development) which is a zoning district established to accommodate unique uses or development types or to address special development conditions. The project site contains several land uses, notably 472 single-family lots on 99 acres, school sites totaling 75.9 acres, drainage way / open space tracts totaling 123.1 acres, and park sites totaling 52.9 acres. This project also includes several tracts identified as “future development” which allow for added medium and high-density family residential, as well as commercial development.

El Paso County Parks Staff has several comments regarding inconsistencies between the approved sketch plan and this PUDSP application. Parks Staff is seeking additional clarifications or revisions to ensure the application is being consistent with the El Paso County Parks Master Plan, Your El Paso County Master Plan, Approved Sketch Plan, and Land Development Code:

1. According to the approved sketch plan, and consistent with the Land Development Code, the channel/floodplain identified in Tract A totaling 25.75 acres should not be included in the open space calculations.
2. The Land Development Code allows detention facilities to be included in the open space calculations if they do not exceed 10% of the total dedication requirement. Several proposed open space tracts, particularly Tract N, are predominately utilized as detention which is potentially exceeding dedication requirements. Parks staff is questioning if this application does achieve the 10% open space dedication requirement for PUD zoning.

3. According to the approved Sketch Plan, the neighborhood park located in Tract J should be 1.5 acres, not 1.25 acres as shown on the PUDSP.

The Candidate Open Space Area Master Plan of the Parks Master Plan shows the Jimmy Camp Creek Candidate Open Space Area encompassing a large portion of the project site. Natural resource values here include critical wildlife habitat, wetlands, and riparian vegetation. Staff recommend that precautions are taken with development, to ensure that the development does not negatively impact the surrounding area. During the Sketch Plan Parks staff commented on concerns about water quality and drainage in this area due to the drainage going to Fountain Creek and having the Widefield aquifer close to the surface, these concerns remain with this application. In the Sketch Plan the applicant depicts over 123 acres as channel / floodplain, 76.5 acres as easement/open space, and 52.9 acres as community/neighborhood parks.

The 2022 El Paso County Parks Master Plan shows one proposed primary regional trail and one proposed bicycle route impacted by the project. The proposed Jimmy Camp Creek Primary Regional Trail is located along the southern part of the property boundary, running east-west immediately adjacent to the northern boundary of the existing Lorson Ranch development. This planned regional trail will make a critical connection between these communities and public trail easements will be requested. On the northern end of this development is the Curtis Road Bicycle Route that runs along Bradley Road. Planned bicycle routes will be accommodated with existing and proposed public rights-of-way for Bradley Road, so no additional easement requests are necessary.

This application includes a 1.25 acres neighborhood park within Tract J. However, this park has been reduced in size and is no longer consistent with the previously approved sketch plan. As previously mentioned, this tract should be increased to 1.5 acres as shown on the approved sketch plan. This park includes two gazebos, a playground, landscaping, and pathways that will connect to the roads throughout the development. Additionally, a five-foot “breeze” trail is included within this phase of development. Several internal non-county trails can be found within multiple tracts, and an access road is proposed in the development to have dual use as a pedestrian trail. The park site and trails will provide recreational benefits and non-motorized connectivity to the residents.

The applicant's Letter of Intent states the following regarding open space areas, trails, and park amenities:

- *The proposed PUDSP is proposing public street roadways to be designed and built to El Paso County Standards. Trail connections are proposed along and within the development area. This supports Chapter 14 Implementation Goal TM2: Promote walkability and bike-ability by continuing the construction of trail corridors connecting this development with adjacent neighborhoods.*
- *Antelope Ridge at Bull Hill incorporates conservation best practices such as clustered development and inclusion of parks/ open space. Preservation of natural areas, including the East Fork Jimmy Camp Creek and floodplain areas, are currently depicted on the PUDSP.*

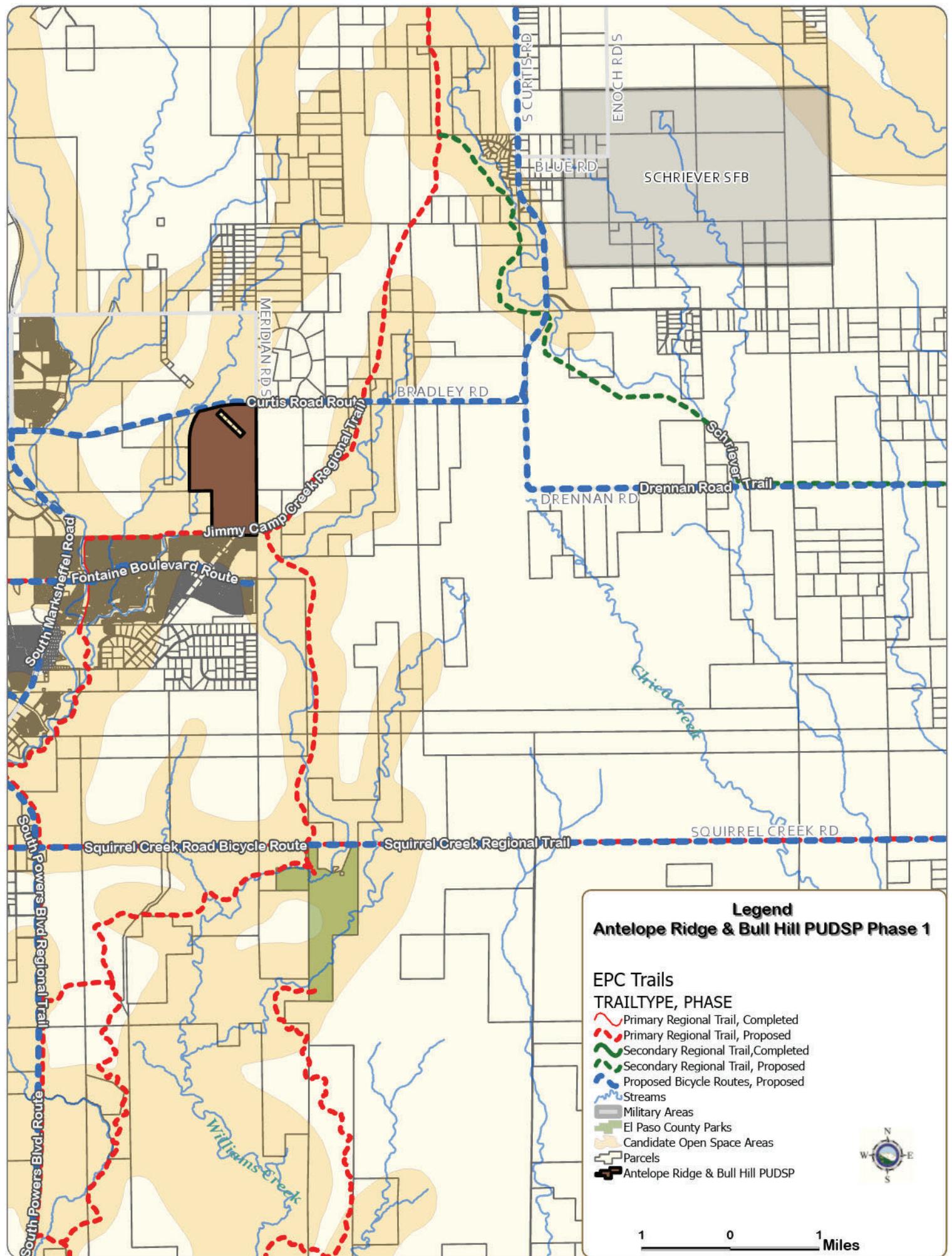
- *Antelope Ridge at Bull Hill proposes Single-Family Residential, future Multi-Family Residential, an Elementary School Site, an Electrical Substation, Parks & Open Space, Channel/Floodplain improvements, and potential future Commercial. The subject property is suitable for the intended use and is compatible with the adjacent existing/allowed land uses of residential (PUD) to the south, residential (R-1) to the west, Bradley Road ROW to the north, and RR-5 vacant land to the east.*
- *The development proposes natural channel open space, landscaping, and a pocket park. These features will be interconnected via Page | 9 sidewalks and trails that will eventually interconnect the entire overall development's parks and open spaces as an amenity for the residents.*
- *Antelope Ridge at Bull Hill proposes natural channel open space, landscaping, and a pocket park. These features will be interconnected via sidewalks and trails that will eventually interconnect the entire overall development's parks and open spaces.*
- *Antelope Ridge at Bull Hill proposes natural channel open space, landscaping, and a pocket park. These features will be interconnected via sidewalks and trails that will eventually interconnect the entire overall development's parks and open spaces. The proposed development takes into account use to use relationships and provides adequate transitions and buffering either by landscaping, open space, or public ROW. All necessary services are available to meet the needs for the proposed development. The location and design of the proposed public improvements are adequate to serve the needs and mitigate the effects of the development.*

El Paso County Parks staff is pleased to see the applicant's willingness to provide open space tracts, a neighborhood park, and trail corridors. Parks staff is requesting the applicant update and revise the letter of intent and land use table to clearly demonstrate and show the open space dedications. Parks staff recommends that the applicant, through forthcoming phased PUD/Preliminary Plans and Final Plats, designate and provide to El Paso County a 25-foot public trail easement along the southern boundary of Bull Hill and Rolling Meadows for the purpose of construction and maintenance of the Jimmy Camp Creek Primary Regional Trail.

Lastly, staff recommends regional and urban park fees in lieu of land dedication on all forthcoming final plats. A Park Lands Agreement may be an acceptable alternative to required fees, provided the agreement is approved by the County prior to recording the future final plat(s). Required park fees for this PUDSP application are based on 472 single-family dwelling units. Additional park fees will be calculated in the future if additional dwelling units are approved with the tracts reserved for future development.

Recommended Motion (PUD Development Plan and Preliminary Plan):

The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to Antelope Ridge at Bull Hill: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$238,360, and urban park purposes in the amount of \$143,016. (2) a Park Lands Agreement may be acceptable alternatives to urban park fees provided the agreements are approved by the County and executed prior to recording the forthcoming final plat. (3) designate and provide to El Paso County 25-foot public trail easements along the southern boundary of Antelope Ridge at Bull Hill that allow for public access, as well as construction and maintenance by El Paso County for the Jimmy Camp Creek Primary Regional Trail, and the easements be shown, noted, and dedicated to the county via the forthcoming Final Plat(s). (4) increase the neighborhood park site in Tract J from 1.25 acres to 1.5 acres to be consistent with the approved Sketch Plan. (5) request a second submittal with an updated letter of intent and PUDSP drawings clearly identifying open space tracts to ensure compliance with PUD zoning requirements.



**Development
Application
Review
Form**



EL PASO COUNTY PARKS DEPARTMENT

Parks Planning - Park Operations

Recreation and Cultural Services - CSU Extension Office

September 30, 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:	Antelope Ridge and Bull Hill Phase 1 PUDSP	Application Type:	PUDSP
PCD Reference #:	PUDSP-25-005	Total Acreage:	165.00
Applicant / Owner:	Owner's Representative:	Total # of Dwelling Units:	472
Matrix Design Group, Inc.	Jeff Mark	Dwelling Units Per 2.5 Acres:	7.15
Ross Friend	Eagle Development Company	Regional Park Area:	4
(239) 272-1345	212 W WAHSATCH AVE STE 301	Urban Park Area:	5
	Colorado Springs, CO 80903	Existing Zoning Code:	PUD
		Proposed Zoning Code:	PUD

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.
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LAND REQUIREMENTS	Urban Density (>= 1 Dwelling Unit Per 2.5 Acres):	YES
Regional Park Area: 4	Urban Park Area: 5	
0.0194 Acres x 472 Dwelling Units =	Neighborhood: 0.00375 Acres x 472 Dwelling Units =	1.77
Total Regional Park Acres: 9.157	Community: 0.00625 Acres x 472 Dwelling Units =	2.95
	Total Urban Park Acres:	4.72

FEE REQUIREMENTS	Urban Park Area: 5	
Regional Park Area: 4	Neighborhood: \$119 / Dwelling Unit x 472 Dwelling Units =	\$56,168
\$505 / Dwelling Unit x 472 Dwelling Units =	Community: \$184 / Dwelling Unit x 472 Dwelling Units =	\$86,848
Total Regional Park Fees: \$238,360	Total Urban Park Fees:	\$143,016

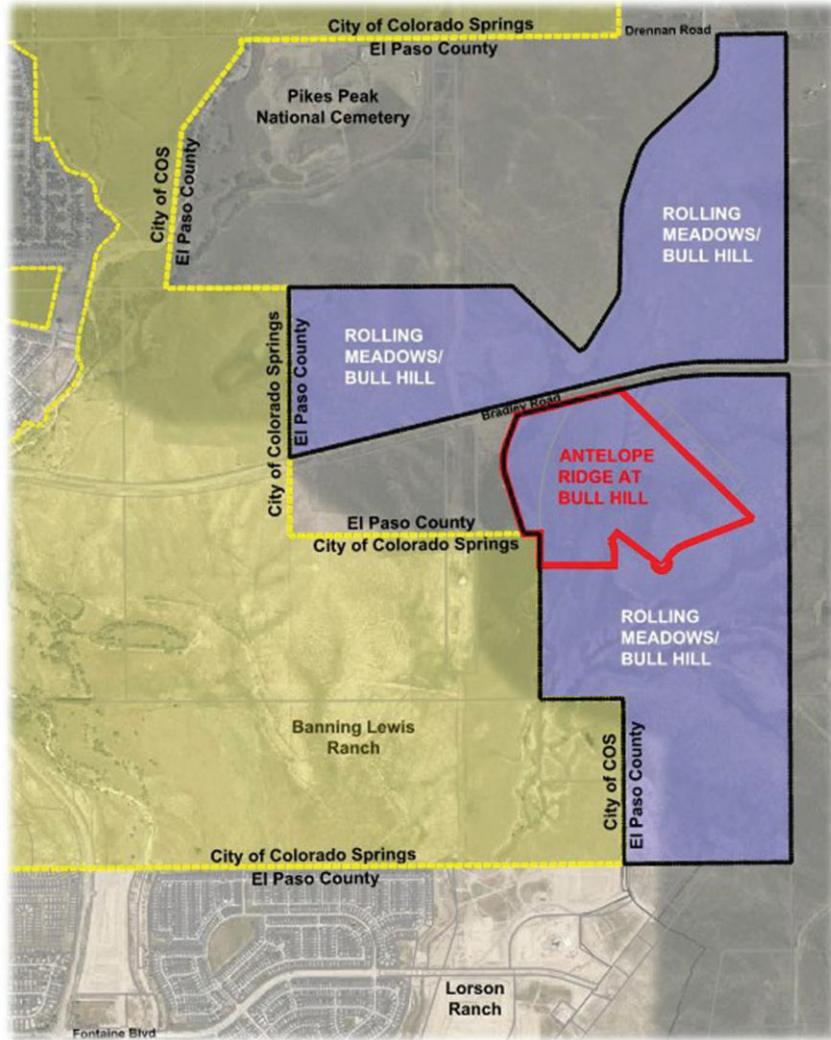
EL PASO COUNTY PARKS DEPARTMENT COMMENTS

The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to Antelope Ridge at Bull Hill: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$238,360, and urban park purposes in the amount of \$143,016. (2) a Park Lands Agreements may be acceptable alternatives to urban park fees provided the agreements are approved by the County and executed prior to recording the forthcoming Final Plat. (3) designate and provide to El Paso County 25-foot public trail easements along the southern boundary of Antelope Ridge at Bull Hill that allow for public access, as well as construction and maintenance by El Paso County for the Jimmy Camp Creek Primary Regional Trail, and the easements be shown, noted, and dedicated to the county via the forthcoming Final Plat(s). (4) increase the neighborhood park site in Tract J from 1.25 acres to 1.5 acres to be consistent with the approved Sketch Plan. (5) request a second submittal with an updated letter of intent and PUDSP drawings clearly identifying open space tracts.

Park Advisory Board Action:

10/8/2025

ANTELOPE RIDGE AT BULL HILL
LETTER OF INTENT
PUDSP
August 25, 2025



PREPARED FOR:

Murray Fountain LLC, Eagle Development Company, Heidi LLC, Aeroplaza
Fountain LLC
212 N. Wahsatch Ave., Suite 301
Colorado Springs, CO 80903

PREPARED BY:

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



Owner/ Applicant: Murray Fountain LLC, Eagle Development Company, Heidi LLC, and Aeroplaza Fountain LLC
212 N. Wahsatch Ave., Suite 301
Colorado Springs, CO 80903
Office: (719) 635-3200

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

Civil Engineer: Core Engineering Group
15004 1st Avenue S.
Burnsville, MN 55306
Office: (952) 303-4212

Tax Schedule No: 5500000383, 5500000324

Site Location, Size, Zoning:

Matrix Design Group, on behalf of Murray Fountain LLC, Eagle Development Company, Heidi LLC, and Aeroplaza Fountain LLC, is submitting a development application for a PUDSP on approximately 165-acres. The application is for the first phase of the larger Rolling Meadows/ Bull Hill sketch plan and shall be known as Antelope Ridge at Bull Hill. The subject site is located east of Marksheffel Road, north of the existing Lorson Ranch development, and south of Bradley Road. The subject site is currently zoned Concept PUD and seeks site specific PUD zoning. Antelope Ridge at Bull Hill proposes Single-Family Residential, future Multi-Family Residential, an Elementary School Site, an Electrical Substation, Parks & Open Space, Channel/Floodplain improvements, and potential future Commercial.

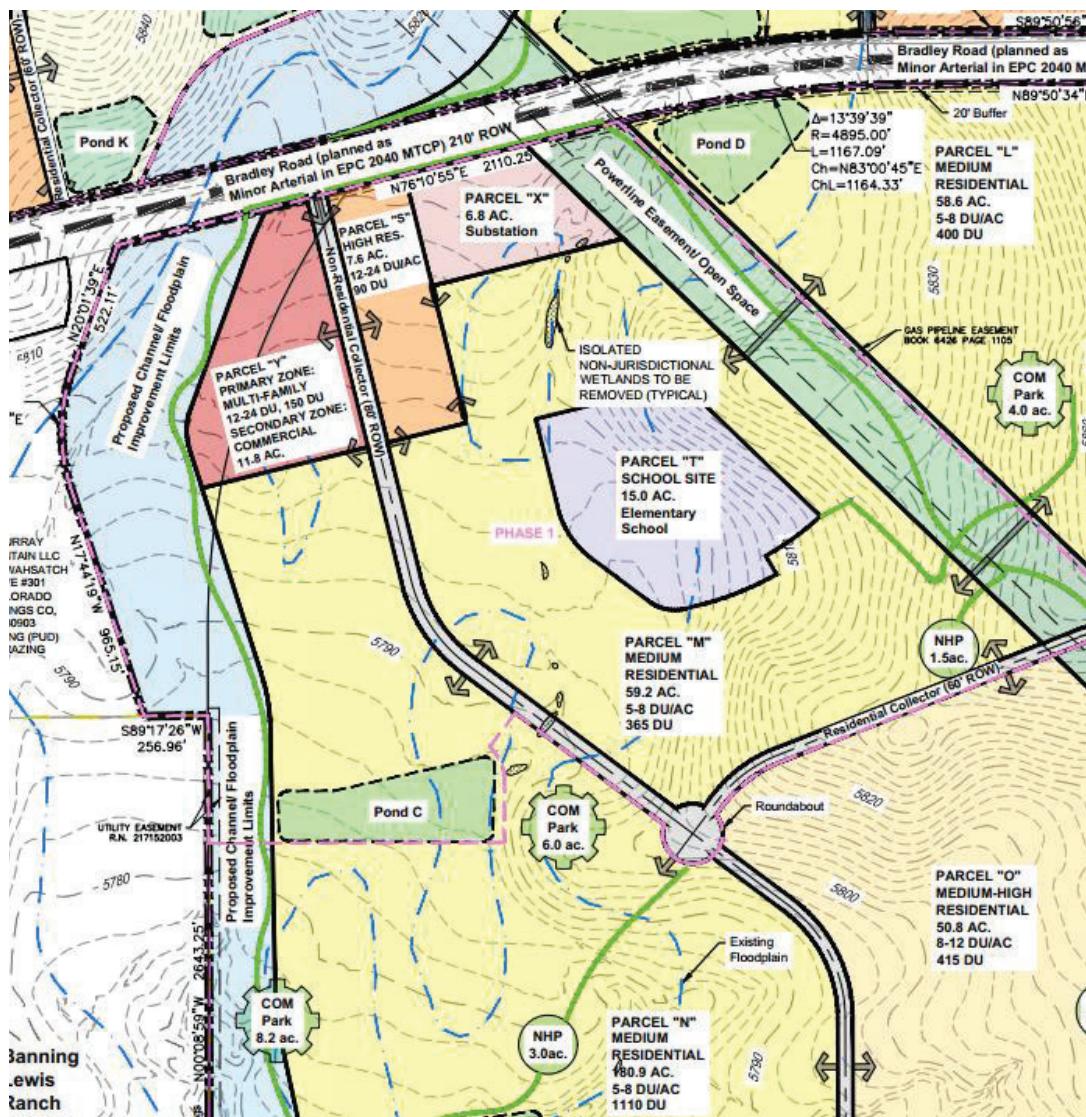
The parcel that makes up this submittal is vacant with no existing residential buildings or structures. There are existing utility service provider facilities (electrical transmission lines and gas mains) on-site that shall remain. The site contains a portion of an existing drainage way, East Fork Jimmy Camp Creek, that runs the length of the entire project North-South. There are no other significant natural features such as rock outcroppings or bluffs located on site.

Request & Justification:

This application request approval of a PUDSP for the Antelope Ridge at Bull Hill. The subject site is part of the larger Rolling Meadows/ Bull Hill Sketch Plan approved December 12th, 2024 (Resolution No. 24-482). Infrastructure and grading operations are expected to be substantial, thus the early installation of utilities and early grading requests will permit construction operations to begin upon approval of the PUDSP and prior to Final Plat.

The proposed application for Antelope Ridge at Bull Hill includes a total of 472 single family detached units on approximately 99-acres for a density of 5 DU/ Acre. The future development tracts provide for an additional 90 higher-density residential units on 6.8-acres for a density of 13 DU/Acre, and potentially 150 high-density multi-family residential units on 12-acres for a density 13 DU/ Acre. This parcel may also be developed as commercial pending market conditions and demand.

The approved Sketch Plan illustrates 5,440 units on 764.6 acres of residential land use through a variety of residential densities. The proposed density ranges as shown on the plans include 2-5, 5-8, 8-12 and 12-24 DU/Ac. The sketch plan also illustrates 75.9 acres for future school sites with the locations and acreages determined in coordination with the school district; 11.8 acres of potential future commercial; 6.8 acres of district facilities (MVEA substation); 37.1 acres of dedicated ROW; 76.5 acres of utility corridors/ open space; 123.1 acres of drainage way/ open space; 38.5 acres of community parks; and 14.4 acres of neighborhood parks.





At this time all streets shown on the PUDSP drawings shall be public with proposed classifications and required rights of way per EPC standards. A traffic impact analysis was completed and is included with this submittal.

The Antelope Ridge at Bull Hill community is designed to provide for functioning automobile and pedestrian circulation, taking advantage of surrounding land uses. Within the development area of 165-acres, open space and community connections will be provided to open space corridors, the proposed pocket park as well as future parks, the school sites, future development tracts, and adjoining neighborhoods. Roadways, utilities, and drainage improvements will be constructed in the most optimal and efficient manner to facilitate development construction and sequencing.

An "Addendum to Soils and Geology Study", Antelope Ridge at Bull Hill, El Paso County, Colorado" (RMG- Rocky Mountain Group, August 5, 2022 and amended January 30, 2024 and March 14, 2025) is included with the submittal package. As part of this previous study, 70 exploratory test borings were completed. As part of this addendum, 3 new test borings were completed. Geologic hazards (as described in the report) were found to be present at this site include: floodplain/floodway, and faults and seismicity. Potential geologic constraints (also as described in the report) were found on site to include: expansive soils and bedrock, compressible soils, seasonal surface and subsurface water, unstable or potentially unstable slopes, scour and accelerated erosion along creek banks and drainageways, and radon. Where avoidance is not readily achievable, the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices.

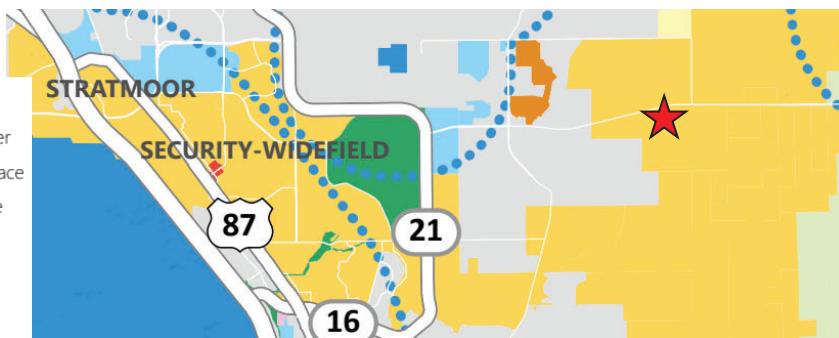
Your El Paso County Master Plan

Baseline Considerations:

1. *Is there a desirability or demand within the community for this use?*
Residential demand remains strong as the El Paso County population is expected to increase by more than 250,000 people in the next 30 years (*Your El Paso County Master Plan, Introduction Page*). This project will help to keep up with that demand by providing 472 single family dwelling units through a variety of housing styles and price points. As also illustrated in the Your EPC Master Plan, the county should increase density to help reduce land cost per unit for development with a primary focus on Suburban Residential placetypes. The proposed project area is designated as **Suburban Residential Placetype** in the **Area of Change: New Development** and is consistent with the placetype's recommended land uses. Suburban Residential's primary land use is **Single-Family Detached** with supporting land uses of **Single-Family Attached, Multifamily, Commercial, Parks and Open Space, and Institutional**.

Placetypes

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



2. *Does the market support the need for the use? Would the use be viable if built right now?* As previously discussed, demand remains for the proposed land uses. Increased density will remain in El Paso County and the City of Colorado Springs metro area as the expected population of El Paso County is expected to grow by over 250,000 people in the next 30 years.
3. *Would the use be providing necessary housing or essential goods and/or services?* The proposed development will incorporate more residential homes to help provide necessary and needed housing in this area of the county. The proposed density and various residential land use supports **Goal HC1: Promote development of a mix of housing types in identified areas** and **Goal HC3: Locate attainable housing that provides convenient access to good, services and employment.** The development is near existing highways; will utilize and extend infrastructure in the area; and would be located near an existing commercial activity center, such as the Peak Innovation Park, providing numerous job opportunities.

Geographic Considerations:

1. *Is the proposed use located within a Key Area? If so, does it fit with the development recommendations for that particular Key Area?*
Per the **Chapter 4 Housing & Communities Framework** map on page 49, the project is identified as a Suburban Residential Area Priority Development Area. This framework identification specifies locations within the county that should be prioritized first for new residential development to help accommodate the anticipated growth over the next 30 years.
2. *Does the use promote the level of change identified in the Areas of Change?*
Per the **Chapter 3 Land Use Framework: Areas of Change Map** on page 20, the project area is identified as an area of **New Development**. While this area is mostly vacant, it has been master planned for several years per the previously approved Rolling Hills Ranch Sketch Plan. In addition, the Banning Lewis Ranch existing master plan illustrates residential development to the north and west. Finally, this proposed project will be compatible with the existing Lorson Ranch development to the south. As a result, the identified Placetype: Suburban Residential can be successfully

developed as illustrated on the sketch plan drawings meeting Chapter 14 Implementation Goal LU1: Ensure compatibility with established character and infrastructure capacity.

3. *Does the use fall within the primary or supporting land uses within the appropriate placetype? Per Chapter 3 Land Use Framework the proposed project is designated as Suburban Residential Placetype in the Area of Change: New Development and is consistent with the placetype's recommended land uses. The Suburban Residential's primary land use is Single-Family Detached with supporting land uses of Single-Family Attached, Multifamily, Commercial, Parks and Open Space, and Institutional. As illustrated in Section 4 Housing and Communities, the proposed development is identified as an area expected to accommodate a portion of the City of Fountain's anticipated population growth.*
4. *Is the use located in a Priority Annexation Area? If so, does it align with the growth and development plans for the nearby municipality? Per Chapter 4 Housing & Communities Framework: Priority Annexation Map on page 50, the project is located within the Potential for Annexation Key Area and is identified as an area of Priority for Annexation due to its proximity to the City of Colorado Springs city limits, notably Banning Lewis Ranch to the west. The proposed density and land uses would be compatible with existing and planned residential uses in the general vicinity; however, this area is currently within the service area of the Widefield Water and Sanitation District (WWSD) to provide municipal services. At this time WWSD is not interested in removing this development area from its service plan. In addition, due to lack of immediate availability of Colorado Springs utility services this project will not be seeking annexation into the City of Colorado Springs and shall remain within El Paso County. Meridian Road is proposed in the El Paso County MTCP 2040 roadway plan as a minor arterial directly east of the project boundary. Bradley Road has already been transferred to the City of Colorado Springs.*
5. *Is the use located within a Housing Priority Area? If so, is it one of the allowed housing types? Per Chapter 4 Housing & Communities Framework map on page 49, the project is identified as a Suburban Residential Area Priority Development Area. This framework identification specifies locations within the county that should be prioritized first for new residential development to help accommodate the anticipated growth over the next 30 years.*
6. *Is the use located within a Commercial Priority Development Area? If so, is it one of the allowed commercial uses for that area? The proposed project area is not located within a Commercial Priority Development Area.*
7. *Is the use located within an Employment Priority Development Area? If so, is it one of the allowed employment-focused uses for that area? The proposed project area is not located within an Employment Priority Development 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? Antelope Ridge at Bull Hill will require the extension of nearly all required municipal utilities to include water (WWSD), wastewater (WWSD), gas (CSU) and electric (MVEA). However, these utility extensions have been planned for extension and expansion through comprehensive utility planning. The proposed development will be required to complete these extensions based on phasing and the necessary infrastructure required to serve the development through a phased approach. This meets Chapter 14 Implementation Goal LU4: Continue to encourage policies that ensure “development pays for itself”.*
2. *Does the development trigger the need for such infrastructure? The proposed development will indeed trigger the need for infrastructure extension and expansion of municipal utilities. This will require a dedicated effort of coordination with all utility providers to ensure the project’s success.*
3. *Does the proposal trigger the need for pedestrian or multimodal connections and are those connections being provided? The proposed PUDSP is proposing public street roadways to be designed and built to El Paso County Standards. Trail connections are proposed along and within the development area. This supports Chapter 14 Implementation Goal TM2: Promote walkability and bike-ability by continuing the construction of trail corridors connecting this development with adjacent neighborhoods.*

Best Practices Considerations:

1. *Does the development appropriately include conservation design best practices to protect/preserve existing natural resources? Antelope Ridge at Bull Hill incorporates conservation best practices such as clustered development and inclusion of parks/ open space. Preservation of natural areas, including the East Fork Jimmy Camp Creek and floodplain areas, are currently depicted on the PUDSP.*
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? Antelope Ridge at Bull Hill incorporates conservation best practices such as clustered development and inclusion of parks/ open space. Preservation of natural areas, including East Fork Jimmy Camp Creek and floodplain areas, are currently depicted on the PUDSP.*

El Paso County PUD Zoning Section 4.2.6D -Approval Criteria

1. *The proposed PUD District zoning advances the stated purposes set forth in this Section; Yes, the proposed PUD District zoning advances the stated purposes set forth below.*

2. *The application is in general conformity with the Master Plan;*
The application is in general conformity with the Master Plan and the approved Rolling Meadows/ Bull Hill Sketch Plan.
3. *The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;* **The subdivision is consistent with the purposes of this Code and does not affect the health, safety, or welfare of the general area.**
4. *The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area;* **Antelope Ridge at Bull Hill proposes Single-Family Residential, future Multi-Family Residential, an Elementary School Site, an Electrical Substation, Parks & Open Space, Channel/Floodplain improvements, and potential future Commercial.** The subject property is suitable for the intended use and is compatible with the adjacent existing/allowed land uses of residential (PUD) to the south, residential (R-1) to the west, Bradley Road ROW to the north, and RR-5 vacant land to the east.
5. *The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;* **The proposed development takes into account use to use relationships and provides adequate transitions and buffering either by landscaping, open space, or public ROW.**
6. *The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;* **The proposed development is compatible with the surrounding residential and commercial land uses.** Adequate open space, landscaping and buffering is illustrated on the PUDSP plan submittal.
7. *Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;* **The overall development project proposes improvement to the existing channel/ floodplain area (file no. CDR234). These improvements will provide additional stabilization to the channel and its surrounding riverine habitat.**
8. *Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;* **The development proposes natural channel open space, landscaping, and a pocket park.** These features will be interconnected via

sidewalks and trails that will eventually interconnect the entire overall development's parks and open spaces as an amenity for the residents.

9. *The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed; All necessary services are available to meet the needs for the proposed development. An elementary school site is proposed to serve the community. A 2-3 acre Fire Station site is proposed offsite as part of the overall Rolling Meadows/ Bull Hill development and located between the project boundary and the SDS parcel to the west, adjacent to Bradley Road. The addition of roads, open space/ parks, and required utility improvements are discussed in other sections of this project narrative.*
10. *The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design; Antelope Ridge at Bull Hill proposes natural channel open space, landscaping, and a pocket park. These features will be interconnected via sidewalks and trails that will eventually interconnect the entire overall development's parks and open spaces.*
11. *The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner; The proposed project does not contain any mineral deposits of commercial value.*
12. *Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and No exceptions or deviations are requested.*
13. *The owner has authorized the application. The owner has signed and authorized the application.*

El Paso County Preliminary Plan Section 7.2.1(D)-2E Approval Criteria

1. *The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan and the new Your El Paso County Master Plan as discussed below. The site meets the My El Paso County Master Plan's goals as discussed below and other sections of this narrative.*
2. *The subdivision is consistent with the purposes of this Code; The subdivision is consistent with the purposes of this Code and does not affect the health, safety, or welfare of the general area.*
3. *The subdivision is in conformance with the subdivision design standards and any approved sketch plan; The subdivision is in conformance with*

previously approved Rolling Meadows/ Bull Hill Sketch Plan. The proposed project maintains the proposed densities as illustrated on the approved sketch plan.

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 (this finding may not be deferred to final plat if the applicant intends to seek administrative final plat approval); A sufficient water supply has been committed to and will be provided for by the Widefield Water and Sanitation District. WWSD provided water commitment letters have been included as part of this application indicating capacity to provide a finding of sufficiency for both quantity and quality of water for this development.*
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; A public wastewater system will be provided for by the Widefield Water and Sanitation District. WWSD provided commitment letters have been included as part of this application indicating capacity to provide wastewater disposal services for this development.*
6. *All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)]; An "Addendum to Soils and Geology Study", Antelope Ridge at Bull Hill, El Paso County, Colorado" (RMG- Rocky Mountain Group, August 5, 2022 and amended January 30, 2024 and March 14, 2025) is included with the submittal package. As part of this previous study, 70 exploratory test borings were completed. As part of this addendum, 3 new test borings were completed. Geologic hazards (as described in the report) were found to be present at this site include: floodplain/floodway, and faults and seismicity. Potential geologic constraints (also as described in the report) were found on site to include: expansive soils and bedrock, compressible soils, seasonal surface and subsurface water, unstable or potentially unstable slopes, scour and accelerated erosion along creek banks and drainageways, and radon. Where avoidance is not readily achievable, the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices.*
7. *Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design; Adequate drainage improvements; complying with State law, the EPC zoning code and the ECM are proposed and illustrated on the drawings. A preliminary drainage report for this development has been included for review and approval by El Paso County.*

8. *The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development; The location and design of the proposed public improvements are adequate to serve the needs and mitigate the effects of the development. Public sidewalks and trails will be constructed as necessary to provide pedestrian connections throughout the development.*
9. *Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM; Legal and physical access will be provided to all parcels by public rights-of-way.*
10. *The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities; Antelope Ridge at Bull Hill proposes natural channel open space, landscaping, and a pocket park. These features will be interconnected via sidewalks and trails that will eventually interconnect the entire overall development's parks and open spaces. The proposed development takes into account use to use relationships and provides adequate transitions and buffering either by landscaping, open space, or public ROW. All necessary services are available to meet the needs for the proposed development. The location and design of the proposed public improvements are adequate to serve the needs and mitigate the effects of the development.*
11. *Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision; All necessary services are available to meet the needs for the proposed development. An elementary school site is proposed to serve the community. A 2-3 acre Fire Station site is proposed offsite as part of the overall Rolling Meadows/ Bull Hill development and located between the project boundary and the SDS parcel to the west, adjacent to Bradley Road. The addition of roads, open space/ parks, and required utility improvements are discussed in other sections of this narrative.*

12. *The subdivision provides 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.*
13. *The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code. The proposed subdivision meets other applicable design standards of Chapter 6 and 8 of this Code. No deviations are requested at this time.*

Water and Wastewater Services:

Widefield Water & Sanitation District has currently allocated potable water to Rolling Meadows/ Bull Hill in the amount of 5,721 single family equivalents which includes single family dwelling units, schools, parks, streetscapes, and a fire station.

El Paso County Water Master Plan:

Rolling Meadows/ Bull Hill is located in two pressure zones. The lower pressure zone serves this development up to an elevation of 5860 and is called the Ground Storage Service Area. The upper pressure zone is generally located north of Bradley Road and includes areas higher than elevation 5860 and is called the Elevated Tank Service Area. As part of the Lorson Ranch Development and WWSD's water infrastructure expansion portions of the water system have been built and is discussed below.

In the early stages of the Lorson Ranch Development potable watermain was constructed from the Goldfield Tank Site to Lorson Ranch and extending within Lorson Ranch to a pumpstation (RHBPS) located near the electrical transmission lines. In 2017 WWSD constructed the RHBPS pumpstation and a 12" potable watermain from Lorson Ranch to the VA Cemetery property to provide potable water to the VA Cemetery. In 2021 WWSD constructed a 2MG ground storage tank (Rolling Hills Ground Storage Tank) and watermain at the Rolling Meadows Tank site. In 2022 Lorson Ranch constructed a 16" potable watermain stub from the RHBPS to the Bull Hill property. WWSD is currently increasing the size of the RHBPS pumpstation in Lorson Ranch to provide additional service to the Ground Storage Service Area.

This project is located in the Ground Storage Service Area generally below the 5860 elevation. Watermain infrastructure required for this area includes constructing a 16" watermain from the stub at Lorson Ranch north to the Rolling Hills Ground Storage Tank and on-site watermain laterals.

The WWSD's has a current developed physical water supply of 5271 ac-ft of water per year and the three-year running average actual use is 2898 ac-ft per year which is 55% of the existing available physical supply.

Water Demand calculations were completed based on the proposed zoning and densities. Water demand is 0.35 ac-ft/year for each single-family lot. This subdivision also includes irrigation for landscaping (17.79ac low use, 0.12acres high use) which will

be calculated as a total of 1.028 single family equivalents. The new water commitments are 165.2 ac-ft per year (472 lots) and 0.36 ac-ft per year (landscaping) for a total commitment of 165.56ac-ft per year.

Sewer loading calculations were completed based on the proposed zoning and densities. Sanitary loads of 205 Gal/Unit for single family residential lots can be expected.

Based on the wastewater loading, the total wastewater load projected for this site is 0.096760 MGD for the 472 lots.

The WWSD has excess capacity at their existing wastewater treatment plant to treat an additional 0.50 MGD of wastewater effluent. The proposed development will only contribute an additional 0.09676 MGD of flow to the existing plant.

In conclusion, the proposed development is within the limits of the District's ability to serve it both with wastewater collection. Wastewater infrastructure is onsite, thus, no unusual costs will be incurred by the district or the Developer in developing this project.

In addition, Rolling Meadows/ Bull Hill meets the stated Goals and Policies:

- Goal 1.2 – Integrate water and land use planning
- Goal 4.2 – Support the efficient use of water supplies
- Goal 6.1.2 – Promote water conservation

through integrated master planning of site planning, landscape and water resource best management practices. Water conservation is achieved through higher densities with smaller individual yards and more common open space. The common open space emphasizes water conservation using native turf seeds and limited high water sod.

Total Number of Residential Units, Density, and Lot Sizes:

The proposed application for Antelope Ridge at Bull Hill includes a total of 472 single family detached units on approximately 99-acres for a density of 5 DU/ Acre. Single family lot sizes include 60'x110', 50'x110', and 45'x85'. The future development tracts provide for an additional 90 high density residential units on 6.8-acres for a density of 13 DU/Acre, and potentially 150 high density multi-family residential units on 12-acres for a density 13 DU/ Acre (or optional future Commercial).

Total Number of Industrial or Commercial Sites:

One 11.8-acre potential future commercial parcel is currently proposed. There are no industrial sites proposed with this project.

Phasing Plan and Schedule of Development:

The Antelope Ridge at Bull Hill project is Phase 1 of the larger Rolling Meadows/ Bull Hill development. Proposed roadways, utilities, drainage, and necessary improvements will be constructed in the most optimal and efficient manner to facilitate development construction and sequencing.

Approximate Acres and Percent of Land Set Aside for Open Space:

Antelope Ridge at Bull Hill is currently zoned Concept PUD and shall seek site specific PUD zoning with this application. The open space calculations detailed below assume PUD zoning.

Per the EPC LDC, 16.5-acres or 10% of the total site area is required within the PUD zoning district to be provided as open space; 165 total acres X 10% = 16.6-acres of required open space. The Antelope Ridge at Bull Hill PUDSP proposes 36.38-acres of open space, landscape area, water resource/ floodplain area and parks totaling 22.1% of the project site acreage. The total 36.38-acres of open space breaks down as follows; parks = 1.25-acres, open space = 9.38-acres, and drainage ways within open space = 25.75-acres. The open space tracts may include elements such as landscaping, existing natural open space to remain, trails, passive and active parks, and detention facilities. Additional open space may be provided within individual parcel areas, increasing the total amount of open space provided. Open space provided will be cumulative across the entire Rolling Meadows/ Bull Hill development area. No less than 25% of the required open space acreage will be usable open space for the benefit of all residents.

A combination of Community Parks and Neighborhood Parks, totally 52.9-acres, have been conceptually illustrated throughout the overall Rolling Meadows/ Bull Hill development as well as trail corridors and trail connections.

The owner/ developer will seek to enter into a Park Lands Agreement with the El Paso County Parks Department for application of urban park credits in relation to the development and construction of the proposed parks. Any Park Lands Agreement will be coordinated during the Final Plat process.

Types of Proposed Recreational Facilities:

Antelope Ridge at Bull Hill illustrates a pocket park site, trails, an elementary school site, open space, and natural channel open space.

Traffic Engineering:

Vehicular access and street layout is illustrated on the PUDSP with all roadways to be public, built to El Paso County standards. Refer to the traffic impact study submitted with this application for more details regarding traffic volumes, circulation, etc. The developer will work with BJ Ranches and the State regarding the ROW for Meridian Road at the subsequent stages of the development.

School District:

Antelope Ridge at Bull Hill is dedicating one 15-acre Elementary School Site. As the overall development will be dedicating land for the various school sites, there will be no fees required as the land will count as credits given to the school district.

Proposed Services:

1. Water/ Wastewater: Widefield Water and Sanitation District
2. Gas: City of Colorado Springs
3. Electric: Mountain View Electric

4. Fire:	Security Fire Protection District
5. School:	Widefield District #3
6. Roads:	El Paso County Road and Bridge
7. Police Protection:	El Paso County Sheriff's Department

Impacts associated with the PUD & Preliminary Plan:

Please refer to the Wildlife Memo dated November 10, 2023, -prepared by Matrix Design Group for additional detailed information regarding Endangered Species, Migratory Birds, State and Local Protections, and Project Impacts.

Floodplain: There is a major hydrologic feature within the project site boundary. This property is located within a designated FEMA floodplain as determined by the flood insurance rate map, community map number '08041C0790G' effective date 'December 7, 2018'.

Channel and Floodplain improvements are proposed as part of this overall development project. The development will drain into a proposed detention pond/water quality basin system located throughout the proposed project. Flows will then be conveyed to the Jimmy Camp Creek East Tributary and/ or offsite in a manner consistent with El Paso County and State requirements.

Site Geology: RMG has provided a Soils and Geology Study with this submittal. This report has identified any potential Geologic Hazards and/ or Constraints on site related to development of the property along with proposed mitigation of the hazards. The development will incorporate the recommended mitigation during final design and construction on site.

Wetlands: Per Jurisdictional Determination Letter (SPA-2005-00418) from the Army Corps of Engineers, the site contains non-jurisdictional isolated wetlands, other isolated waters, and an upland stock pond. Wetland features delineated for this site are associated with small, stormwater runoff fed depressional features which are not hydraulically connected to streamflow or groundwater. Site development is anticipated to sever the surface flow connection which supports these features, resulting in loss of wetland hydrology. As noted, these are not protected wetlands which do not require mitigation, however considerations for the development of wetlands has been incorporated into the proposed channel improvements.

Air Pollution: By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. The site has very little vegetation and contains mostly native turfgrass which may result in higher than normal amounts of dust during windy days. However, the proposed development will provide irrigated turf areas and native seeding to help alleviate the dust issues. 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 the only major 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. Noise studies, if applicable, will be required at subsequent stages of the entitlement process.

Visual Assessment: The natural mountain backdrop of the Rampart Range is perhaps the best natural feature of Antelope Ridge at Bull Hill with sweeping views in nearly all directions. The scenic view shed is impaired somewhat by intervening development; however, the panoramic views remain quite spectacular. There are no unique natural features on the project site.

Vegetation, Wildlife Habitats and Migration Routes:

Proposed landscaping will include low-water use plant material, and where possible, the plant material will be native to the Colorado Springs region.

The Colorado Division of Wildlife note the following as also present in the area.

- Prairie Dog
- Mule and White Tailed Deer
- Pronghorn Antelope
- Fox species
- Coyote
- Rabbits
- Raptors
- Songbirds
- Numerous Small Mammals

Due to the construction activity and adjoining residential developments, it is not anticipated that either application will have significant impacts on wildlife in the area.

The U.S. Fish and Wildlife Service's IPaC mapper and website database (<https://ecos.fws.gov/ipac/>) was used to determine the potential of migratory birds within the area. The IPaC mapper listed 8 migratory birds that may be affected by Antelope Ridge at Bull Hill; however, this list may also include birds occurring outside this area's FWS office jurisdiction. Breeding migratory birds do receive statutory protection; however, the site contains very few if any trees. In addition, there are no critical habitats found to be present on the site.

LEGAL DESCRIPTION:

PARCEL:

A TRACT OF LAND BEING A PORTION OF SECTIONS 1, 2, 11 AND 12, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1 (said point being the point of beginning;

THENCE 880'945"E AND ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 1 A DISTANCE OF 2643.48 FEET TO THE EAST ONE-QUARTER CORNER OF SECTION 1;

THENCE 880'945"E AND ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 1 A DISTANCE OF 2889.71 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NO. 8821432;

THENCE WESTERLY AND ALONG THE NORTH RIGHT-OF-WAY LINE OF BRADLEY ROAD THE FOLLOWING THREE (3) COURSES:

(1) THENCE 889'759"E A DISTANCE OF 1123.99 FEET TO A POINT OF CURVE;

(2) THENCE ALONG THE ARC OF CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 13°39'40", A RADIUS OF 5105.00 FEET, AND A LENGTH OF 1217.20 FEET TO A POINT OF TANGENT;

(3) THENCE 876'105"E A DISTANCE OF 5797.89 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 1;

THENCE N00°09'58"W AND ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 11 A DISTANCE OF 1392.61 FEET TO THE NORTH QUARTER CORNER OF SECTION 11;

THENCE N00°22'35"W AND ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 2 A DISTANCE OF 1319.07 FEET TO THE NORTHEAST CORNER OF THE SOUTH ONE-HALF OF SECTION 2, SAID POINT BEING ON THE SOUTHLINE OF THAT PARCEL DESCRIBED IN A SPECIAL WARRANTY DEED UNDER RECEPTION NO. 21404073;

THENCE N00°38'10"E ALONG THE SOUTHLINE THEREOF 2668.30 FEET;

THENCE N00°37'47"E ALONG SAID SOUTH LINE 889.43 FEET TO THE WEST LINE OF ROLLING HILLS RANCH DISTRICT 9 AS RECORDED UNDER RECEPTION NO. 20700168;

THENCE S40°04'43"E ALONG THE SOUTHWESTERLY LINE OF ROLLING HILLS RANCH DISTRICTS 9 AND 10 AND THE SOUTHEASTERLY EXTENSION OF SAID LINE 1498.91 FEET;

THENCE 178.50 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 40°54'37", AND A CHORD OF 174.74 FEET WHICH BEARS N52°29'45"E TO A POINT OF TANGENT;

THENCE N02°02'30"E ALONG SAID TANGENT 884.42 FEET TO A POINT OF CURVE;

THENCE 132.95 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 30°28'10" TO A POINT OF TANGENT;

THENCE N07°31'19"E ALONG SAID TANGENT 1187.48 FEET TO A POINT OF CURVE;

THENCE 311.09 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1087.32 FEET, A CENTRAL ANGLE OF 16°42'00" TO A POINT OF TANGENT;

THENCE N10°16'19"E ALONG SAID TANGENT 629.02 FEET TO A POINT OF CURVE;

THENCE 477.82 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 953.04 FEET, A CENTRAL ANGLE OF 28°4'34" TO A POINT OF TANGENT;

THENCE N40°59'53"E ALONG SAID TANGENT 1196.88 FEET TO A POINT OF CURVE;

THENCE 364.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 46°22'20" TO A POINT OF TANGENT;

THENCE N00°37'26"E ALONG SAID TANGENT 469.63 FEET TO THE NORTH LINE OF AFORESAID SECTION 1;

THENCE N00°19'27"E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 1 A DISTANCE OF 1126.76 FEET TO THE POINT OF BEGINNING;

EXCLUDING THEREFROM ANY PORTION OF THAT PARCEL CONVEYED IN WARRANTY DEED RECORDED JANUARY 21, 2014 AT RECEPTION NO. 21404738 AND

EXCLUDING THE NORTHERLY 30 FEET AND THE EASTERNLY 30 FEET OF SECTION 1 FOR PUBLIC RIGHT-OF-WAY FOR DRENAN ROAD AND MERIDIAN ROAD.

PARCELA CONTAINS A CALCULATED NET AREA OF 21,741.198 S.F. (499.108 ACRES MORE OR LESS).

PARCEL B

A TRACT OF LAND BEING A PORTION OF SECTIONS 12, AND 13, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASE OF BEARING: THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 12, BEING MONUMENTED AT THE NORTH END BY A 3.50 INCH ALUMINUM CAP IN RANGE BOX STAMPED LS 1740P AND MONUMENTED AT THE SOUTH END BY A 3.50 INCH ALUMINUM CAP STAMPED LS 1210P, WITH THE LINE CONSIDERED TO BEAR SOUTH 00 DEGREES 16 MINUTES 58 SECONDS EAST (THE SOUTH MONUMENT WAS NOT FOUND, SEE NOTE 1)

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12;

THENCE SOUTH 00 DEGREES 16 MINUTES 58 SECONDS EAST (AM 500°18'37"E) AND ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 12 A DISTANCE OF 265.48 FEET (2495.57' AM) TO THE EAST ONE-QUARTER CORNER OF SECTION 12;

THENCE SOUTH 00 DEGREES 16 MINUTES 48 SECONDS EAST (AM 500°18'37"E) AND ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 12 A DISTANCE OF 268.81 FEET (2497.06' AM) TO THE EAST ONE-QUARTER CORNER OF SECTION 13 AND THE NORTHEAST CORNER OF THE RIDGE AT LORSON RANCH FILING NO. 3 AS RECORDED UNDER RECEPTION NO. 22315452 IN THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE NORTH 00 DEGREES 26 MINUTES 08 SECONDS WEST (AM 889°35'44"W) ALONG THE NORTH LINE AND ITS WESTERLY EXTENSION 2862.93 FEET (2863.29' AM) TO THE CENTER ONE-QUARTER CORNER OF SECTION 13;

THENCE NORTH 00 DEGREES 21 MINUTES 41 SECONDS WEST (AM 889°30'11"W) AND ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 13 A DISTANCE OF 265.75 FEET (265.75' AM) TO THE NORTH ONE-QUARTER CORNER OF SECTION 13;

THENCE SOUTH 00 DEGREES 26 MINUTES 08 SECONDS WEST (AM 889°30'02"W) AND ALONG THE SOUTHLINE OF THE EAST ONE-HALF OF SECTION 12 A DISTANCE OF 1323.33 FEET (1223.33' AM) TO THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 12;

THENCE NORTH 00 DEGREES 26 MINUTES 57 SECONDS WEST (AM 889°30'59"W) AND ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 12 A DISTANCE OF 2644.55 FEET (2643.25' AM) TO THE NORTHWEST CORNER OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 12;

THENCE 889'717.28W A DISTANCE OF 256.96 FEET;

ROLLING MEADOWS/ BULL HILL SKETCH PLAN

LOCATED IN PORTIONS OF SECTIONS 1, 2, 11, 12, & 13, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

CONSULTANTS:
Matrix
 2405 RESEARCH PARKWAY, SUITE 300
 COLORADO SPRINGS, CO 80920
 PHONE: (719) 575-0200
 FAX: (719) 575-0201

OWNER/DEVELOPER:
The Landhuis Company
 212 N. Wanatchi Dr., Suite 301
 Colorado Springs, CO 80901
 (719) 695-3200

APPROVAL:

FLOODPLAIN:

THERE IS A MAJOR HYDROLOGIC FEATURE WITHIN THE PROJECT SITE BOUNDARY. THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP. COMMUNITY MAP NUMBERS '08041 C09780', '08041 C09790', AND '08041 C09791' EFFECTIVE DATE DECEMBER 7, 2018. REFER TO WATER RESOURCES EPC SUBMITTAL COR234 FOR PROPOSED CHANNEL DESIGN, REPORTS & ADDITIONAL INFORMATION.

SHEET INDEX:

SHEET 1 OF 3	TITLE SHEET
SHEET 2 OF 3	SKETCH PLAN
SHEET 3 OF 3	SKETCH PLAN

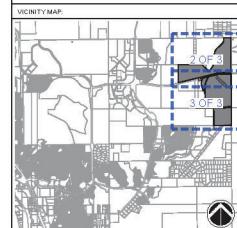
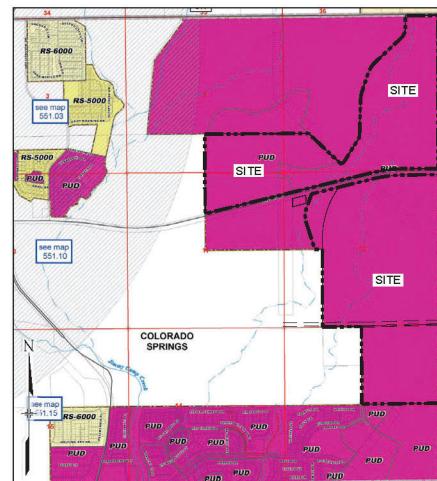
PROPOSED LAND USE CHART:

LAND USE	GROSS ACRES	APPROX. UNITS (IMPLX.)	DENSITY (DU/AC)	% OF TOTAL AREA
MEDIUM-LOW (RESIDENTIAL)	36.4	180	2-5	3.2%
MEDIUM (RESIDENTIAL)	602.6	3035	5-8	53.0%
MEDIUM-HIGH (RESIDENTIAL)	71.5	365	6-12	6.3%
HIGH (RESIDENTIAL)	42.3	690	12-24	3.7%
NON-RESIDENTIAL	75.9	-	-	6.7%
DISPENSING UTILITIES	6.8	-	-	0.6%
HIGH DENSITY MULTI-FAMILY RESIDENTIAL (OR OPTIONAL COMMERCIAL)	11.8	160	12-24	1.0%
DEDICATED ROW	37.1	-	-	3.3%
EASEMENTS/ OPEN SPACE	76.5	-	-	6.7%
CHANNEL/FLOODPLAIN	123.1	-	-	10.8%
COMMUNITY PARKS	39.5	-	-	3.4%
NEIGHBORHOOD PARKS	14.4	-	-	1.3%
TOTAL	1106.9	5440		100.0%

SITE DATA:

EXISTING ZONING: PUD
 SITE ACREAGE: 1136.9 ACRES
 MAXIMUM NUMBER OF UNITS: 5440

ZONING MAP:



EL PASO COUNTY, COLORADO SEPTEMBER 2024

REVISION HISTORY:

NO.	DATE	DESCRIPTION	REV.
0	08/02/2023	INITIAL SUBMITTAL	R4E
1	03/07/2024	SECOND SUBMITTAL	R4E
2	05/05/2024	THIRD SUBMITTAL	R4E
3	08/07/2024	FOURTH SUBMITTAL	R4E

DRAWING INFORMATION:

PROJECT NO.: 21_1129_017
 DRAWN BY: RAF
 CHECKED BY: JRA
 APPROVED BY: JRA
 SHEET TITLE:

TITLE SHEET

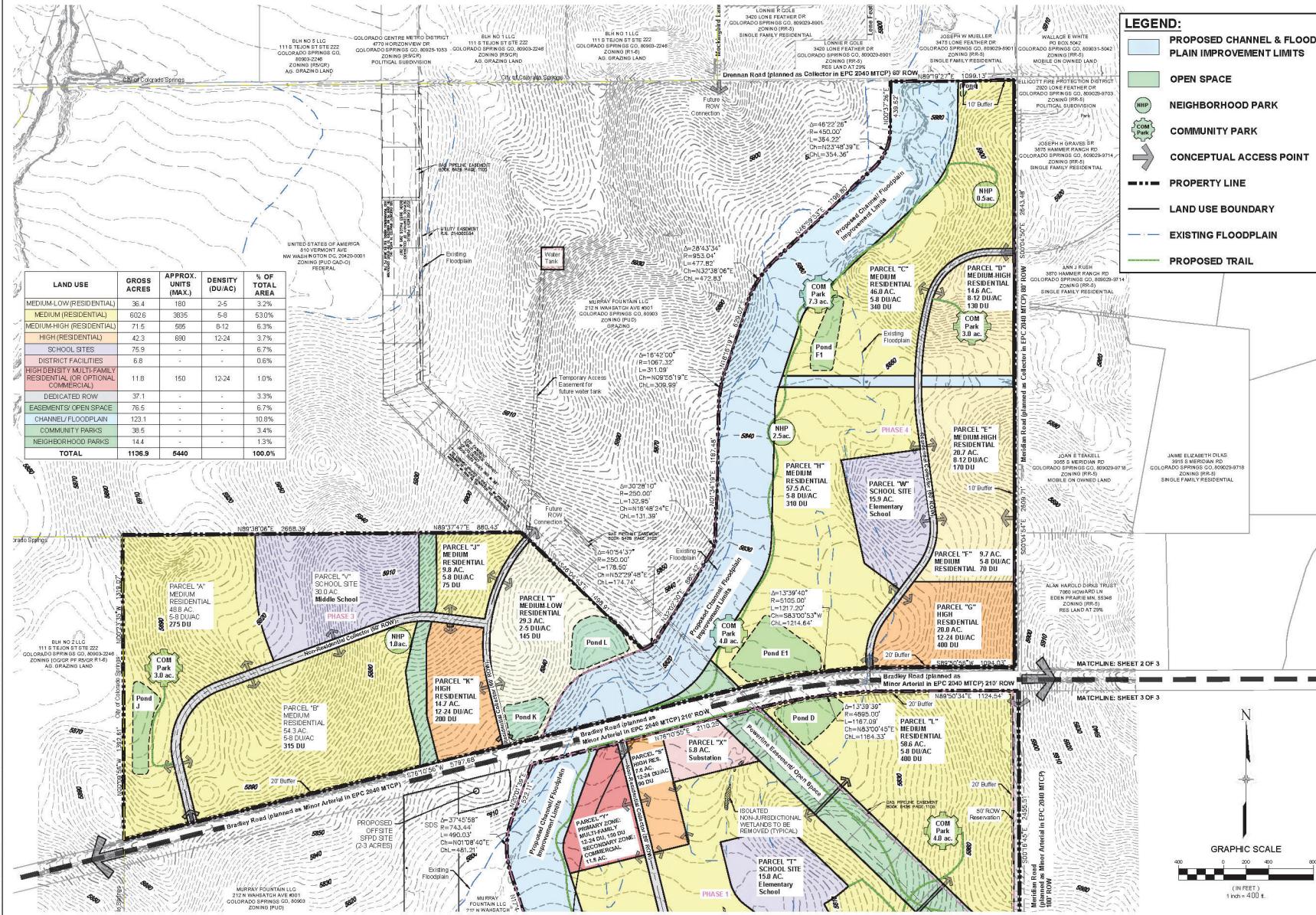
SKP01

SHEET 01 OF 03

FILE NUMBER: 551.10 1129 017 ROLLING MEADOWS BULL HILL SKETCH PLAN

ROLLING MEADOWS/ BULL HILL SKETCH PLAN

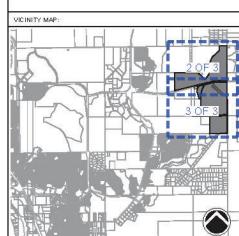
LOCATED IN PORTIONS OF SECTIONS 1, 2, 11, 12, & 13, T15S, R85W OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO



CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/CIVIL ENGINEER:
Matrix
245 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 595-2300
FAX: (719) 595-0200

OWNER/DEVELOPER:
The Landhuis Company
210 N. Waukatch Dr., Suite 301
Colorado Springs, CO 80909
(719) 595-3200

APPROVAL:



PROJECT:
ROLLING MEADOWS/ BULL HILL SKETCH PLAN

EL PASO COUNTY, COLORADO
SEPTEMBER 2024

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	09/26/2024	INITIAL SUBMITTAL	JRA
1	09/27/2024	SECOND SUBMITTAL	JRA
2	09/29/2024	THIRD SUBMITTAL	JRA
3	09/27/2024	FOURTH SUBMITTAL	JRA

DRAWING INFORMATION:

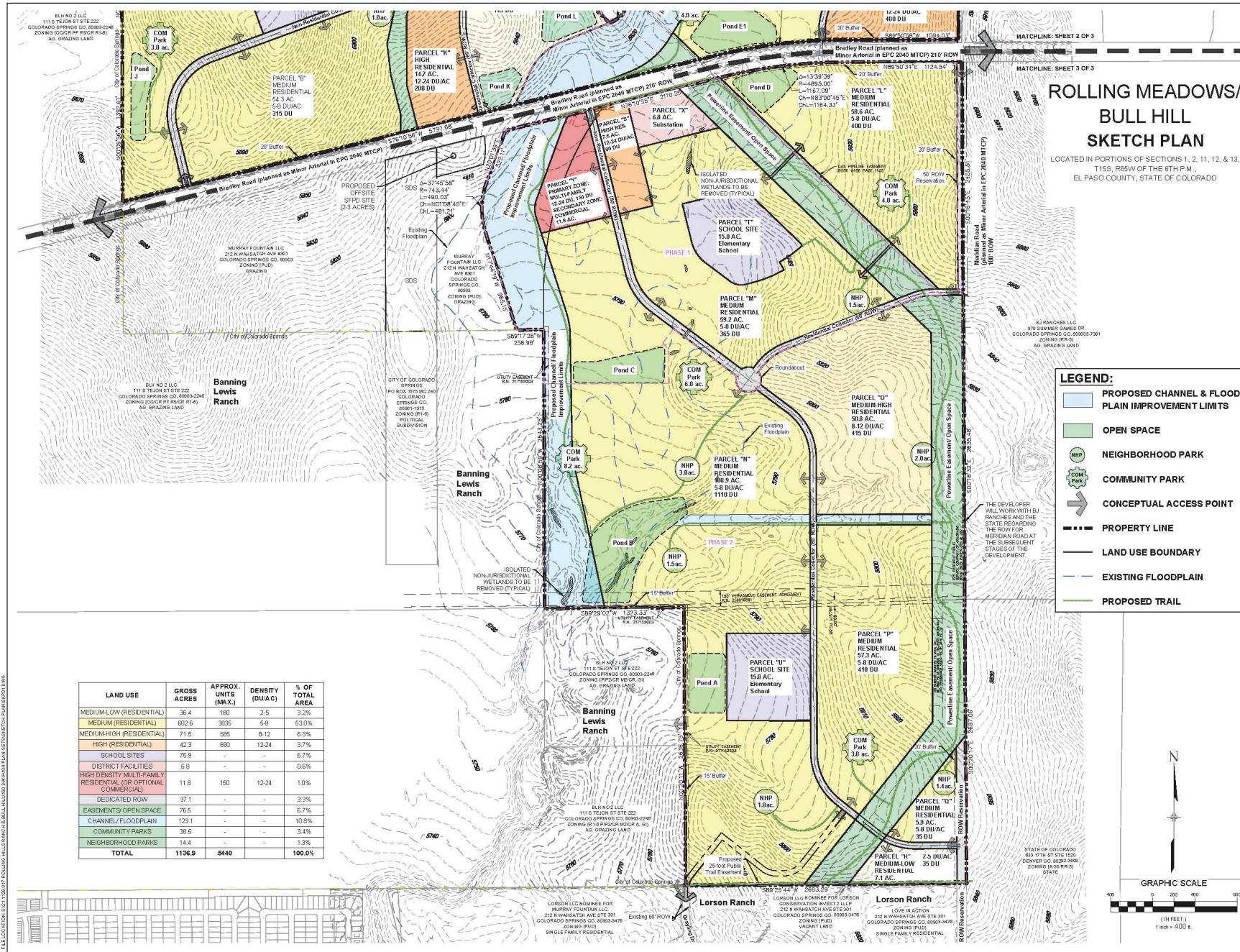
PROJECT NO.	DATE	DRAWN BY	CHECKED BY	APPROVED BY
SKP02	09/26/2024	JRA	JRA	JRA

SKETCH PLAN

SKP02

SHEET 02 OF 03

FCD FILE NO.: FCD001



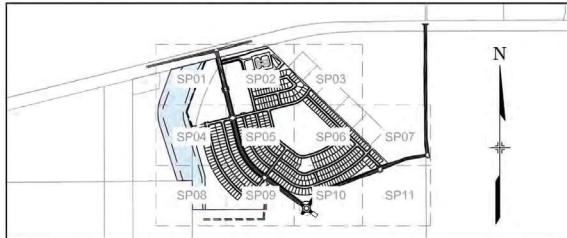
CONSULTANTS: Matrix PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER			
2425 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80906 PHONE: (719) 590-3200 FAX: (719) 575-2008			
OWNER/DEVELOPER: The Landhuis Company 212 N Watauga Dr., Suite 301 Colorado Springs, CO 80903 (719) 525-3209			
APPROVAL:			
VICINITY MAP:			
PROJECT: ROLLING MEADOWS/ BULL HILL SKETCH PLAN			
EL PASO COUNTY, COLORADO SEPTEMBER 2024			
REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY
0	06/12/2023	INITIAL SUBMITTAL	RAF
1	02/07/2024	SECOND SUBMITTAL	RAF
2	06/20/2024	THIRD SUBMITTAL	RAF
3	06/27/2024	FOURTH SUBMITTAL	RAF
DRAWING INFORMATION:			
PROJECT NO.: 211129.017			
DRAWN BY: RAF			
CHECKED BY: JRA			
APPROVED BY: JRA			
SHEET TITLE:			
SKETCH PLAN			
SKP03			
SHEET 03 OF 03			
PCD FILE NO.:			

ANTELOPE RIDGE AT BULL HILL

EL PASO COUNTY, COLORADO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO



GENERAL PROVISIONS

STATEMENT OF INTENT: THE PURPOSE OF THIS PUD (PLANNED UNIT DEVELOPMENT) IS TO PROVIDE FOR SINGLE-FAMILY DETACHED RESIDENTIAL UNITS, OPEN SPACE UTILITIES, SCHOOL, AND DRAINAGE.

AUTHORITY: THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

APPLICABILITY: THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

ADDITION: THE ADOPTION OF THIS DEVELOPMENT PLAN RECOGNIZES THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR ANTELOPE RIDGE AT BULL HILL IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY LAND DEVELOPMENT CODE, AND THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED, AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

RELATIONSHIP TO COUNTY REGULATIONS: THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF ANTELOPE RIDGE AT BULL HILL PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AS AMENDED AND IN EFFECT AT THE TIME THE PUD PLAN APPROVAL (OR OWNER ACKNOWLEDGE THE PUD CHANGES WITH CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF THE EL PASO COUNTY, SHALL BE APPLICABLE.

ENFORCEMENT: TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD AND OF THE PUBLIC IN THE PRESERVATION OF THE INTERESTS OF THE PUD, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL BE ENFORCED IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION ON ANY POWER OR REGULATION THEREON GRANTED BY LAW.

CONFlict: WHERE THERE IS THEN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.

MAXIMUM LEVEL OF DEVELOPMENT: THE TOTAL NUMBER OF DWELLINGS OR THE TOTAL COMMERCIAL BUSINESS, OR INDUSTRIAL INTENSITY SHOWN ON THE DEVELOPMENT PLAN FOR DEVELOPMENT WITHIN THE SPECIFIED PLANNING AREAS IS THE MAXIMUM DEVELOPMENT REQUIRED FOR PLATTING OR CONSTRUCTION (PLUS ANY APPROVED DENSITY TRANSFERS). THE MAXIMUM NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT MAY BE LEAVE TO SUBDIVISION OR SITE DEVELOPMENT PLAN REQUIREMENTS, LAND CARRYING CAPACITY, OR OTHER REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS.

PROJECT TRACKING: AT THE TIME OF ANY FINAL PLAT APPLICATION, THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT, TO DATE, TO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT, IN ORDER TO ASSURE MAXIMUM DEVELOPMENT LIMITS ARE NOT EXCEEDED.

OVERALL PROJECT STANDARDS: THE STANDARD ZONING REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE INCLUDING OFF-STREET PARKING, SITE DEVELOPMENT, ACCESSORY AND TEMPORARY USES, BY SPECIAL REVIEW AND VARIANCE PROCESSES SHALL APPLY TO THIS PUD, EXCEPT AS MODIFIED BY THE PUD.

UTILITY PROVIDERS:
WATER, WIDEFIELD WATER AND SANITATION DISTRICT
WASTEWATER, WIDEFIELD WATER AND SANITATION DISTRICT
CABLE, SATELLITE, AND TELEPHONE
ELECTRIC, MOUNTAIN VIEW ELECTRIC ASSOCIATION

LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING PORTIONS OF THOSE PARCELS DESCRIBED BY SPECIAL WARRANTY DEEDS RECORDED UNDER RECEPTION NOS. 22102467 and 22119553 IN THE RECORDS OF EL PASO COUNTY, COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED BY SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 21400553 IN THE EL PASO COUNTY, COLORADO RECORDS,

THENCE N76°10'59"E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS DESCRIBED IN EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS PLAT REC'D. NO. 95-360 RECORDED UNDER RECEPTION NO. 99812432 IN THE RECORDS OF SAID EL PASO COUNTY, 673.21 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N76°10'59"E ALONG SAID RIGHT-OF-WAY LINE, 1,074.63 FEET TO THE WESTERLY LINE OF THAT 100 FOOT WIDE ELECTRICAL EASEMENT DESCRIBED IN GRANT OF RIGHT-OF-WAY RECORDED IN BOOK 2655 AT PAGE 59 IN THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S84°04'43"E ALONG SAID WESTERLY LINE, 2,049.79 FEET;

THENCE S68°31'12"E A DISTANCE OF 139.82 FEET;

THENCE S68°31'17"W A DISTANCE OF 139.82 FEET;

THENCE S68°31'12"W A DISTANCE OF 75.97 FEET;

THENCE N81°23'49"E A DISTANCE OF 21.97 FEET;

THENCE S68°31'12"W A DISTANCE OF 919.40 FEET TO A POINT OF CURVE;

THENCE S68°31'17"W A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING;

THENCE S68°31'17"W A DISTANCE OF 43.98 FEET;

THENCE S68°31'17"W A DISTANCE OF 43.98 FEET TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 236°03'05";

THENCE S68°31'17"W A DISTANCE OF 43.98 FEET TO THE LEFT, SAID CURVE HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 236°03'05";

THENCE N30°51'17"W, N0 TANGENT TO THE PREVIOUS COURSE, 712.38 FEET;

THENCE S68°31'17"W A DISTANCE OF 25.67 FEET;

THENCE S68°31'17"W A DISTANCE OF 25.67 FEET;

THENCE S30°14'23"W A DISTANCE OF 93.44 FEET;

THENCE S30°14'23"W A DISTANCE OF 43.70 FEET TO A POINT OF CURVE;

THENCE S10°10'10"E ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 52°59'01"; THE CHORD OF 161.12 FEET BEARS S22°11'30"W;

THENCE S00°19'15"E A DISTANCE OF 235.78 FEET;

THENCE S89°45'45"W A DISTANCE OF 1,259.66 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER (W 1/4 SW 1/4) OF SAID SECTION 12, BEING THE S89°45'45"W LINE;

THENCE N07°05'59"W ALONG SAID EAST LINE, 495.33 FEET TO THE NORTHEAST CORNER OF SAID BLK NO. 2 LLC PROPERTY;

THENCE S89°17'26"W ALONG THE NORTHEAST LINE THEREOF, 255.96 FEET;

THENCE N17°45'17"W A DISTANCE OF 965.15 FEET TO THE POINT OF BEGINNING;

THENCE S00°19'15"E ALONG SAID CURVE HAVING A RADIUS OF 743.44 FEET, A CENTRAL ANGLE OF 37°45'58"; THE CHORD OF 481.21 FEET BEARS N01°04'07"E TO A POINT OF TANGENT;

THENCE N20°17'45"E A DISTANCE OF 622.11 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS AN AREA OF 7,192.01 SF. (14.586 ACRES, MORE OR LESS)

LAND OWNER CERTIFICATION

IN WITNESS WHEREOF, THE LANDHUIS COMPANY
HAS EXECUTED THESE PRESENTS THIS DAY OF 20 A.D.

AUTHORIZED AGENT, MANAGER

STATE OF COLORADO)
COUNTY OF EL PASO)
SIGNED BEFORE ME ON 20 A.D. BY

NAMES OF INDIVIDUALS MADING STATEMENT

NOTARY'S OFFICIAL SIGNATURE

TITLE OF OFFICE COMMISSION EXPIRATION

COUNTY CERTIFICATION

THIS REZONING REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH BOARD RESOLUTION # AND DATE APPROVING THE PUD AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.

CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DATE

CLERK AND RECORDER CERTIFICATION

STATE OF COLORADO)
EL PASO COUNTY)
JES

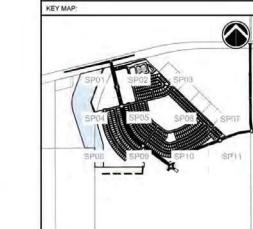
I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS RECORDED PER

RECEPTION NO. _____

EL PASO COUNTY CLERK AND RECORDER

SUMMARY DATA

PROPERTY SIZE	164.59 ACRES
TAX SCHEDULE NO.	5500000324 & 5500000383
PROJECT ADDRESS	UNPLATTED
EXISTING ZONING	PUD
PROPOSED ZONING	PUD
EXISTING LAND USE	GRAZING
PROPOSED LAND USE	DETACHED SINGLE FAMILY
MAXIMUM PROPOSED DENSITY (ALLOWED PER SKETCH PLAN)	8 DU/AC
PROPOSED LOTS	472
SINGLE FAMILY NET DENSITY	5 DU/AC
HIGH DENSITY/MF NET DENSITY	13 DU/AC
BUILDING SETBACKS	PER LOT DETAILS / SEE PLAN
LANDSCAPE SETBACKS	SEE PLAN
MIN. LOT SIZE	3,800 SF



ANTELOPE RIDGE AT BULL HILL PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO AUGUST 2025

REVISION HISTORY

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION

PROJECT NO. 24.1129.029
DRAWN BY: JS
CHECKED BY: RF
APPROVED BY: JA

SHEET TITLE

TITLE SHEET

TS01
SHEET 1 OF 31

PCD FILE NO.

DESCRIPTION	NUMBER	TITLE
TITLE SHEET	1	TS01
TRACT MAP AND DETAILS	2	DT01
PUD DETAILS	3-6	DT02-DT05
SITE PLANS	7-17	SP01-SP11
LANDSCAPE NOTES AND DETAILS	18-19	LD01-D02
LANDSCAPE PLANS	20-31	LS01-L512

ANTELOPE RIDGE AT BULL HILL

EL PASO COUNTY, COLORADO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO

OWNER/DEVELOPER:
The Landhuis Company

APPROVA

The map shows the Seaport Village area with a large building complex. A new building is marked with a blue shaded area and labeled 'SP01'. Other structures are labeled SP02 through SP11. A compass rose is in the top right corner.

FRONTCOVER
**ANTELOPE RIDGE AT BULL HILL
PUD AND PRELIMINARY PLAN**
EL PASO COUNTY, COLORADO
AUGUST 2025

REVISION HISTORY:

DRAWING INFORMATION:

PROJECT NO.:	24.1129.029
DRAWN BY:	JS
CHECKED BY:	RF

TRACT MAP AND
DETAILS

PT01

SHEET 2 OF 31

PCD FILE NO.



TRACT TABLE F

LE LOCATION: S-24 1129 029 ROLLING MEADOWS BULL HILL PHASE:1 PUDSP/600 CADD/504 PLAN SETS/DEVELOPMENT PLAN/DT01 DWG

ANTELOPE RIDGE AT BULL HILL

EL PASO COUNTY, COLORADO

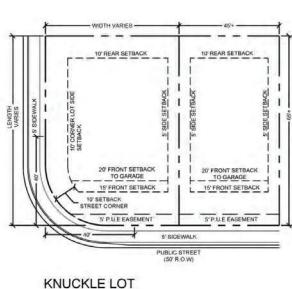
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO

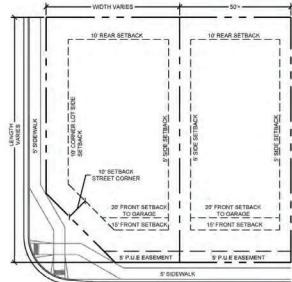
CONSULTANTS:
Matrix
 PLANNER/SCAPE ARCHITECT/CIVIL ENGINEER:
 2435 RESEARCH PARKWAY, SUITE 300
 COLORADO SPRINGS, CO 80920
 PHONE: (719) 575-0000
 FAX: (719) 575-2026

OWNER/DEVELOPER:
The Landhus Company
 212 N Wanatchi Dr., Suite 301
 Colorado Springs, CO 80903
 (719) 636-3200

APPROVAL:



KNUCKLE LOT



CORNER LOT

DIMENSIONAL STANDARDS AND GUIDELINES DIMENSIONAL STANDARDS FOR LOTS 1-472

- MINIMUM LOT AREA:
A. DWELLING, SINGLE FAMILY: 3,800 SF
- MAXIMUM PERCENTAGE OF GROUND COVERAGE: NO MAXIMUM
- MINIMUM HEIGHT: FORTY FIVE FEET (45')
- MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: FORTY FEET (40') OR AS OTHERWISE SHOWN
- MINIMUM SIDE YARD SETBACK: FIVE FEET (5') ON THE SIDE OF THE LOT FACING THE PUBLIC STREET. ON THE SIDE OF THE LOT FACING THE PROPERTY LINE, THE SIDE YARD SETBACK IS TEN FEET (10').
- AMENDED: 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 PROPERTY OWNER. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING AND IS RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES INCLUDING ELEVATIONS OF FOUNDATIONS AND SWIMMING POOLS IN RELATION TO SIDE LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHARGE DRAINAGE FEES TO THE BUILDER. THE BUILDER IS RESPONSIBLE FOR DRAINAGE IMPACTS CAUSED BY THE BUILDER, IN A MANNER THAT COULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES, STRUCTURES, PLACES, MATERIALS, AND LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINS, EASEMENTS, OR SWALES.
- SETBACK REQUIREMENTS (DETAILED):
A. FRONT YARD: TEN FEET (10') TO FACE OF GARAGE
FIFTEEN FEET (15') TO FACE OF HOUSE
B. SIDE YARD: FIVE FEET (5')
C. REAR YARD: FIVE FEET (5')
D. CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')
- ACCESSORY STRUCTURE STANDARDS:
A. MAXIMUM ACCESSORY STRUCTURE HEIGHT: TEN FEET (10')
B. SETBACK REQUIREMENTS:
SIDE YARD: FIVE FEET (5')
REAR YARD: FIVE FEET (5')
C. PROJECTIONS:
A. A COVERED SEMI-ENCLOSED PORCH MAY PROJECT INTO A REQUIRED FRONT OR REAR YARD SETBACK A MAXIMUM OF 10 FEET AND SHALL ONLY BE ENCLOSED ON A MINIMUM OF THREE SIDES.
B. OPEN AND UNENCLOSED PATIOS, PERGOLAS, DECKS, PLATFOLDS, LANDINGS OR RAMPS MAY EXTEND INTO REQUIRED FRONT, SIDE OR REAR YARD SETBACKS PROVIDED THE DECK, PLATFOLD, LANDINGS OR RAMPS DOES NOT EXCEED 15 INCHES IN HEIGHT MEASURED FROM THE FINISHED FLOOR TO THE GROUND. THE DECK, PLATFOLD, LANDINGS OR RAMPS MAY NOT EXCEED THE FINISHED GRADE MAY EXTEND A MAXIMUM OF 10 FEET INTO REQUIRED FRONT OR REAR YARD SETBACKS AND A MAXIMUM OF 42 INCHES INTO SIDE YARD SETBACKS.
D. AWNINGS, EAVES, GABLES, CORNICES, EAVES AND OTHER SIMILAR ARCHITECTURAL FEATURES MAY PROJECT NOT MORE THAN 2 FEET INTO REQUIRED FRONT, SIDE OR REAR YARD SETBACKS.
- DETACHED GUEST BAY WINDOWS: NO GREATER THAN 12 FEET IN WIDTH MAY PROJECT NOT MORE THAN 3 FEET INTO A REQUIRED FRONT OR REAR YARD SETBACK. THE WINDOW SHALL INCLUDE NO SUPPORTS THAT EXTEND INTO THE REQUIRED FRONT OR REAR YARD SETBACK.

DEVELOPMENT STANDARDS AND GUIDELINES

PRINCIPAL USES:

- THESE SHALL BE ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE FAMILY RESIDENCE PER LOT
- ALLOWED USES INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSKS, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, STREET NAME SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, UTILITIES, DISTRICT FACILITIES, STREET LIGHTING, FACILITY DRAINAGE, DRAINS, SWALES, OPEN AND COVERED PARKING SPACES AND ACCOMMODATE RELATED EQUIPMENT, AND OTHER USES ALLOWED PER THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ANTELOPE RIDGE AT BULL HILL, AND THE ANTELOPE RIDGE AT BULL HILL DESIGN GUIDELINES.

*PRINCIPAL USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED

TEMPORARY USES:

- MODEL HOME/ SUBDIVISION SALES OFFICE
- CONSTRUCTION OFFICES AND FIELD OFFICES ONLY WHEN ASSOCIATED WITH A PERMITTED USE
- YARD OR GARAGE SALES

*TEMPORARY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED

ACCESSORY USES:

- RESIDENTIAL HOME OCCUPATION TO BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
- RESIDENTIAL DAY CARE TO BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
- SOLAR ENERGY SYSTEMS PERMITTED FOR PERSONAL USE ONLY AS PART OF THE MAIN STRUCTURE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
- PERSONAL USE GREEN HOUSE OR GARDEN. GROWING OF MARIJUANA IS NOT PERMITTED.
- MOTHER-IN-LAW QUARTERS AS PART OF THE MAIN STRUCTURE. ONLY 1 PER LOT.

*ACCESSORY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED

SPECIAL USES:

- CMRS FACILITY (STEALTH) PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.

ACCESSORY STRUCTURES:

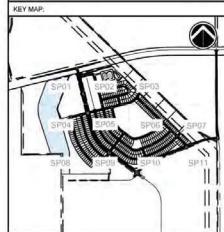
- SHALL BE LIMITED TO TYPICAL RESIDENTIAL STRUCTURES TO INCLUDE: STORAGE SHEDS, DECKS (ATTACHED OR DETACHED, COVERED OR UNCOVERED), GAZEBOS, PATIOS (COVERED OR UNCOVERED), HOT TUBS/ SPAS, AND POOLS.
- PERSONAL USE MAIL BOXES
- PERSONAL USE SMALL CELL TOWER
- DETACHED GUEST HOUSES, DETACHED GARAGES, OR SHEDS ARE NOT PERMITTED.

NO ACCESSORY STRUCTURES ARE TO BE LOCATED WITHIN THE BACK-YARD AND MUST BE LOCATED BEHIND THE MAIN STRUCTURE. NO ACCESSORY STRUCTURES WILL BE PERMITTED IN THE FRONT YARD OR IN FRONT OF THE PRIMARY RESIDENCE WITH THE EXCEPTION OF COVERED SEMI-ENCLOSED PORCHES

*ACCESSORY STRUCTURES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED

TYPICAL LOT NOTES:

- LOCATION OF PRIVATE 5'-6" WIDE SIDEWALKS TO FRONT ENTRY TO BE DETERMINED BY INDIVIDUAL HOUSE INGRESS/EGRESS CONFIGURATION
- OWNER/BUILDER TO ENSURE DRIVEWAYS DO NOT CONFLICT WITH PEDESTRIAN RAMP TRANSITIONS
- ALL SIGHT DISTANCE TRIANGLES MUST BE WITHIN THE PUBLIC RIGHT-OF-WAY OR A SIGHT DISTANCE EASEMENT IF THE LINE OF SIGHT CROSSES ONTO PRIVATE PROPERTY. A SIGHT DISTANCE EASEMENT SHALL BE DEDICATED TO THE PUBLIC RIGHT-OF-WAY. THE OWNER OF THE PRIVATE PROPERTY IS RESPONSIBLE AT TIME OF FINAL PLAT MAINTENANCE OF A SIGHT DISTANCE EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR METROPOLITAN DISTRICT UNLESS OTHERWISE APPROVED BY THE COUNTY.
- NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES PER ENGINEERING CRITERIA MANUAL. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, CURB AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR MORE TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND CYCLISTS PER THE ENGINEERING CRITERIA MANUAL.
- THE FINAL PLAT SHALL DETERMINE ALL FINAL FRONT, REAR AND SIDE DRAINAGE AND UTILITY EASEMENT WIDTHS.



ANTELOPE RIDGE AT BULL HILL

EL PASO COUNTY, COLORADO

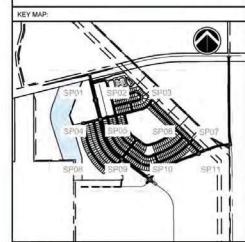
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO

CONSULTANTS:
Matrix
 PLANNER/LANDSCAPE ARCHITECT/CIVIL ENGINEER:
 2435 RESEARCH PARKWAY, SUITE 300
 COLORADO SPRINGS, CO 80920
 PHONE: (719) 575-0200
 FAX: (719) 575-0208

OWNER/DEVELOPER:
The Landhus Company
 212 N. Wanatchi Dr., Suite 301
 Colorado Springs, CO 80903
 (719) 635-3200

APPROVAL:



PROJECT:
ANTELOPE RIDGE AT BULL HILL
 PUD AND PRELIMINARY PLAN
 EL PASO COUNTY, COLORADO
 AUGUST 2025

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:
 PROJECT NO.: 24.1129.029
 DRAWN BY: JS
 CHECKED BY: RF
 APPROVED BY: JA

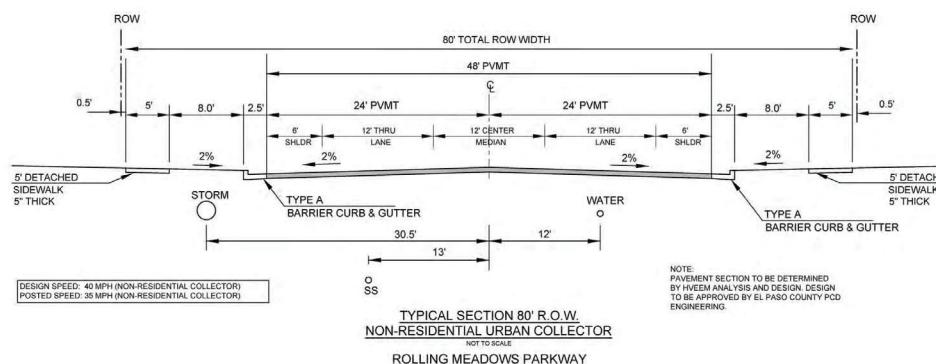
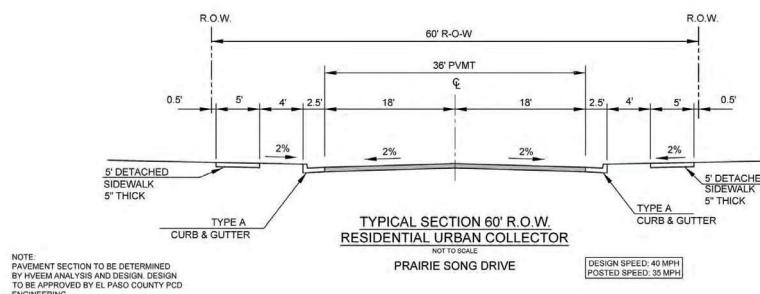
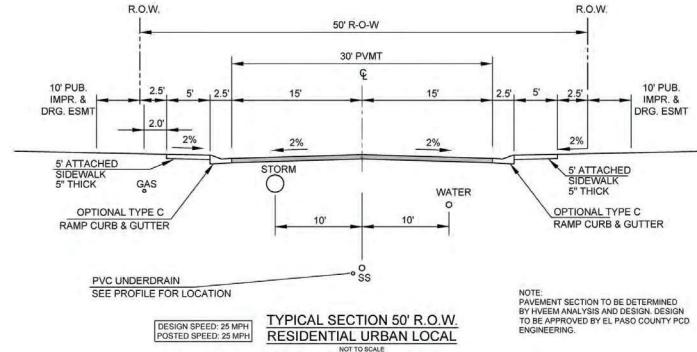
SHEET TITLE:

PUD DETAILS

DT03

SHEET 4 OF 31

PCD FILE NO.:



ANTELOPE RIDGE AT BULL HILL

EL PASO COUNTY, COLORADO

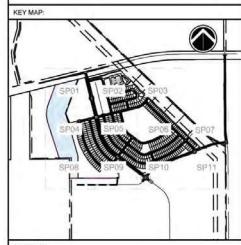
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO

CONSULTANTS:
Matrix
 PLANNER/LANDSCAPE ARCHITECT/CIVIL ENGINEER:
 2435 RESEARCH PARKWAY, SUITE 300
 COLORADO SPRINGS, CO 80920
 PHONE: (719) 575-0000
 FAX: (719) 575-2026

OWNER/DEVELOPER:
The Landhus Company
 212 N. Wanatchi Dr., Suite 301
 Colorado Springs, CO 80903
 (719) 635-3200

APPROVAL:



PROJECT:
ANTELOPE RIDGE AT BULL HILL
 PUD AND PRELIMINARY PLAN
 EL PASO COUNTY, COLORADO
 AUGUST 2025

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO.: 24.1129.029

DRAWN BY: JS

CHECKED BY: RF

APPROVED BY: JA

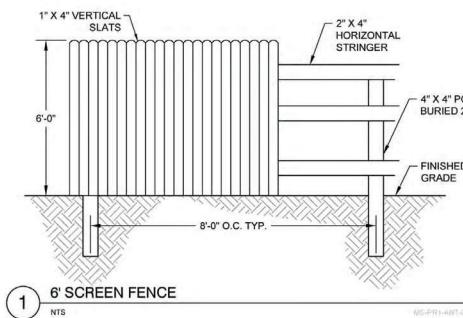
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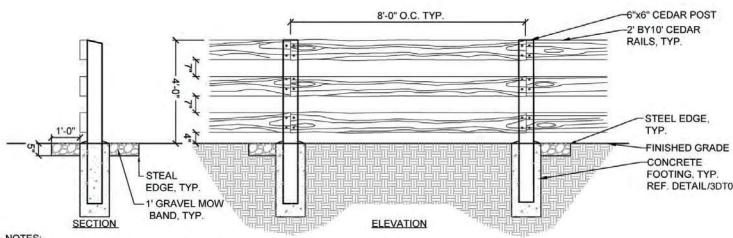
DT04

SHEET 5 OF 31

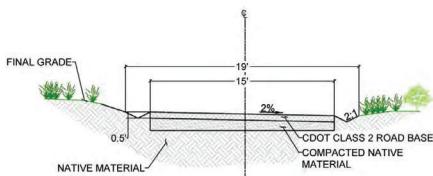
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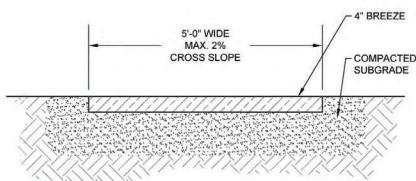
1 6' SCREEN FENCE
NTS



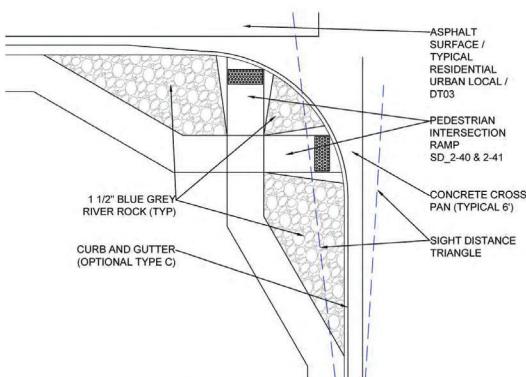
2 3-RAIL WOOD FENCE
NTS



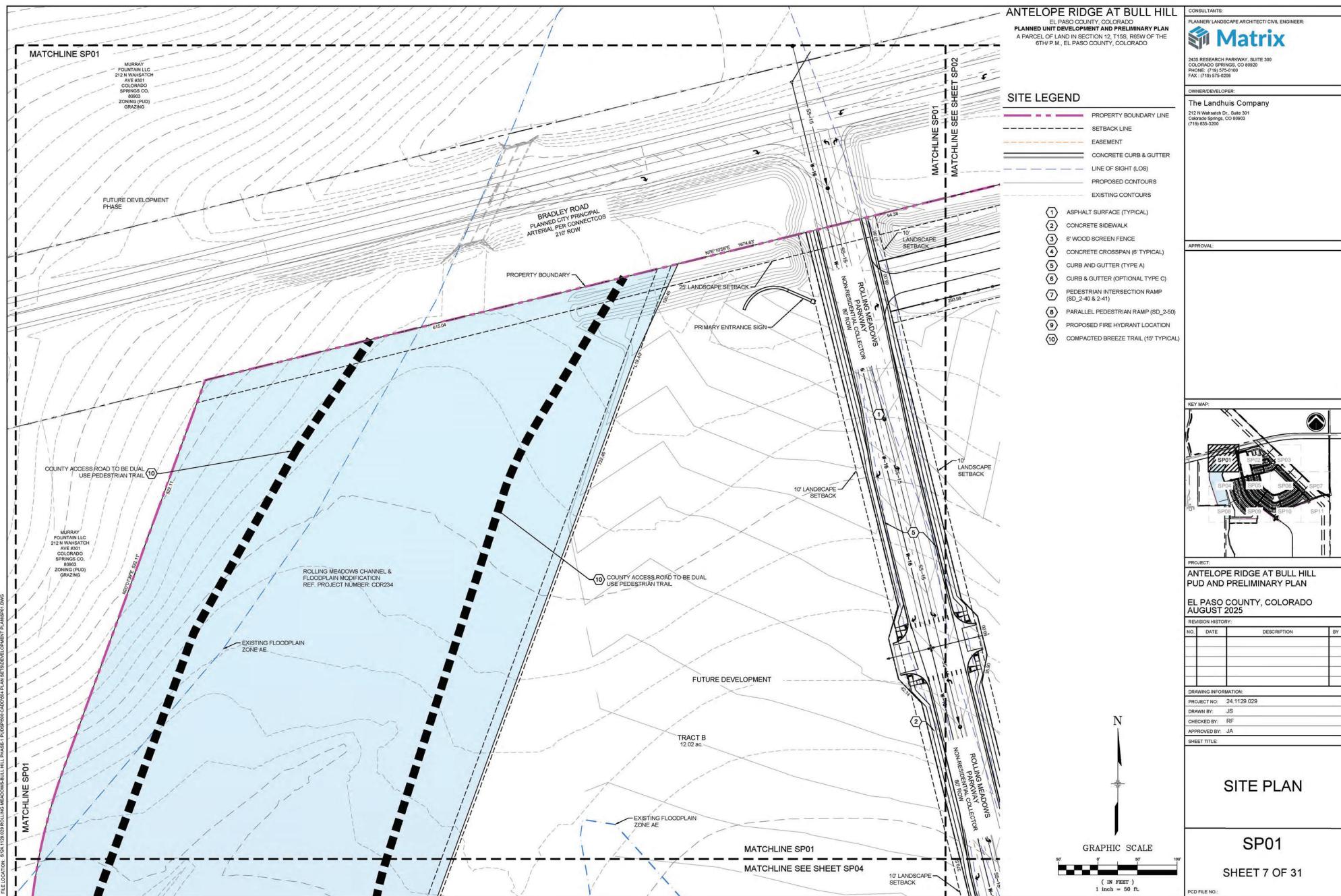
3 TYPICAL COUNTY ACCESS ROAD CROSS SECTION
NTS

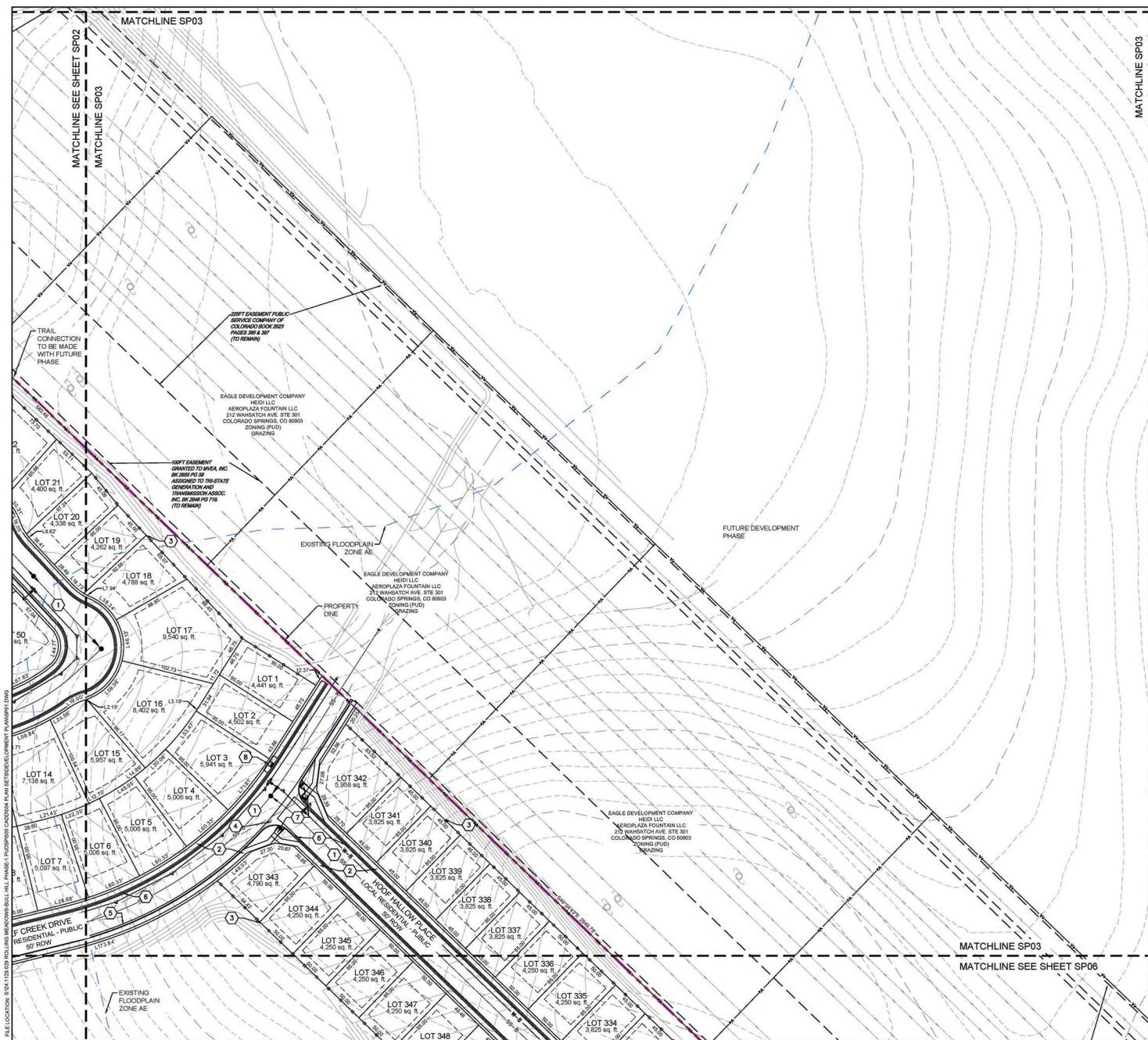


4 5' COMPACTED BREEZE TRAIL
NTS



5 PEDESTRIAN RAMP INTERSECTION
NTS





1 ANTELOPE RIDGE AT BULL HILL
1 EL PASO COUNTY, COLORADO
1 PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN
1 A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE
6TH P.M., EL PASO COUNTY, COLORADO

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
 **Matrix**

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:

Colorado Springs, CO 80903
(719) 635-3200

APPROVAL:

ANTELOPE RIDGE AT BULL HILL
PUD AND PRELIMINARY PLAN
EL PASO COUNTY, COLORADO
AUGUST 2025

DRAWING INFORMATION:

DRAWN BY:	JS
CHECKED BY:	RF
APPROVED BY:	JA

1. *What is the primary purpose of the study?* (e.g., to evaluate the effectiveness of a new treatment, to describe a population, to compare two groups).

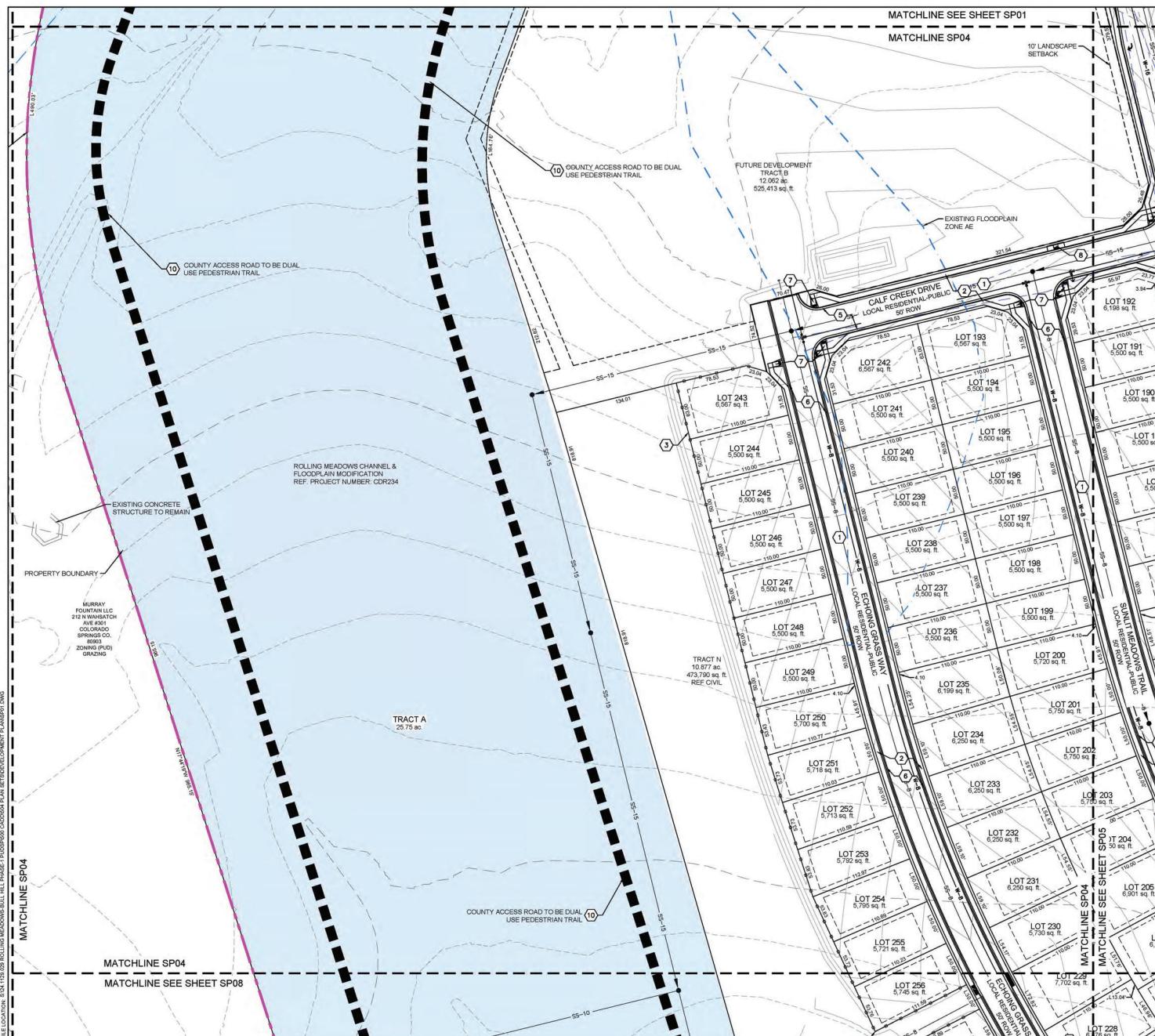
1. *What is the relationship between the two main characters?*

SITE PLAN

SP03

SHEET 9 OF 31

PCD FILE NO.:



ANTELOPE RIDGE AT BULL HILL
EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN
A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE
6TH P.M., EL PASO COUNTY, COLORADO

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:
The Landhuis Company
212 N Wahsatch Dr., Suite 301

Colorado Springs, CO 80903
(719) 635-3200

APPROVAL:

A map showing the locations of SRP1, SRP2, and SRP3. SRP1 is a large rectangular area with a hatched pattern. SRP2 is a smaller rectangular area to its right. SRP3 is a smaller rectangular area further to the right. A road with arrows indicates a path through the sites. A north arrow is in the top right corner.

ANTELOPE RIDGE AT BULL HILL
PUD AND PRELIMINARY PLAN

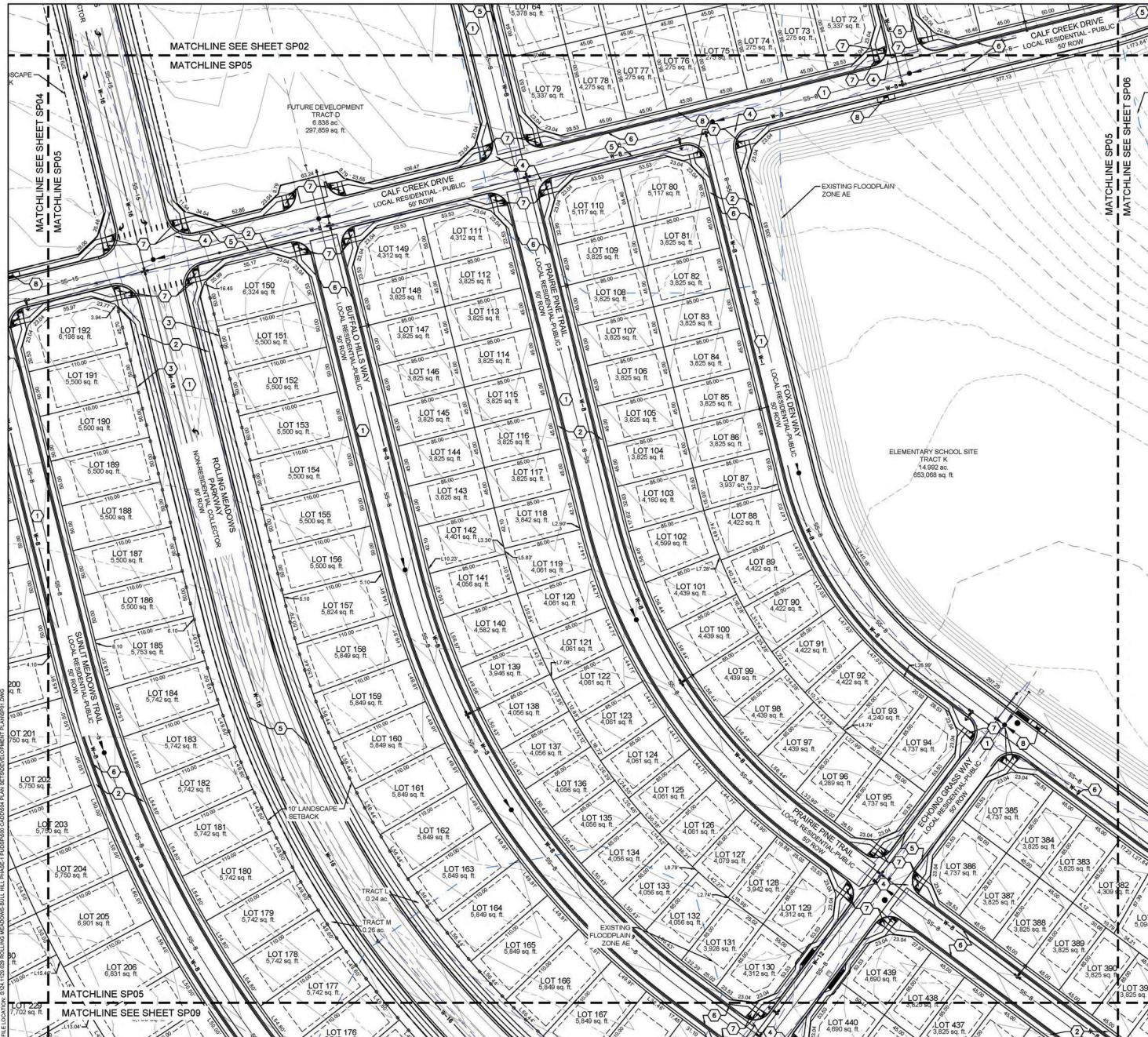
DRAWING INFORMATION:
PROJECT NO. 24.1129.029
DRAWN BY JS
CHECKED BY RF
APPROVED BY JA
SHEET TITLE

SITE PLAN

SP04

SHEET 10 OF 31

RCO FILE NO.:



ANTEROPE RIDGE AT BULL HILL
EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT PRELIMINARY PLAN
A PARCEL OF LAND IN SECTION 12, T15S, R50W OF THE
6TH P.M., EL PASO COUNTY, COLORADO

CONSULTANTS:
PLANNER/SCAPE ARCHITECT/CIVIL ENGINEER:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
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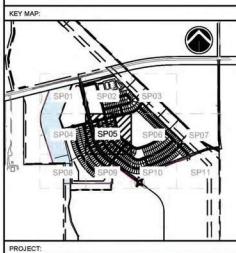
OWNER/DEVELOPER:
The Landhuis Company
212 N. Welsbach Dr., Suite 301
Colorado Springs, CO 80903
(719) 635-3200

APPROVAL:

SITE LEGEND:

- PROPERTY BOUNDARY LINE
- SETBACK LINE
- EASEMENT
- CONCRETE CURB & GUTTER
- LINE OF SIGHT (LOS)
- PROPOSED CONTOURS
- EXISTING CONTOURS

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE SIDEWALK
- 3 WOOD SCREEN FENCE
- 4 CONCRETE CROSSSPAN (6' TYPICAL)
- 5 CURB AND GUTTER (TYPE A)
- 6 CURB & GUTTER (OPTIONAL TYPE C)
- 7 PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
- 8 PARALLEL PEDESTRIAN RAMP (SD_2-50)
- 9 PROPOSED FIRE HYDRANT LOCATION
- 10 COMPACTED BREEZE TRAIL (15' TYPICAL)



PROJECT:
ANTEROPE RIDGE AT BULL HILL
PUD AND PRELIMINARY PLAN
EL PASO COUNTY, COLORADO
AUGUST 2025

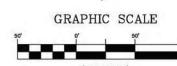
NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:			
PROJECT NO.	241129 029		
DRAWN BY:	JS		
CHECKED BY:	RF		
APPROVED BY:	JA		
SHEET TITLE:			

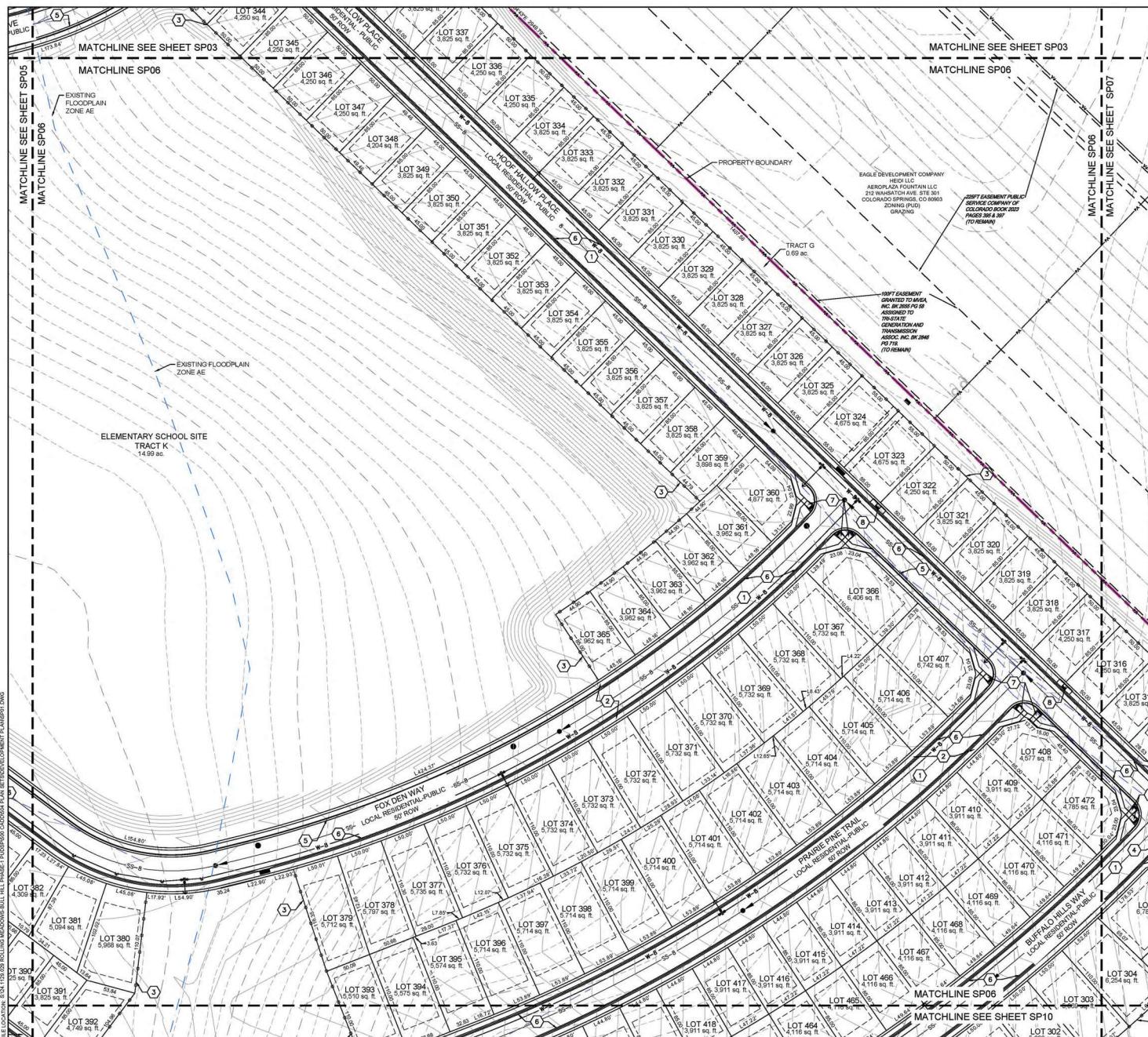
SITE PLAN

SP05

SHEET 11 OF 31



PCD FILE NO.:



ANTELOPE RIDGE AT BULL HILL
EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN
A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE
6TH P.M., EL PASO COUNTY, COLORADO

CONSULTANTS:
PLANNER/SCAPE ARCHITECT/CIVIL ENGINEER:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0200
FAX: (719) 575-0200

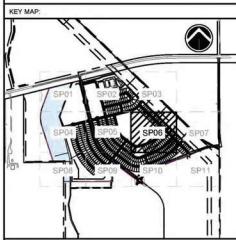
OWNER/DEVELOPER:
The Landhuis Company
212 N. Welsbach Dr., Suite 301
Colorado Springs, CO 80903
(719) 635-3200

SITE LEGEND

- PROPERTY BOUNDARY LINE
- SETBACK LINE
- EASEMENT
- CONCRETE CURB & GUTTER
- LINE OF SIGHT (LOS)
- PROPOSED CONTOURS
- EXISTING CONTOURS

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE SIDEWALK
- 3 6' WOOD SCREEN FENCE
- 4 CONCRETE CROSSSPAN (6' TYPICAL)
- 5 CURB AND GUTTER (TYPE A)
- 6 CURB & GUTTER (OPTIONAL TYPE C)
- 7 PEDESTRIAN INTERSECTION RAMP (SD_2-4 & 2-41)
- 8 PARALLEL PEDESTRIAN RAMP (SD_2-50)
- 9 PROPOSED FIRE HYDRANT LOCATION
- 10 COMPACTED BREEZE TRAIL (19' TYPICAL)

APPROVAL:



PROJECT:
ANTELOPE RIDGE AT BULL HILL
PUD AND PRELIMINARY PLAN
EL PASO COUNTY, COLORADO
AUGUST 2025

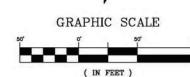
NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:
PROJECT NO.: 241129.029
DRAWN BY: JS
CHECKED BY: RF
APPROVED BY: JA
SHEET TITLE:

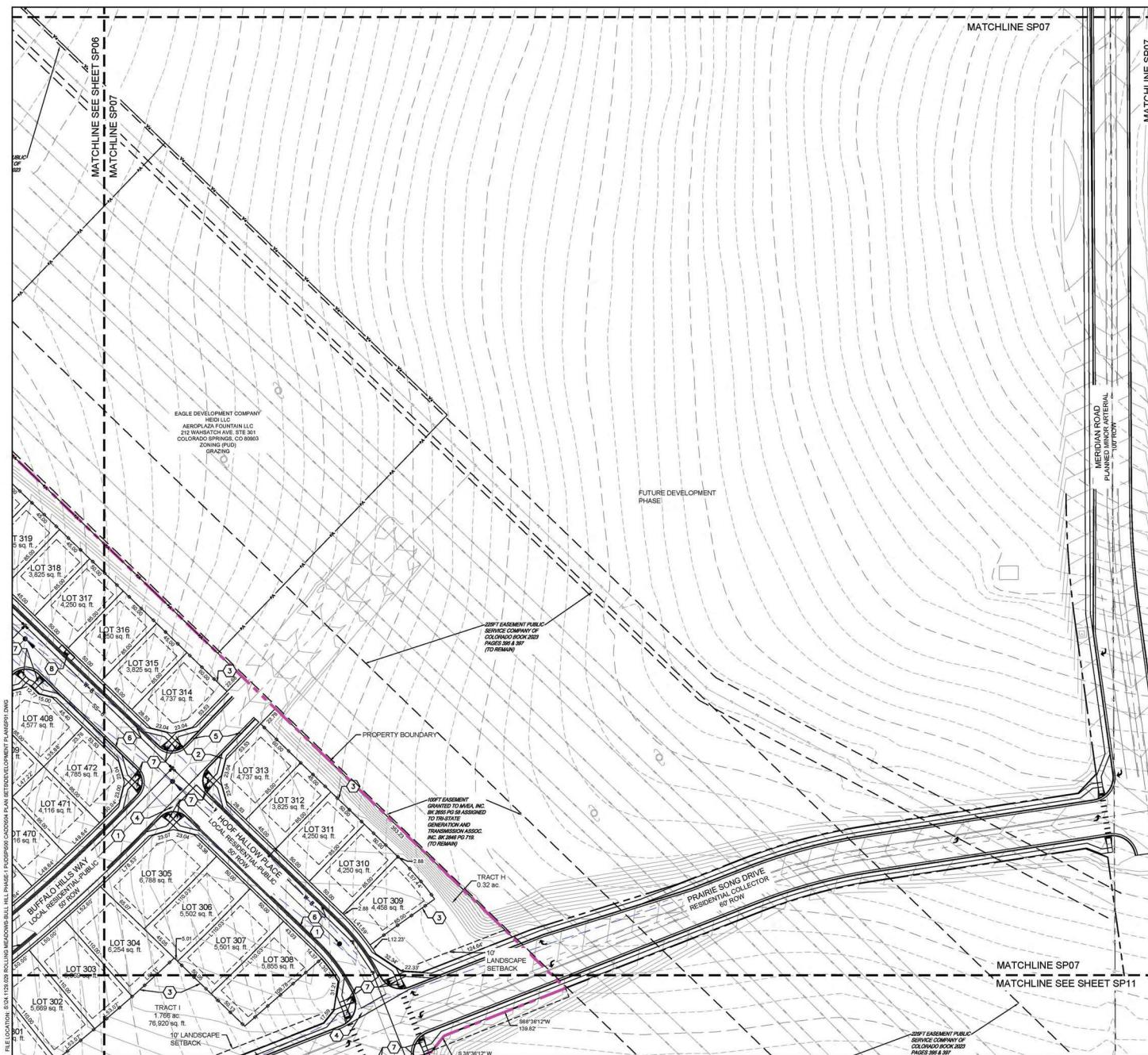
SITE PLAN

SP06

SHEET 12 OF 31



PCD FILE NO.:



■ ANTELOPE RIDGE AT BULL HILL

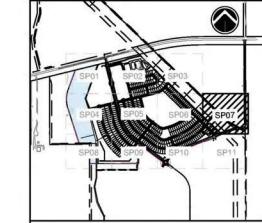
EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAT
A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE
6TH P.M., EL PASO COUNTY, COLORADO

SITE LEGEN



APPROVAL:

KEY MAP



ANTELOPE RIDGE AT BULL HILL PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO
AUGUST 2025

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION

PROJECT NO: 24.1129.029

DRAWN BY: JS

CHECKED BY: RF

APPROVED BY: JA

STREET NAME

1000

1000

5

11. *Leptodora* (Leptodora) *hirsutum* (L.) Schlecht. (Fig. 11)

SP07

SHEET 13 OF 31

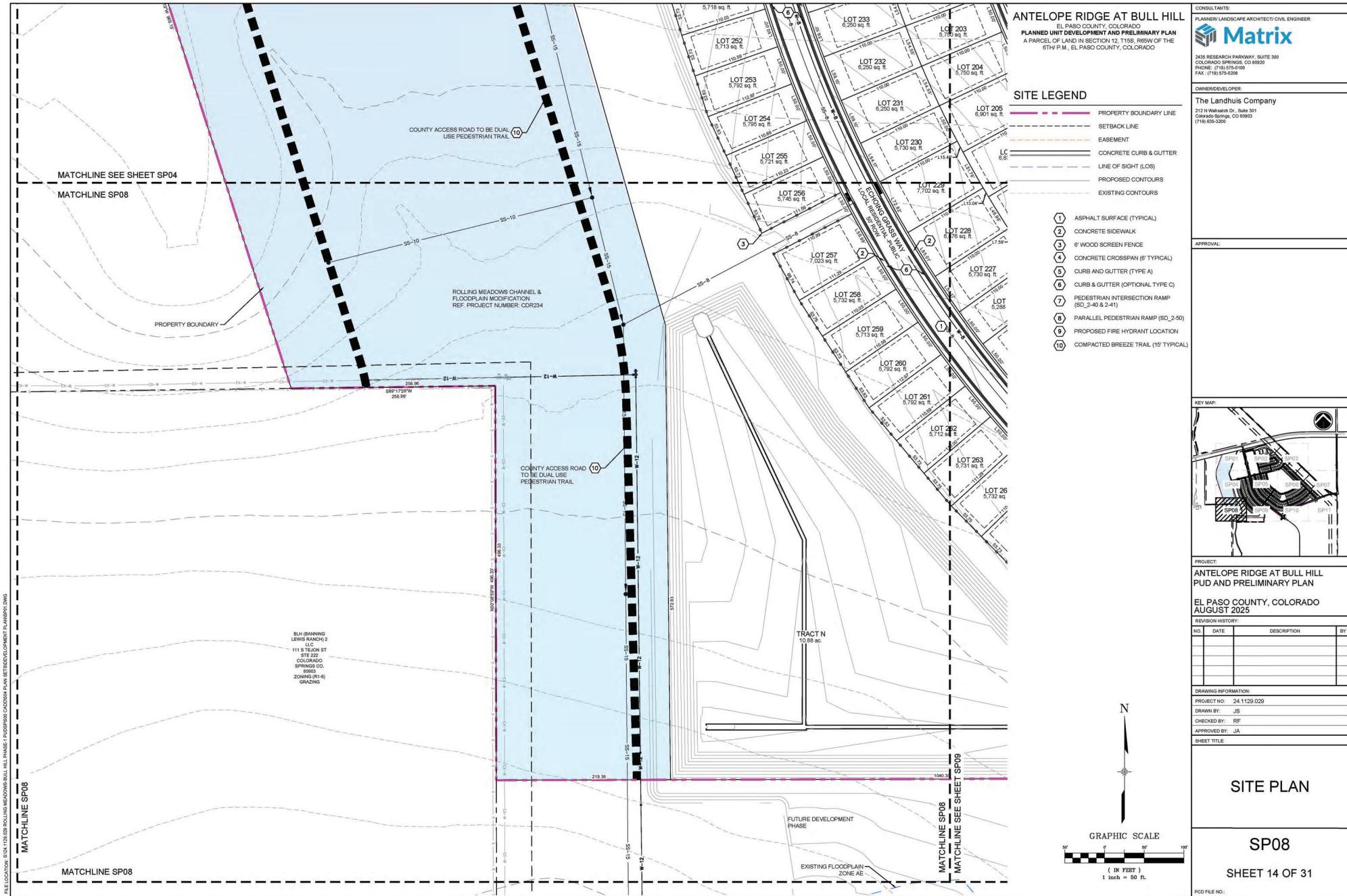
GRAPHIC SCALE

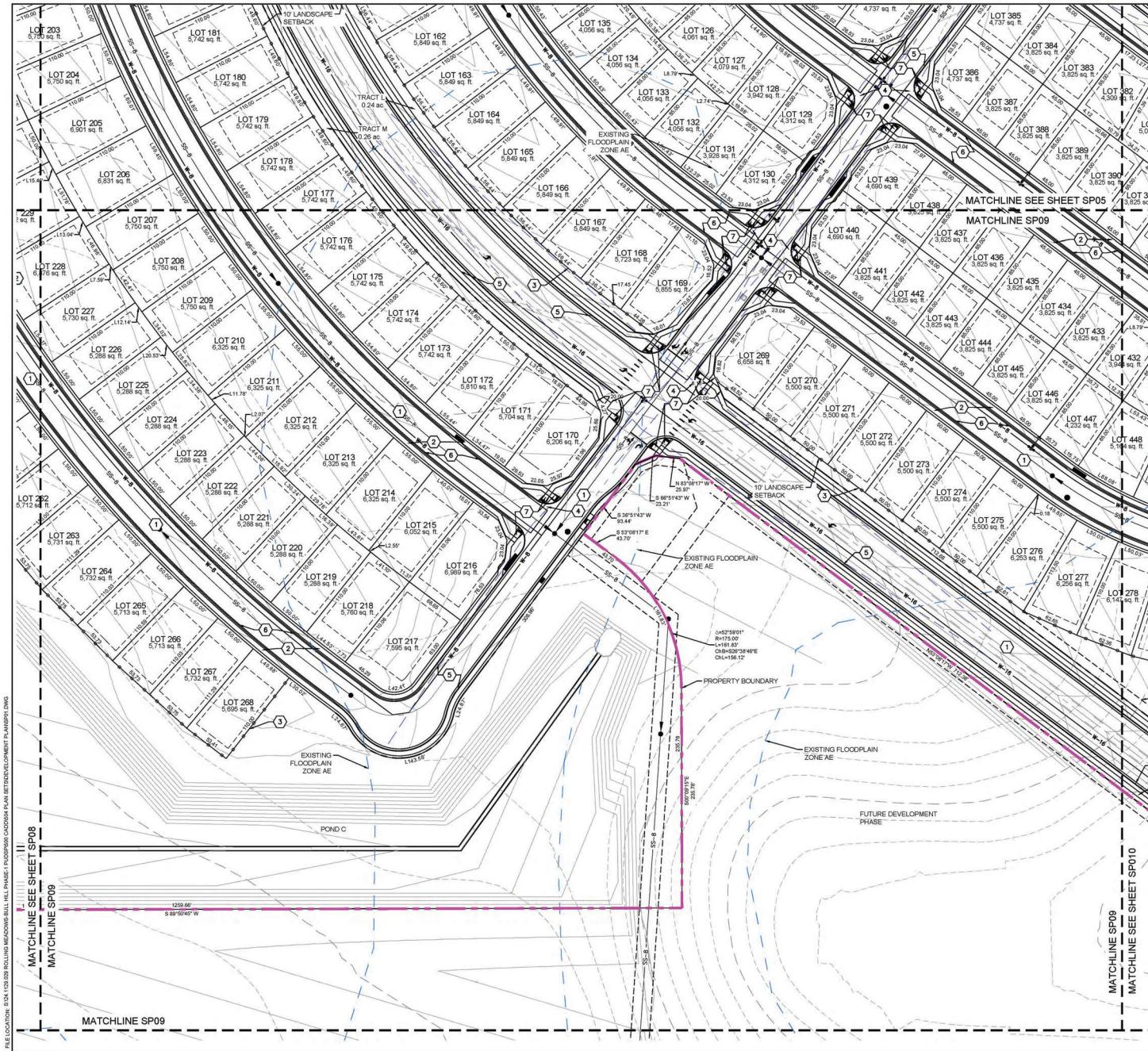
50' 0' 50'

(IN FEET)

1 inch = 50 ft

PCD FILE NO.:





ANTELOPE RIDGE AT BULL HILL

EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN
A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE
6TH P.M., EL PASO COUNTY, COLORADO

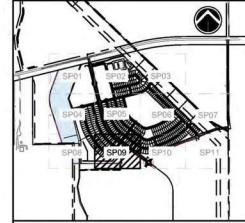
SITE LEGEN

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
 Matrix

OWNER/DEVELOPER:
The Landhuis Company
212 N. Wabash Dr., Suite 201

APPROVAL:

KEY MAP:



ANTELOPE RIDGE AT BULL HILL PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO
AUGUST 2025

DRAWING INFORMATION

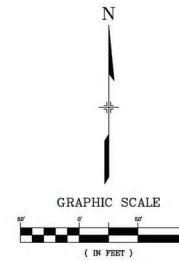
PROJECT NO:	24.1129.029
DRAWN BY:	JS
CHECKED BY:	RF
APPROVED BY:	JA

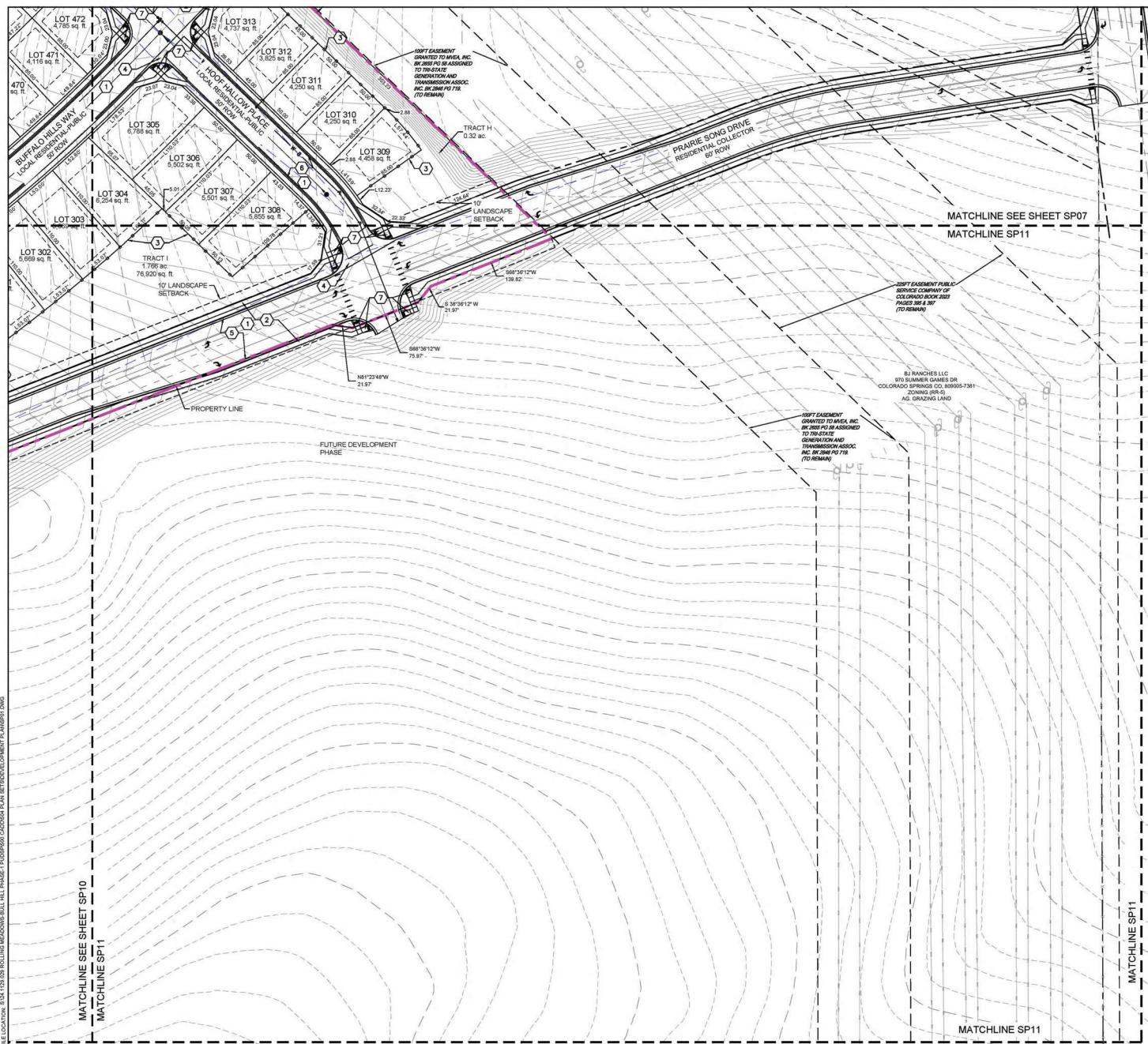
SITE PLAN

SP09

SHEET 15 OF 31

RCO FILE NO.:





ANTELOPE RIDGE AT BULL HILL

EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT PRELIMINARY PLAN
A PARCEL OF LAND IN SECTION 12, T15S, R5W OF THE
6TH P.M., EL PASO COUNTY, COLORADO

CONSULTANTS:

PLANNER/SCAPE ARCHITECT/CIVIL ENGINEER:



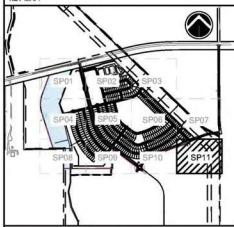
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:

The Landhuis Company
212 N. Welsbach Dr., Suite 301
Colorado Springs, CO 80903
(719) 635-3200

APPROVAL:

KEY MAP:



PROJECT:

ANTELOPE RIDGE AT BULL HILL
PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO
AUGUST 2025

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO.: 241129.029

DRAWN BY: JS

CHECKED BY: RF

APPROVED BY: JA

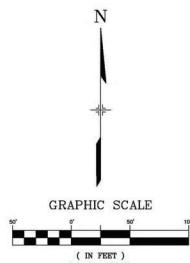
SHEET TITLE:

SITE PLAN

SP11

SHEET 17 OF 31

PCD FILE NO.:



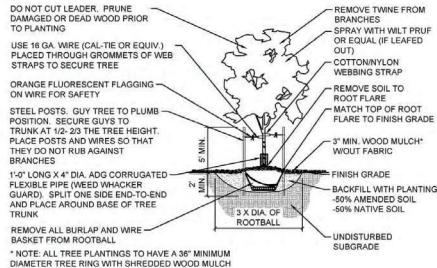
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ANTELOPE RIDGE AT BULL HILL

EL PASO COUNTY, COLORADO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

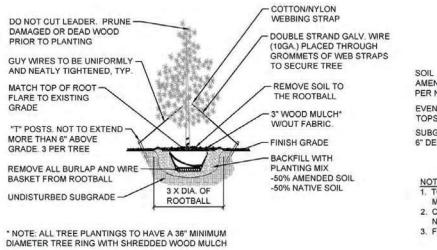
A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO



1 DECIDUOUS TREE

NTS

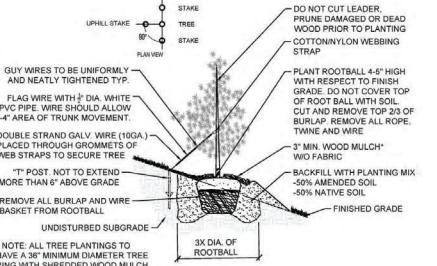
MS-PR1-ANT-01



3 EVERGREEN TREE

NTS

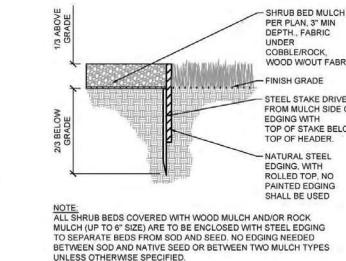
MS-PR1-ANT-07



6 EVERGREEN TREE ON SLOPE (3:1 OR STEEPER)

NTS

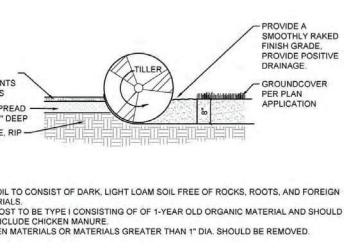
MS-STD-LS-17



2 STEEL EDGING

NTS

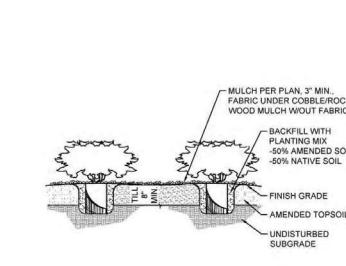
MS-PR1-ANT-11



5 SOIL PREP FOR ALL AREAS

NTS

MS-PR1-ANT-10



4 SHRUBS

NTS

MS-PR1-ANT-08

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
EVERGREEN TREES							
JS	24		JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER	4' HT	B&B	30'	12'
PH	34		PICEA PUNGENS 'HOOPSII' HOOPSII BLUE SPRUCE	6' HT	B&B	50'	20'
PA	47		PINUS ARISTATA BRISTLEcone PINE	6' HT	B&B	50'	15'
PN	17		PINUS NIGRA AUSTRIAN BLACK PINE	6' HT	B&B	50'	40'
PI	33		PINUS PONDEROSA PONDEROSA PINE	6' HT	B&B	60'	30'
PS	8		PINUS SYLVESTRIS SCOTCH PINE	6' HT	B&B	60'	40'
ORNAMENTAL TREES							
AA	25		AMELANCHIER ALNIFOLIA SERVICEBERRY	1.5' CAL	B&B	30'	20'
MP	6		MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRAB APPLE	1.5' CAL	B&B	20'	20'
PG	10		PRUNUS GLANDULOSA FLOWERING ALMOND	1.5' CAL	B&B	15'	15'
PM	22		PRUNUS MAACKII AMUR CHokeCHERRY	1.5' CAL	B&B	30'	25'
SA	25		SORBUS AUCUPARIA EUROPEAN MOUNTAIN ASH	1.5' CAL	B&B	40'	20'
SHADE TREES							
AR	3		ACER RUBRUM 'AUTUMN FLAME' AUTUMN FLAME RED MAPLE	2" CAL	B&B	50'	40'
AC	18		ACER SACCHARUM 'CADDIO' CADDIO SUGAR MAPLE	2" CAL	B&B	40'	40'
CO	23		CELTIS OCCIDENTALIS 'CHICAGOLAND' COMMON HACKBERRY	2" CAL	B&B	50'	50'
CC	42		CORYLUS COLNARA TURKISH FILBERT	2" CAL	B&B	50'	35'
TS	17		TILA TOMENTOSA 'STERLING' STERLING SILVER LINDEN	2" CAL	B&B	40'	30'
DECIDUOUS SHRUBS							
CCG	50		CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST BLUEBEARD	#5 CONT.	CONT.	4'	4'
CPS	14		CYTISUS PURGANS 'SPANISH GOLD' SPANISH GOLD BROOM	#5 CONT.	CONT.	4'	6'
PBS	41		PRUNUS BESSEYI 'P011S' PAWNEE BUTTERBEE SAND CHERRY	#5 CONT.	CONT.	2'	6'
RNW	60		ROSACEA X NEARLY WILD NEARLY WILD FLORIBUNDA ROSE	#5 CONT.	CONT.	3'	3'
ORNAMENTAL GRASSES							
MRP	135		MULLENBERGIA REVERCHONII 'PUND015' UNDULINATED RUSTY MUHLY	#5 CONT.	CONT.	1.5'	2'
SSA	65		SCHIZACHYRIUM SCOPARUM 'MINNBLUE' BLUE HEAVEN/LITTLE BLUESTEM	#5 CONT.	CONT.	4'	2.5'

LEGEND

	SOD TYPE: BLUEGRASS MIX TURF SOD	42,911 SF
	NATIVE SEED DW TYPE: PLANT SEED DWARF DISTRICT ALL-PURPOSE LOW GROW MIX, REF SEED SCHEDULE	481,073 SF
	NATIVE SEED-DT TYPE: PLANT SEED-DT DISTRICT ALL-PURPOSE MIX, REF SEED MIX TABLE	319,115 SF
	NATIVE SEED-TL TYPE: PLANT SEED-TL DISTRICT ALL-PURPOSE MIX, REF SEED SCHEDULE	134,162 SF
	2.4" ROCK 2.4" RIVER ROCK	49,994 SF
	3/4" ROCK 3/4" ANGULAR GRANITE ROCK	30,024 SF
	BREEZE TYPE: GOLDEN SUNSET BREEZE	19,204 SF
	PLAYGROUND SURFACING	5,172 SF

2025-06-26 18:00

2025-06-26 15:42

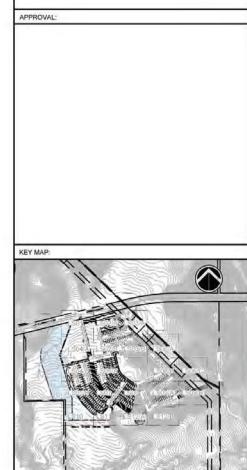
CONSULTANTS:

PLANNER/LANDSCAPE ARCHITECT/CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0200

OWNER/DEVELOPER:
The Landhuis Company
212 N. Washington Dr., Suite 301
Dillon, CO 80433
(720) 835-3200



PROJECT:
ANTELOPE RIDGE AT BULL HILL
PUD AND PRELIMINARY PLAN
EL PASO COUNTY, COLORADO
AUGUST 2025

NO.	DATE	DESCRIPTION	BY

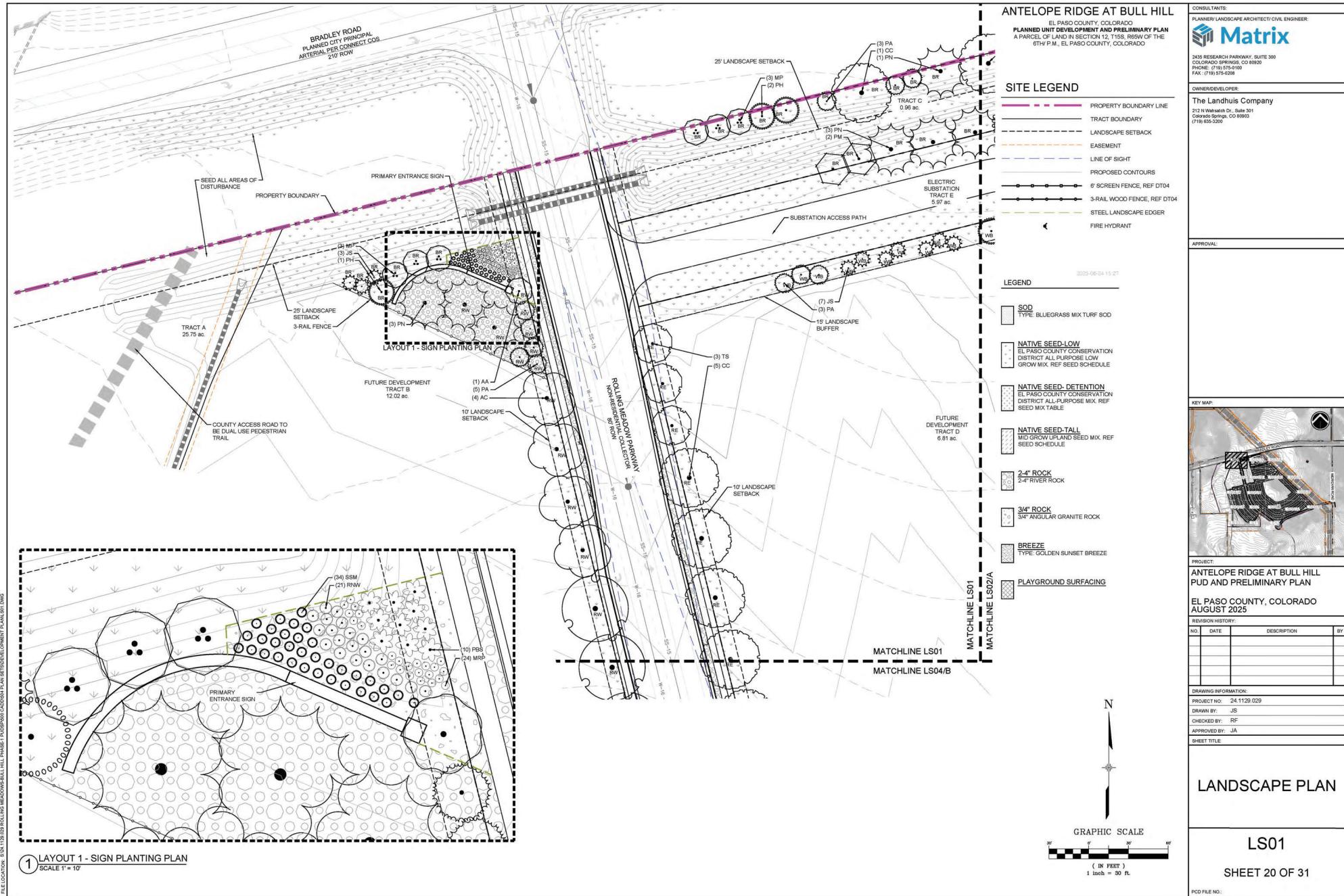
DRAWING INFORMATION:			
PROJECT NO.	24.1129.029		
DRAWN BY:	JS		
CHECKED BY:	RF		
APPROVED BY:	JA		
SHEET TITLE:			

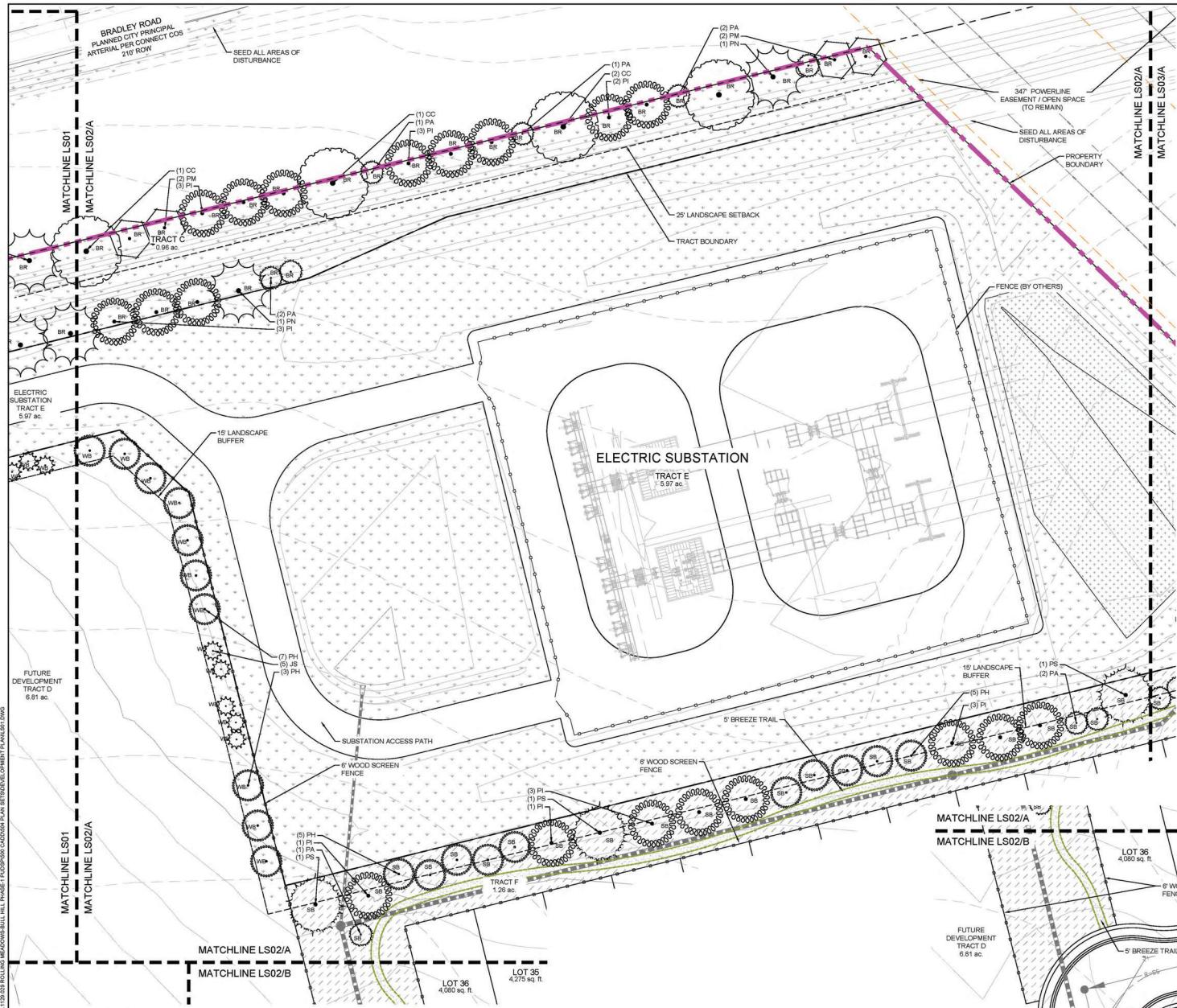
LANDSCAPE DETAILS

LD02

SHEET 19 OF 31

PCD FILE NO.:





LOCATION: S-024-1129-0029 ROLLING MEADOWS-BULL HILL, PHASE-1 PUD-SP-500 CAD1054 PLAN SETT/DEVELOPMENT PLATN S011 DWG

ANTELOPE RIDGE AT BULL HILL

EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN
A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE
6TH P.M., EL PASO COUNTY, COLORADO

The logo for Matrix, featuring a stylized 3D cube icon to the left of the word "Matrix" in a bold, blue, sans-serif font.

SITE LEGEND

The legend consists of seven entries, each with a sample line and a label:

- PROPERTY BOUNDARY LINE**: Solid purple line
- TRACT BOUNDARY**: Dashed black line
- LANDSCAPE SETBACK**: Dashed black line
- EASEMENT**: Dashed orange line
- LINE OF SIGHT**: Dashed blue line
- PROPOSED CONTOURS**: Dashed grey line
- 6' SCENE FENCE, REF DT04**: Solid black line with circular markers
- 3-RAIL WOOD FENCE, REF DT**: Solid black line with square markers
- STEEL LANDSCAPE EDGING**: Solid green line
- FIRE HYDRANT**: Green line with a small circular arrow icon

APPROVAL

LEGEND

-  **SOD**
TYPE: BLUEGRASS MIX TURF SOD
-  **NATIVE SEED-LOW**
EL PASO COUNTY CONSERVATION
DISTRICT ALL PURPOSE LOW
GROW MIX REF SEED SCHEDULE
-  **NATIVE SEED-DETENTION**
EL PASO COUNTY CONSERVATION
DISTRICT ALL-PURPOSE MIX REF
SEED MIX TABLE
-  **NATIVE SEED-TALL**
MID GROW UPLAND SEED MIX. REF
SEED SCHEDULE
-  **2-4" ROCK**
2-4" RIVER ROCK
-  **3/4" ROCK**
3/4" ANGULAR GRANITE ROCK
-  **BREEZE**
TYPE: GOLDEN SUNSET BREEZE
-  **PLAYGROUND SURFACING**

A detailed site plan of a proposed development. The plan shows a large, irregularly shaped building footprint with a grid of internal rooms. The building is surrounded by a network of roads, including a major road to the west and several smaller streets to the east. The terrain is depicted with contour lines, showing varying elevations. A north arrow is located in the top right corner. The plan is oriented with the top pointing upwards.

ANTELOPE RIDGE AT BULL HILL
PUD AND PRELIMINARY PLAN

EL PASO COUNTY, COLORADO
AUGUST 2025

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY

DETAILED INFORMATION

PROJECT NO:	24.1129.029
DRAWN BY:	JS
CHECKED BY:	RF
APPROVED BY:	JA

SHEET III

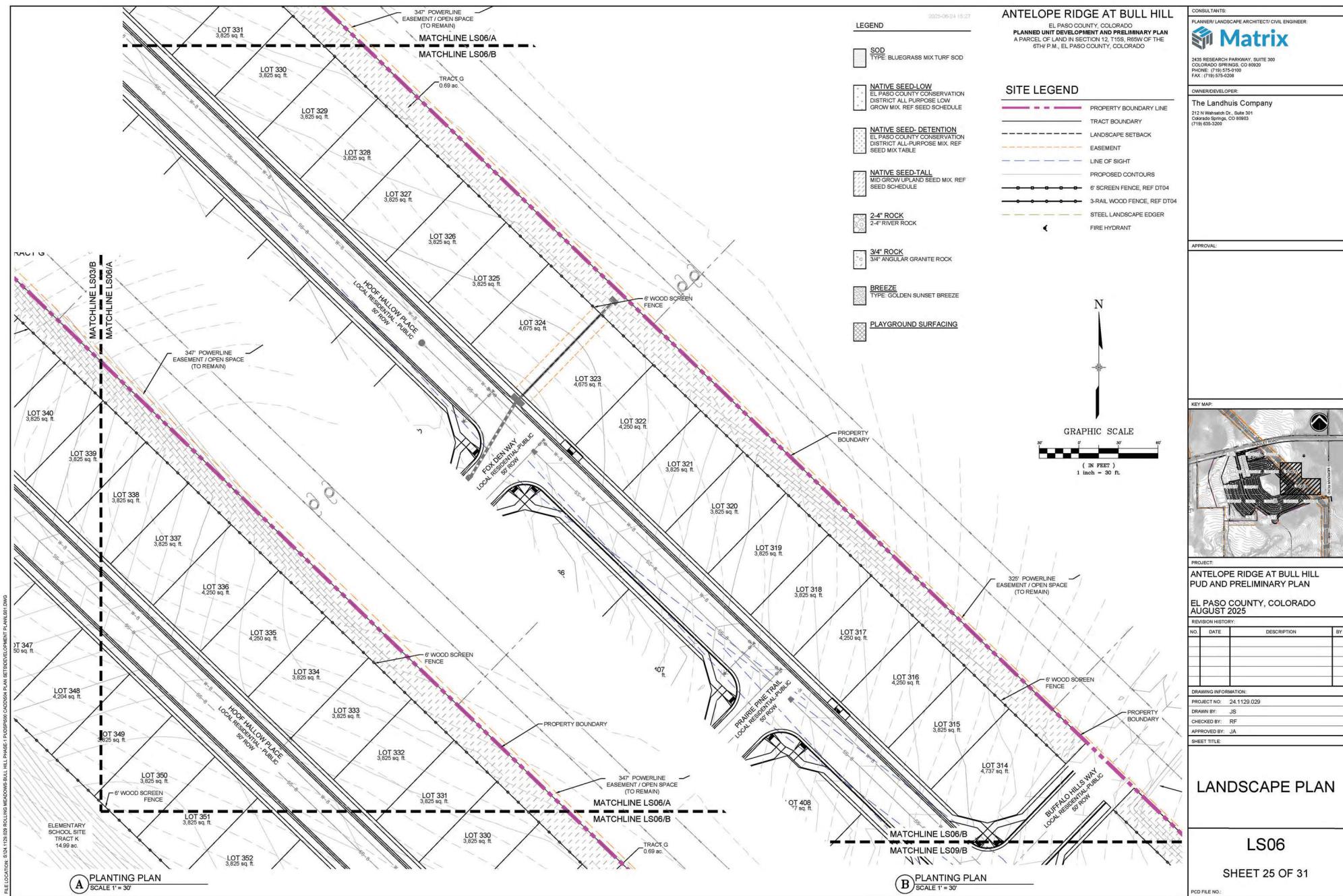
LANDSCAPE PLAN

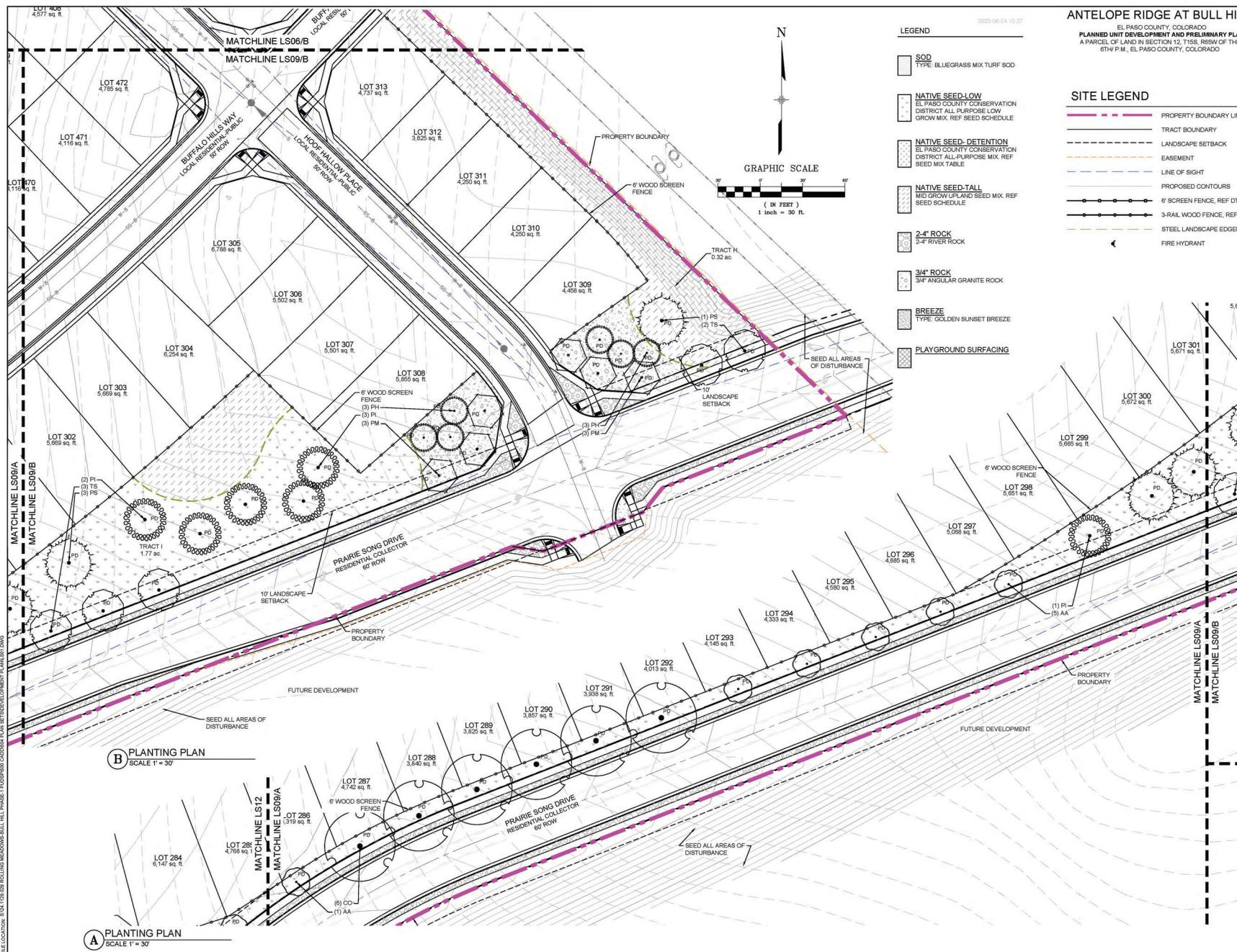
LS02

SHEET 21 OF 31

PCD FILE NO.:

PCD FILE NO.:





ANTELOPE RIDGE AT BULL HILL

EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN
A PARCEL OF LAND IN SECTION 12, T15S, R65W OF THE
6TH P.M., EL PASO COUNTY, COLORADO

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
 **Matrix**

OWNER/DEVELOPER:

212 N Wahsatch Dr., Suite 301
Colorado Springs, CO 80903
(719) 635-3200

APPENDIX

PROJECT:
**ANTELOPE RIDGE AT BULL HILL
PUD AND PRELIMINARY PLAN**
EL PASO COUNTY, COLORADO
AUGUST 2025

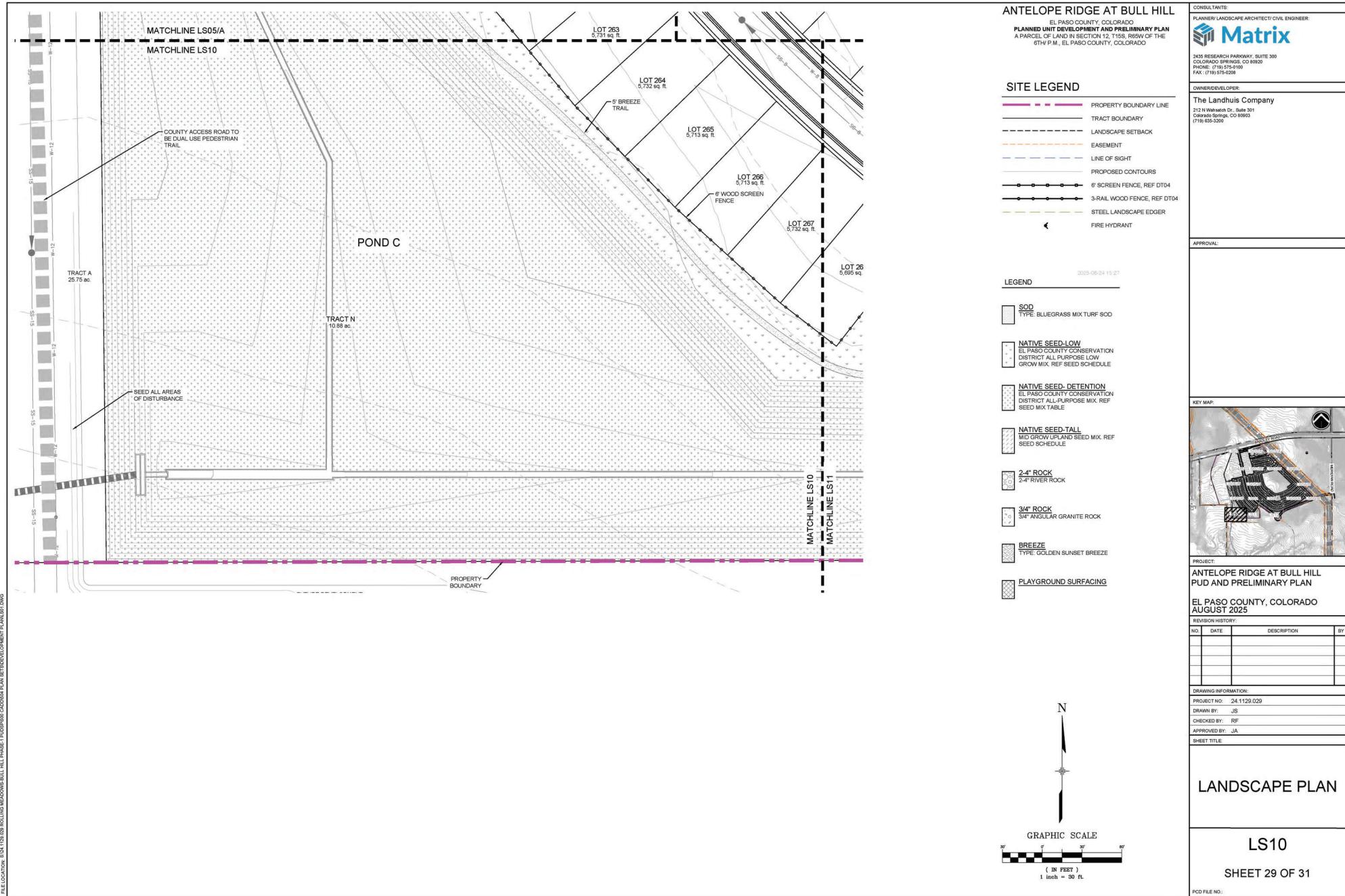
AUGUST 2023
REVISION HISTORY:

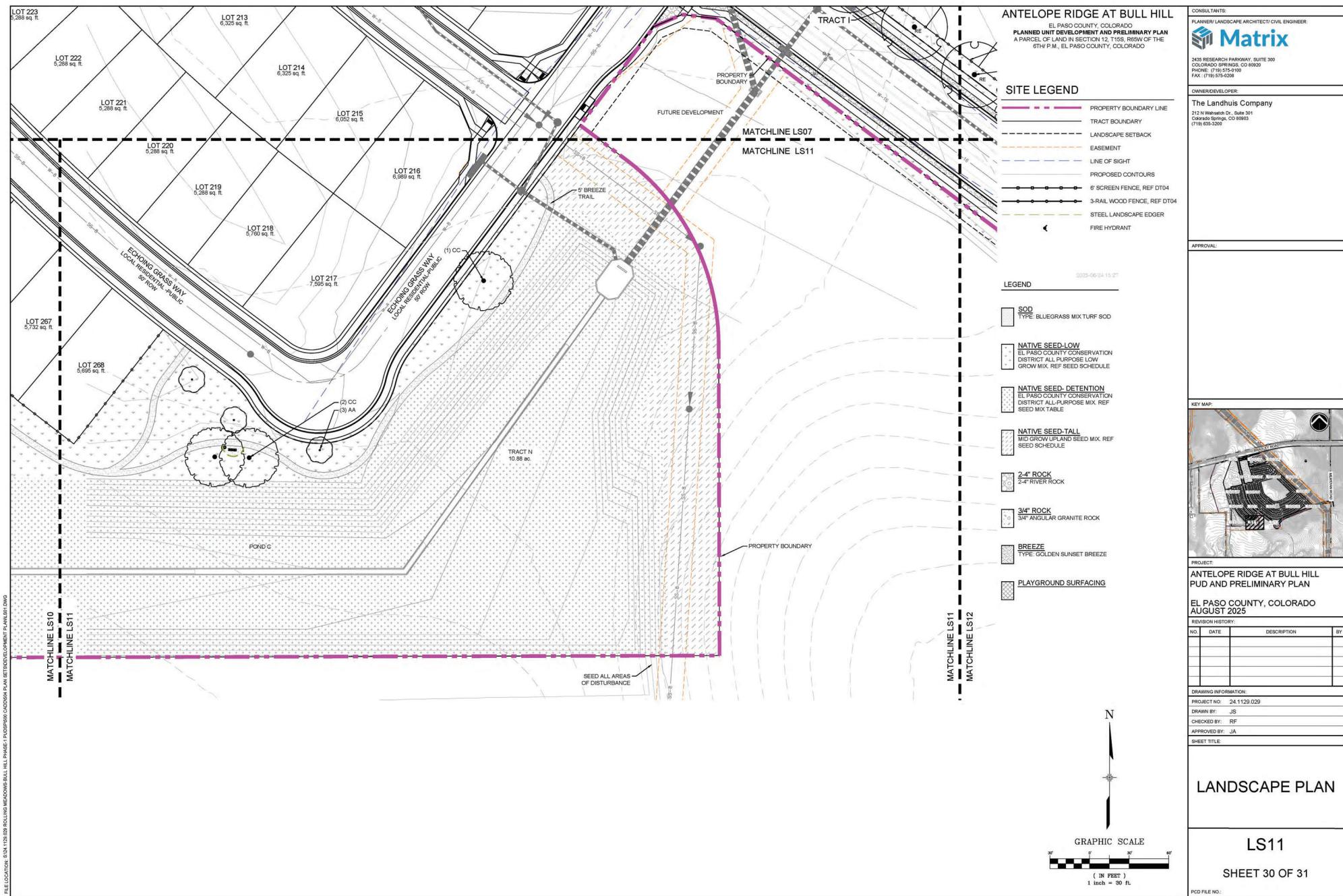
DRAWING INFORMATION:
PROJECT NO: 24.1129.029
DRAWN BY: JS
CHECKED BY: RF
APPROVED BY: JA

LANDSCAPE PLAN

LS09

SHEET 28 OF 31





El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Sundance West Final Plat

Agenda Date: October 8, 2025

Agenda Item Number: #6 - B

Presenter: Ashlyn Mathy, Parks Planner

Information: **Endorsement:** X

Background Information:

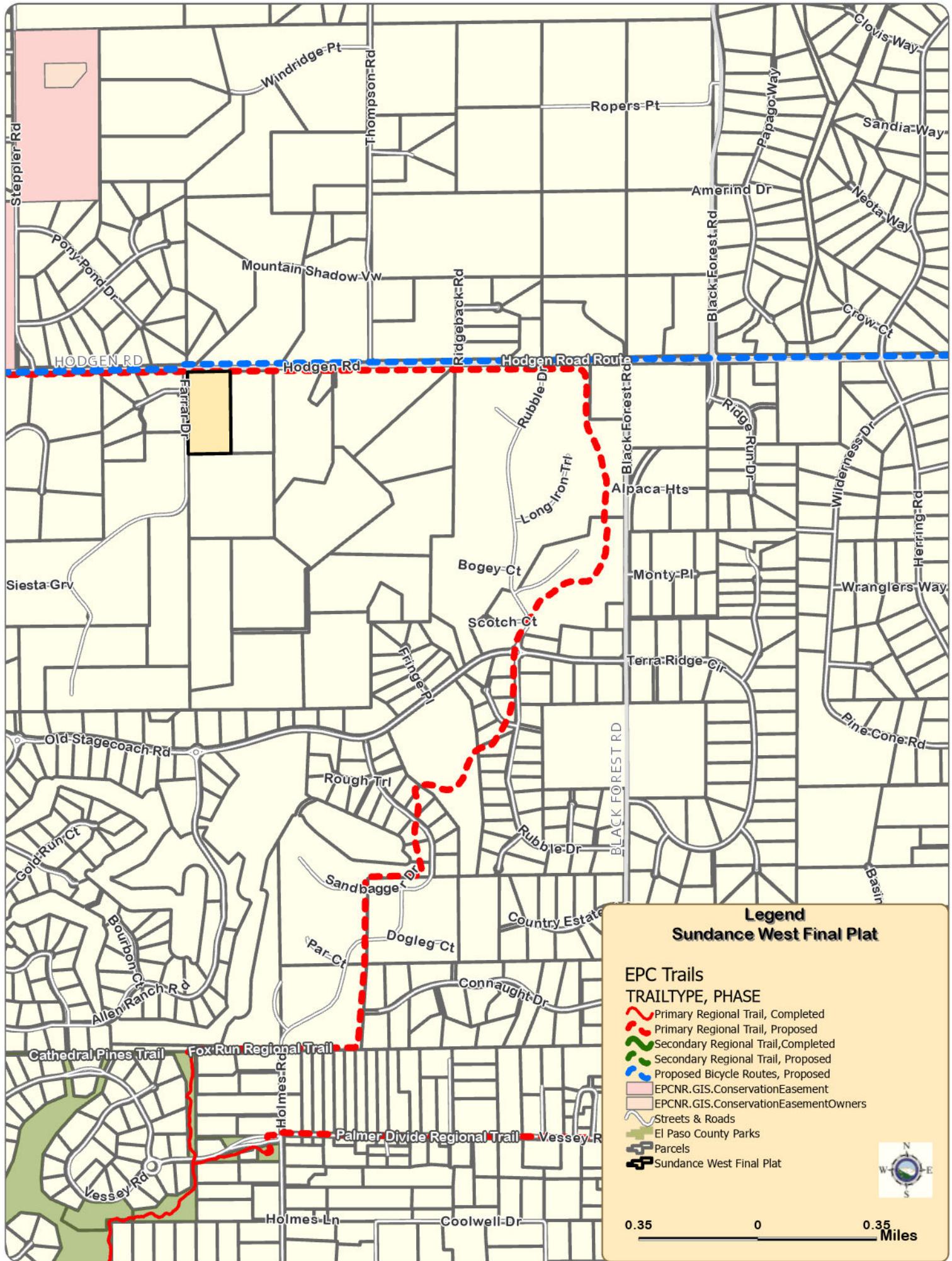
This is a request by Vertex Consulting on behalf of Matthew and Gene Dunston, for Sundance Ranch Final Plat. This project consists of 7 single-family lots totaling 19.52 acres, with lots ranging from 2.50 to 4.49 acres. The applicant is also proposing a subsequent rezoning application to rezone the property from RR-5 to RR-2.5. The property is located west of Highway 83 and Hodgen Road intersection, in the northeast part of El Paso County.

The 2022 El Paso County Parks Master Plan shows the project impacting the proposed Fox Run Primary Regional Trail, which exists on the south side of Hodgen Road. El Paso County Parks has already acquired or is in the process of acquiring trail easements along this proposed trail corridor, most notably in the proposed Flying Horse North development located east of this proposed final plat.

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the County requests that the landowner provide a 25-foot public trail easement along the northern boundary of the site along Hodgen Road, outside of the existing or proposed right-of-way, that allows for public access, as well as construction and maintenance by El Paso County for the Fox Run Regional Trail, and that this easement be shown and dedicated to El Paso County on the Final Plat.

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Sundance West Final Plat includes the following conditions: (1) Require fees in lieu of land dedication for regional park purposes in the amount of \$3,535. (2) Dedicate to El Paso County a 25-foot trail easement along the northern boundary of the property, outside of the existing or proposed right-of-way, that allows for public access, as well as construction and maintenance of the Fox Run Regional Trail.



Legend
Sundance West Final Plat

EPC Trails

TRAILTYPE, PHASE

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Completed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed

— Primary Regional Trail, Completed
— Primary Regional Trail, Proposed
— Secondary Regional Trail, Completed
— Secondary Regional Trail, Proposed
— Proposed Bicycle Routes, Proposed

EPCNR.GIS.ConservationEasement
 EPCNR.GIS.ConservationEasementOwners
— Streets & Roads
— El Paso County Parks
— Parcels
— Sundance West Final Plat



0.35 Miles

**Development
Application
Review
Form**



EL PASO COUNTY PARKS DEPARTMENT

Parks Planning - Park Operations

Recreation and Cultural Services - CSU Extension Office

September 23, 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:	Sundance West Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-25-027	Total Acreage:	19.52
Applicant / Owner:	Owner's Representative:	Total # of Dwelling Units:	7
Vertex Consulting	Vertex Consulting	Dwelling Units Per 2.5 Acres:	0.90
Nina Ruiz	Nina Ruiz	Regional Park Area:	2
(719) 733-8606	(719) 733-8606	Urban Park Area:	1
		Existing Zoning Code:	RR-5
		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	Urban Density (>= 1 Dwelling Unit Per 2.5 Acres):	NO
Regional Park Area: 2	Urban Park Area: 1	
0.0194 Acres x 7 Dwelling Units =	Neighborhood: 0.00375 Acres x 7 Dwelling Units =	0.00
Total Regional Park Acres: 0.136	Community: 0.00625 Acres x 7 Dwelling Units =	0.00
	Total Urban Park Acres:	0.00

FEE REQUIREMENTS		
Regional Park Area: 2	Urban Park Area: 1	
\$505 / Dwelling Unit x 7 Dwelling Units =	Neighborhood: \$119 / Dwelling Unit x 7 Dwelling Units =	\$0
Total Regional Park Fees: \$3,535	Community: \$184 / Dwelling Unit x 7 Dwelling Units =	\$0
	Total Urban Park Fees:	\$0

EL PASO COUNTY PARKS DEPARTMENT COMMENTS

Recommend to the Planning Commission and Board of County Commissioners that approval of the Sundance West Final Plat includes the following conditions: (1) Require fees in lieu of land dedication for regional park purposes in the amount of \$3,535. (2) Dedicate to El Paso County a 25-foot trail easement along the northern boundary of the property, outside of the existing or proposed right-of-way, that allows for public access, as well as construction and maintenance of the Fox Run Regional Trail.

Park Advisory Board Action:

10/8/2025

Sundance West

Letter of Intent

June 17, 2025

Matthew Dunston & Gene Dunston
1230 Scarsbrook Court
Monument, CO 80132
mattdunston@hotmail.com
719-339-2410

OWNER: Matthew Dunston & Gene Dunston
1230 Scarsbrook Court
Monument, CO 80132

PLANNER: Vertex Consulting Services, LLC
5825 Delmonico Drive, Suite 320
Colorado Springs, CO 80903
303-906-8800

PROPERTY LOCATION: Southeast of the Hodgen Road and Farrar Road intersection

TAX SCHEDULE NOS: 6125001003

ACREAGE: 19.51 acres

CURRENT ZONING: RR-5 (Residential Rural)

PROPOSED ZONING: RR-2.5 (Residential Rural)

SITE SIZE, ZONING, AND LOCATION:

The 19.51-acre property is located on the south side of Hodgen Road at the southeast corner of the Hodgen Road and Farrar Road intersection. A concurrent request has been made to rezone the property from the RR-5 zone district to the RR-2.5 zone district.

UTILITY SERVICE:

Mountain View Electric Association (MVEA) provides electric service and Black Hills Energy provides natural gas service to the area. Water and sewer will be provided by onsite groundwater wells and onsite wastewater treatment systems (OWTS).

REQUEST:

1. A request for approval of a vacation replat to create 7 lots.
2. A request for approval of a waiver of Section 8.4.3, Minimum Frontage, for Lots 6 and 7.

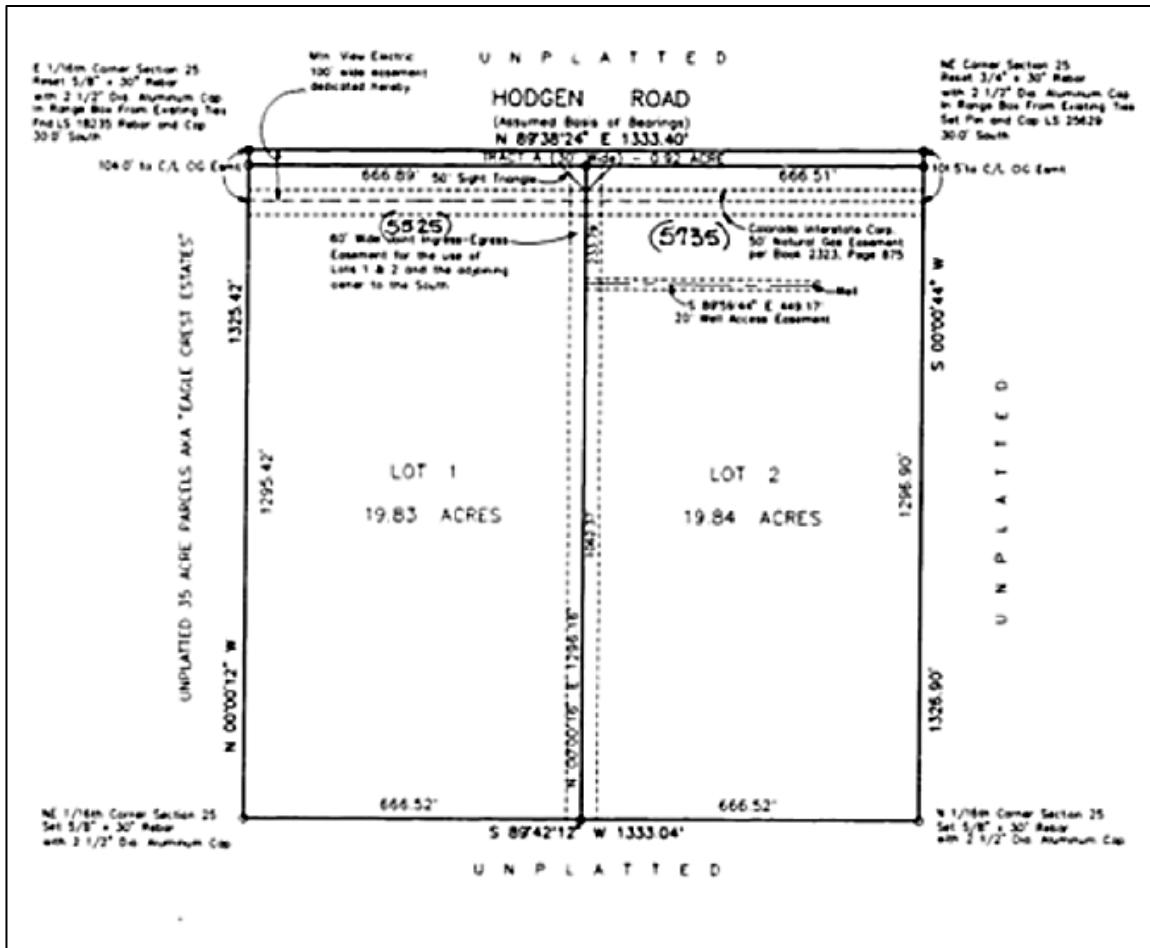
Background

The 19.51-acre property is currently zoned RR-5 (Residential Rural) and was previously platted as Lot 1 of the Thal Subdivision. A concurrent request has been made for a map amendment (rezoning) request is to rezone the property from RR-5 to RR-2.5 (Residential Rural) to allow for subdivision of the property to create 2.5-acre or larger single family residential lots.

Current Zoning



As Platted – Thal Subdivision Plat (subject property is lot 1)



Analysis and Justification:

The following is an analysis of the replat criteria included within Section 7.2.3.C of the El Paso County Land Development Code and justification for approval:

REPLAT CRITERIA #1: *The replat complies with this Code, and the original conditions of approval associated with the recorded plat;*

The requested replat complies with the Code, provided the requested waiver is approved. The only conditions of approval for the current Thal Subdivision were requirement of payment of impact fees and statutory recording requirements (PCD File No. MS99012).

REPLAT CRITERIA #2: *No nonconforming lots are created, and in the case of existing nonconforming lots, the nonconformity is not increased;*

There are no nonconformities currently. The replat will not result in any new nonconformities being created. The existing building will meet all setback requirements of the RR-2.5 zone district.

REPLAT CRITERIA #3: *The replat is in keeping with the purpose and intent of this Code;*

Section 1.4, Purpose, of the Code states “This Code is adopted for the purpose of preserving and improving the public health, safety and general welfare of the citizens and businesses of El Paso County.” The replat does not conflict with the purpose statement of the Code.

REPLAT CRITERIA #4: *The replat conforms to the required findings for a minor or major subdivision, whichever is applicable;*

The subdivision analysis has been included below.

REPLAT CRITERIA #5: *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;*

Lots 6 and 7 do not have frontage onto dedicated right-of-way and will gain access from a shared access easement depicted on the vacation replat drawing. All other lots have direct access to county dedicated right-of-way via either Hodgen Road or Farrar Road.

REPLAT CRITERIA #6: *The approval will not adversely affect the public health, safety, and welfare; and*

The replat will not adversely affect public health, safety, and welfare. A traffic study, soils and geology report, onsite wastewater treatment report have been submitted in support of the application and demonstrate no adverse effects.

REPLAT CRITERIA #7: *Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the replat has been resolved.*

There are no current CC&Rs. No such conflict exists.

Minor Subdivision Criteria for Approval (Including Waivers):

Waiver

The waiver does not have the effect of nullifying the intent and purpose of this Code.

The purpose and intent of the portions of the Code to be waived are to ensure safe, legal access. Legal access is being provided via an easement to a dedicated roadway. All other aspects of the Code remain in force.

The waiver will not result in the need for additional subsequent waivers.

The waivers will not result in the need for additional waivers.

The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property.

Safe, legal access will be gained to a dedicated roadway via a shared access easement.

The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable to other property.

The existing parcel is deep with limited frontage onto a County roadway. Reconfiguring the subdivision would likely have resulted in flag lots, which are not preferred by El Paso County Planning.

A particular non-economical hardship to the owner would result from a strict application of this Code.

As stated above, reconfiguring the lots would result in flag lots.

The waiver will not in any manner vary the zoning provisions of this Code.

All standards of the RR-2.5 zoning district will be met.

The proposed waiver is not contrary to any provision of the Master Plan.

See Master Plan section below for further information regarding how the proposed subdivision is in compliance with the Master Plan.

The pages that follow address each one of the criteria included within Section 7.2.1 (subdivision) of the El Paso County Land Development Code.

The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.

Please review the Master Plan analysis below.

The subdivision is consistent with the purposes of the Land Development Code ("Code").

Section 1.4 of the Land Development Code identifies the purpose of the Code. Below is the Code citation with the italic wording indicating how the proposed subdivision furthers the intended purpose.

"This Code is adopted for the purpose of preserving and improving the public health, safety and general welfare of the citizens and businesses of El Paso County. More specifically, it is the purpose of this Code to:

- Implement the Master Plan and related elements.
See the Master Plan section below for an analysis of how the proposed subdivision conforms to the Master Plan.
- Promote predictability, consistency and efficiency in the land development process for residents, neighborhoods, businesses, agricultural and development interests.
The application has been submitted and reviewed in compliance with the Land Development Requirements and applicable procedures.
- Ensure appropriate opportunities for participation and involvement in the development process by all affected parties.
Adjacent property owners will be notified of the request by El Paso County upon submission. Any responses received will become a part of the public record.
- Be fair to all by ensuring due consideration is given to protecting private property rights, the rights of individuals and the rights of the community as a whole.
The requested subdivision will not infringe upon the rights of the surrounding properties.
- Guide the future growth and development of the County in accordance with the Master Plan.
See the Master Plan section below for an analysis of how the proposed subdivision conforms to the Master Plan.
- Guide public and private policy and action in order to provide adequate and efficient transportation, water, sewerage, schools, parks, playgrounds, recreation, and other public requirements and facilities.
Please review the submitted traffic study. The water and wastewater reports submitted

with the subdivision application demonstrate sufficient water and that wastewater can be treated with an onsite wastewater treatment system. Park and school fees will be paid at the time of plat recordation.

- Establish reasonable standards of design and procedures for subdivision and resubdivision in order to further the orderly layout and use of land and to ensure proper legal descriptions and monumenting of subdivided land.
All standards are being met.
- Ensure that public facilities and services are available concurrent with development and will have a sufficient capacity to serve the proposed subdivision, and, in so doing, ensure that current residents will be required to bear no more than their fair share of the cost of providing the facilities and services by requiring the developer to pay fees, furnish land, or establish mitigation measures to cover the development's fair share of the capital facilities needs generated by the development.

Commitment letters have been submitted for fire protection, electric service, and natural gas service. The road impact fee will be paid at the time of building permit for any new dwelling proposed.

- Prevent the pollution of air, streams, and ponds; assure the adequacy of drainage facilities; and encourage the wise use and management of natural and biological resources throughout the County in order to preserve the integrity, stability, and beauty of the community and the value of the land."
There are no significant natural features within the subdivision that should be preserved. The drainage report identifies that the existing natural drainage onsite will not be significantly impacted by the proposed subdivision and that no additional improvements are required.

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

El Paso County has requested submission of closures sheets, plat drawings, legal description, wastewater report, title commitment, PBMP applicability form, commitment letters, final drainage report, fire protection report, natural features report, soils and geology report, water resources report, and water quality report. All requested studies, reports, and documents have been drafted in compliance with the adopted checklists and criteria. Pursuant to County procedure, all outstanding comments have been addressed prior to the plat being scheduled for Planning Commission and Board of County Commissioner hearings. Additionally, all design considerations listed in Section 8.4.1 of the Land Development Code have been met, with the exception of the requested waiver.

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

The water resources report prepared by Hayes Poznanovic Korver LLC recommends sufficient water in terms of water quantity, quality, and dependability. Sufficient water supply has been secured for the subdivision, and is summarized in the Colorado Ground Water Determination of Water Rights, as provided to the County. Individual wells shall provide each property with its water supply.

A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. § 30-28-133(6)(b)] and the requirements of Chapter 8 of the Code.

An onsite wastewater treatment system report prepared by Entech has been submitted and supports the proposed lots being served by individual septic systems.

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

A Geology and Soils Report, as well as an Onsite Wastewater Treatment System Report, have been prepared by Entech and submitted to the County. The Owner will comply with the recommendations of the report.

A public sewage disposal system shall not be provided. Subsurface conditions will be reevaluated upon development of each individual lot. A private, engineered onsite wastewater treatment system will be designed by a Colorado Licensed Engineer and installed, per the reports submitted to the County. The proposed new lots are anticipated to be suitable for individual onsite wastewater treatment systems; it should be noted each lot has sufficient space for both primary and alternate OWTS locations.

Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of the Code and the Engineering Criteria Manual ("ECM") are provided by the design.

The drainage report prepared by JPS Engineering identifies no drainage improvements are required for the proposed subdivision.

The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development.

Due to the size and scale of the subdivision, impacts related to the proposed subdivision will be negligible, therefore, no public improvements are required.

Legal and physical access is or will be provided to all parcels by public rights of-way or recorded easement, acceptable to the County and in compliance with the Code and the ECM. The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and

intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefor, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities.

Legal physical access is being provided to each lot from existing roads, Hodgen Road and Farrar Road, as well as from a shared access easement. A 25 foot trail easement for the benefit of El Paso County has been depicted on the northern end of the subdivision. The dedication of open space is not required for this 3-lot subdivision.

Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision.

The property is within the Black Forest Fire Protection District limits. No hydrants or cisterns are being proposed unless the Fire Department identifies a desire for the developer to construct one with this subdivision. Commitment letters have also been provided by Mountain View Electric Association as well as Black Hills Energy. The existing County roadway network is capable of handing the anticipated additional 60 Average Daily Trips.

The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code.

The Fire Protection Report meets all requirements of Section 6.3.3, Fire Protection and Wildfire Mitigation.

The proposed subdivision meets other applicable sections of Chapters 6 and 8 of the Code.

With approval of the requested waiver, the proposed subdivision meets all applicable sections of Chapters 6 and 8 of the Code including drainage, fire protection and wildfire mitigation, transportation systems, water supply, wastewater disposal, and geology and soils standards.

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

The only anticipated off-site impact is additional traffic, however, the six additional dwellings will

not generate a significant amount of traffic and the existing roadway network can easily handle the additional traffic. See the traffic study for further analysis.

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 proposed subdivision will be served by individual driveways and will not require any public infrastructure improvements.

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

The mineral rights have not been severed from the land.

Your El Paso County Master Plan

MASTER PLAN ELEMENTS:

Below is an analysis of the various El Paso County Master Plan elements.

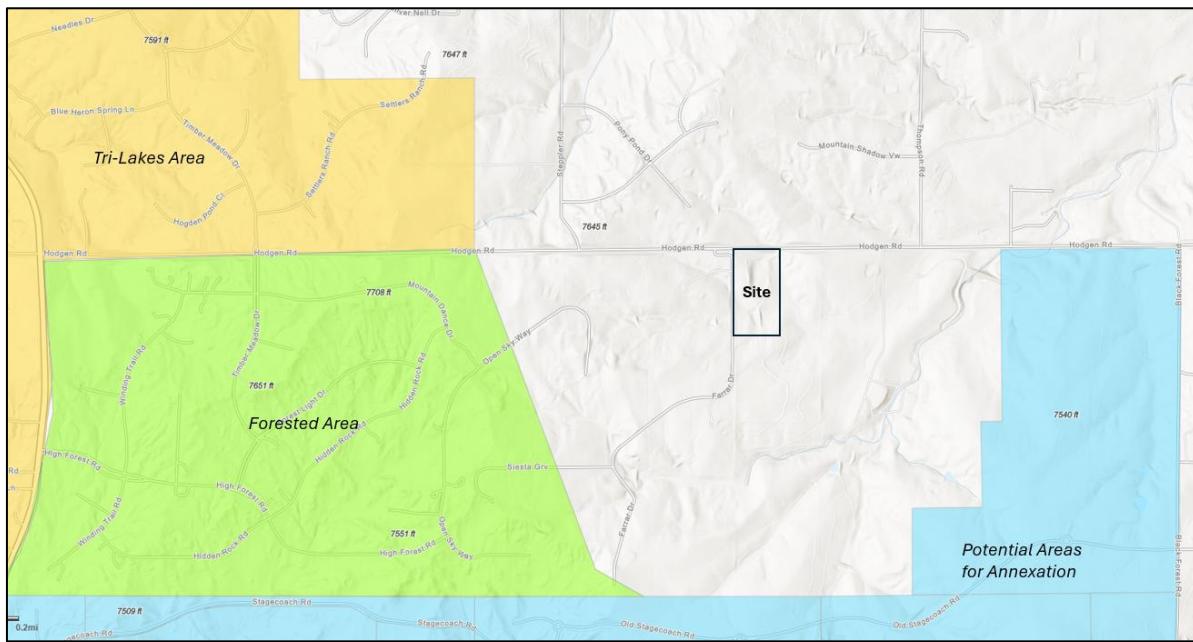
Your El Paso County Master Plan Analysis

Chapter 1 of Your El Paso Master Plan (2021) states that the Plan is “general in nature-it cannot tackle every issue in sufficient detail to determine every type of necessary action.” In addition, Chapter 1 goes on to state that the Plan “is intended to provide clearer and more coordinated policy, resulting in a document that effectively communicates County goals and identifies specific actions to achieve both County-wide and local area objectives.” When taken together, these two statements suggest to the reader that the Plan may only address certain issues at a cursory level and that specific steps or actions for addressing such issues may not be offered within the Plan. That conclusion is certainly the case in numerous instances and with regard to a variety of topical areas. However, where that is not the case is with respect to the requested map amendment (rezoning) to the RR-2.5 zoning district and replat, as identified below.

Chapter 3 Land Use

Key Area Analysis: Not included within an identified Key Area

The property is not included within a mapped Key Area of the Master Plan, as depicted in the exhibit below:



Area of Change Analysis: "Minimal Change: Developed"

The subject property is identified on the Areas of Change map as being within the “Minimal Change: Developed” area of change (see the map on the next page).

“Minimal Change: Developed” Area of Change

Page 21 of the Plan characterizes areas of “Minimal Change: Developed” by stating:

“These areas have undergone development and have an established character. Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area. For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population. The inverse is also possible where an undeveloped portion of a denser neighborhood could redevelop to a less intense suburban scale. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained.”

The almost 20-acre property is currently developed with only one single-family residential dwelling, which makes the property considerably underdeveloped when compared to many other properties in the area. Developments such as High Forest Ranch to the west, Settlers Ranch to the northwest, and Flying Horse North to the east and south have developed or are currently developing with much smaller lot sizes, ranging from approximately 2.5 acres down to one-third of an acre. Even some of the smaller developments in the area, such as Longview Estates to the northwest and Providence Point Estates to the west, include smaller single-family lots, with some being less than five (5) acres in size. The presence of these developments clearly justifies the “Developed” label of

the Area of Change designation, while the underdeveloped nature of the subject property is indicative of the “Minimal Change” opportunity that still remains for a variety of properties in the area.

Placetype Analysis: “Large-Lot Residential”

The subject property is shown on the Placetypes map of Your El Paso Master Plan as being within the Large-Lot Residential Placetype.

Page 26 of the Plan identifies the following land uses as being Primary Land Uses within the Large-Lot Residential Placetype:

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

In addition, the Placetype includes the following Supporting Land Uses:

- Parks/Open Space
- Commercial Retail (Limited)
- Commercial Services (Limited)
- Agriculture

The Large-Lot Residential Placetype is described further on page 26 as follows:

“The Large-Lot Residential placetype consists almost entirely of residential development and acts as the transition between placetypes. Development in this placetype typically consists of single-family homes **occupying lots of 2.5 acres or more**, and are generally large and dispersed throughout the area so as to preserve a rural aesthetic. The Large-Lot Residential placetype generally supports accessory dwelling units as well. Even with the physical separation of homes, this placetype still fosters a sense of community and is more connected and less remote than Rural areas” (emphasis added).

A review of this area of the County in the context of the mapped Placetypes in the County Master Plan reveals an expectation of a relatively homogenous character given that all of properties in the area that are located within a radius of over 1.5 miles from the subject property are all within the Large-Lot Residential Placetype. This designation ultimately sets the standard for subdivision of land in this area at lot sizes of 2.5-acres or larger. One exception to this standard, however, is the Flying Horse North development located just over one-half mile south and east of the subject property which includes areas that are approved for lot size of one-third of an acre. All other developments in the area are consistent with the 2.5-acre minimum lot size standard established within the Large-Lot Residential Placetype. The proposed replat includes 7 lots all sized 2.5 acres or greater.

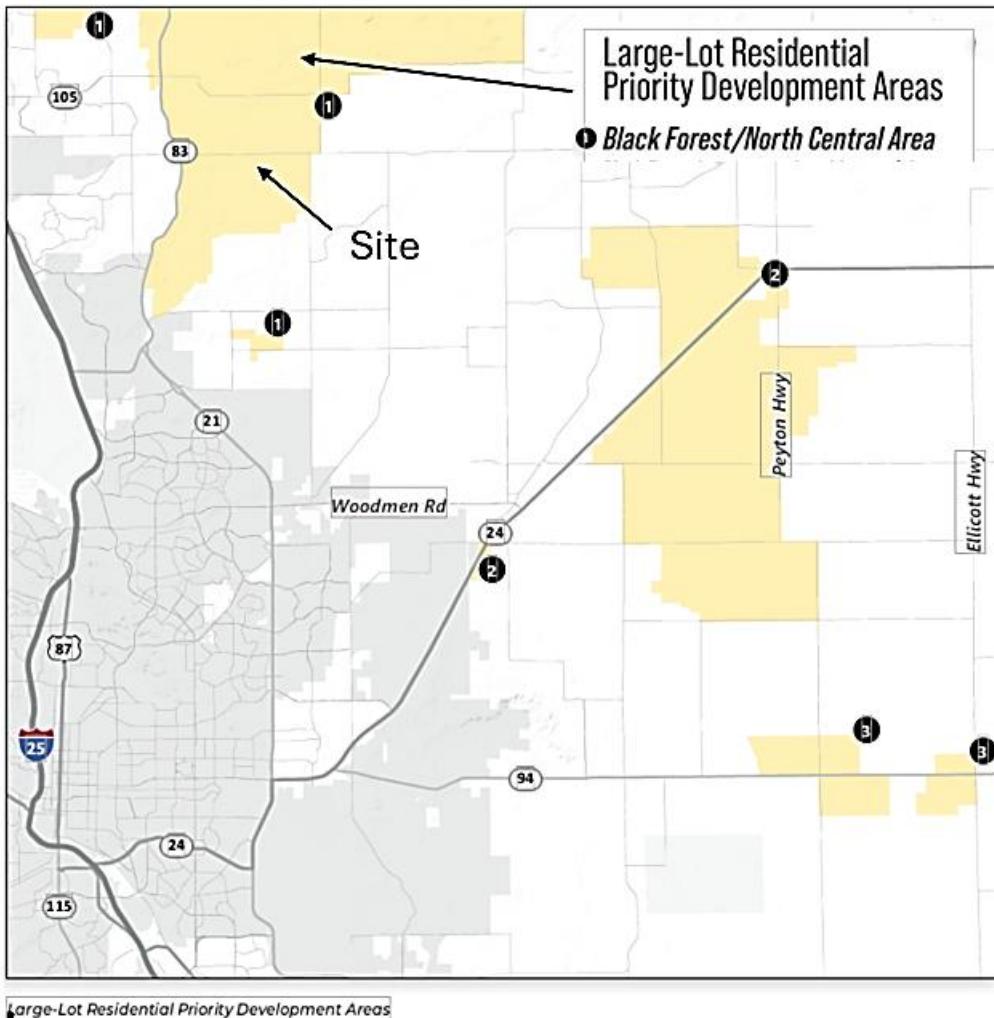
Chapter 4 Housing & Communities

In addition to supporting and being in compliance with the applicable Areas of Change, Key Area, and Placetype designations and policies in Chapter 3 of the Master Plan, the proposed rezoning is also in total alignment with the Residential Priority Development Area designation

found in Chapter 4 of the Plan. The property is identified as being within the Black Forest/North Central Priority Development Area (see map below). Page 54 of the Plan describes this area as follows:

“Black Forest is a community with one of the strongest and most well-established characters in El Paso County. This area is built around protecting the forest and preserving its rural quality. Due to this natural amenity, many new residents seek to live in this area when moving to the County.”

The description goes on to say that “The County should maintain existing and **expand the Large-Lot Residential Placetype in this area** in a development pattern that matches the existing character of the developed Black Forest Community.” (Emphasis added) The proposed rezoning and replat would expand the recent trend of establishing the Large-Lot Residential Placetype as can be seen in the High Forest Ranch and Settlers Ranch development, which are also located along Hodgen Road. These development, like the one being proposed with this rezoning, generally feature single-family residential lots comprise of a minimum of 2.5 acres, which is consistent with the Large-Lot Residential Placetype.



El Paso County Water Master Plan

The Executive Summary from the Water Master Plan (2018) states that “The Plan Water Master Plan (WMP) was developed for the Board of County Commissioners, El Paso County officials and staff, developers, citizens, and water providers within the County for the purpose of identifying and addressing water supply issues earlier in the land use entitlement process.” A water sufficiency finding is being requested with subdivision. It should be noted that the Water Master Plan only contemplates centralized providers and did not provide an analysis for individual well, as is proposed here.

The subject property is located within Planning Region **2** of the Water Master Plan, pursuant to Figure 3-1 on page 25. The Plan provides an analysis of water supply for central water providers, not for developments served by individual wells. Central water service is not proposed and water is to be provided by individual wells.

A Water Resources Report has been submitted with the subdivision application. The report identifies there is sufficient water in terms of water quantity, quality, and dependability for the lots included in the subdivision.

El Paso County Parks Master Plan

The El Paso County Parks Master Plan (2022) depicts the Fox Run Primary Regional Trail on the northern portion of the subject property. A 25' trail easement for the benefit of El Paso County has been added to the concurrently reviewed subdivision application. Land dedication, or fees in lieu of land dedication are not required with a rezone application, however, fees in lieu of dedication will be provided with the concurrently reviewed subdivision.

2024 Major Transportation Corridors Plan (MTCP)

The subject property is adjacent to Hodgen Road to the north and Farrar Drive to the west. Access to the site is from Farrar Drive to the west. The 2024 MTCP depicts Hodgen Road as a rural minor arterial and Farrar Road as a non county-maintained roadway. Right-of-way dedication is not required for either roadway. A traffic memo was prepared by LSC and details the potential traffic impacts of the proposed development.

Other Topical Elements of the County Master Plan

The proposed rezone is in compliance with the other topical elements of the County Master Plan, including the Master Plan for Mineral Extraction, and the El Paso County Wildlife Habitat Maps and Descriptors.

SUNDANCE WEST SUBDIVISION

REPLAT OF A PORTION OF LOT 1 OF THAL SUBDIVISION

LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 25, T11S R66W OF THE 6th P.M. EL PASO COUNTY, COLORADO

NOTES:

1. ALL DISTANCES AND BEARINGS SHOWN BETWEEN EXISTING MONUMENTS REFLECT ACTUAL DIMENSIONS AS MEASURED. IF THE ACTUAL DIMENSION DIFFERS FROM THE RECORD PLAT DIMENSION, THE RECORD PLATTED DIMENSION IS DENOTED WITH A DASH AND THE ACTUAL DIMENSION IS DENOTED WITH A DASH AND A NUMBER.

2. BEARINGS SHOWN HEREIN ARE BASED ON THE TRUE MERIDIAN BY GPS OBSERVATIONS, RESULTING IN A BEARING OF S00°26' 68" WEST OF THE 6th P.M. AS MONUMENTED BY A REBAR AND 3-1/4" ALUMINUM CAP STAMPED T073A" AND THE C.R.S. 1983. THE 6th P.M. IS LOCATED IN THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M. AS MONUMENTED BY A REBAR AND 3-1/4" ALUMINUM CAP STAMPED "HANNAN AND ASSOC. PL 26297".

3. ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER D04020305 (MAP EFFECTIVE DECEMBER 7, 2018), THE SUBJECT PROPERTY LIES WITHIN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

4. NO PERSON WHO MAKES, AMENDS, ALTERS OR DELETES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMES IN CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. 18-4-508.

5. THIS PLAT DOES NOT CONSTITUTE A SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD.

FOR LOT 1, THAL SUBDIVISION, RAMPART SURVEYS REPLIED UPON A TITLE COMMITMENT ISSUED BY INSURANCE NATIONAL TITLE INSURANCE COMPANY, REPORT NO. 370-F04096-25 (EFFECTIVE DATE APRIL 4, 2025) AS PROVIDED TO RAMPART SURVEYS. THE REPORT NUMBER IS 370-F04096-25. THE REPORT NUMBER IS 370-F04096-25. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED ON SCHEDULE B - EXEMPTIONS FROM THE ABOVE REFERENCED COMMITMENT.

1. TAXES AND ASSESSMENTS - RAMPART SURVEYS DID NOT ADDRESS THIS ITEM.

2. THE PROPERTY IS SUBJECT TO EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHT INCIDENTAL THERETO, AND THE CONDITIONS AND PROVISIONS OF THE AGREEMENT AS SET FORTH IN RIGHT OF WAY SHOWN BELOW.

GRANTED TO: MOUNTAIN NEW ELECTRIC ASSOCIATION PURPOSE: UTILITIES RECORDING DATE: AUGUST 18, 1983 RECORDING NO: BOOK 1969 PAGE 419 SHOWN HERON RECORDING DATE: JULY 15, 1998 RECORDING NO: 9808949 SHOWN HERON

3. THE PROPERTY IS SUBJECT TO EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHT INCIDENTAL THERETO, AND THE CONDITIONS AND PROVISIONS OF THE AGREEMENT AS SET FORTH IN RIGHT OF WAY AGREEMENT SHOWN BELOW.

GRANTED TO: COLORADO INTERSTATE CORPORATION PURPOSE: UTILITIES RECORDING DATE: DECEMBER 19, 1969 RECORDING NO: BOOK 2323 PAGE 873 SHOWN HERON

4. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE PLAT OF THE MOUNTAIN NEW ELECTRIC ASSOCIATION.

RECORDING DATE: NOVEMBER 12, 1971 RECORDING NO: BOOK 2450 PAGE 594 SHOWN HERON RECORDING DATE: OPEN TO STREET RECORDING NO: BOOK 2450 PAGE 591 NOT PLOTTABLE

5. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE JOINT USE WATER WELL AGREEMENT AS SET FORTH BELOW.

RECORDING DATE: JANUARY 27, 2004 RECORDING NO: 20000927 NOT PLOTTABLE RECORDING DATE: ASSUMPTION, RELEASE AND TERMINATION OF JOINT-USE WATER WELL AGREEMENT RECORDING DATE: MARCH 16, 2004 RECORDING NO: 20040316 SHOWN HERON

6. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, RESTRICTIONS, PROVISIONS, NOTES AND EASEMENTS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, HOLDING OUT TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEWER OR SEWER, FAMILY NAME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAW, EXCEPT TO THE EXTENT THAT SUCH COVENANTS, RESTRICTIONS, PROVISIONS, NOTES AND EASEMENTS ARE NOT APPLICABLE, AS SET FORTH ON THE (PLAT) OF THIS SUBDIVISION SET FORTH BELOW.

RECORDING DATE: JANUARY 27, 2004 RECORDING NO: 20000928 SHOWN HERON

7. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RECORDING NO. 99-355 AS SET FORTH BELOW.

RECORDING DATE: MARCH 6, 2001 RECORDING NO: 20020729 NOT PLOTTABLE

8. THE PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND LIEN RIGHTS BUT OMITTING ANY COVENANTS, RESTRICTIONS, PROVISIONS, NOTES AND EASEMENTS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, HOLDING OUT TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEWER OR SEWER, FAMILY NAME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAW, EXCEPT TO THE EXTENT THAT SUCH COVENANTS, RESTRICTIONS, PROVISIONS, NOTES AND EASEMENTS ARE NOT APPLICABLE, AS SET FORTH IN THE DOCUMENTS SET FORTH BELOW.

RECORDING DATE: MAY 8, 2002 RECORDING NO: 20020713 NOT PLOTTABLE

9. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RECORDING NO. 04-14 AS SET FORTH BELOW.

RECORDING DATE: MARCH 31, 2004 RECORDING NO: 20405722 SHOWN HERON

10. THE PROPERTY IS SUBJECT TO EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AND THE TERMS, CONDITIONS AND PROVISIONS OF THE AGREEMENT AS SET FORTH IN THE GRANT OF RIGHT OF WAY SHOWN BELOW.

GRANTED TO: MOUNTAIN NEW ELECTRIC ASSOCIATION, INC. PURPOSE: UTILITIES RECORDING DATE: MARCH 2, 2006 RECORDING NO: 200603038 NOT PLOTTABLE

11. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE AMALIANCE OF RIGHTS UNDER PERMIT AS SET FORTH BELOW.

RECORDING DATE: JUNE 2, 2008 RECORDING NO: 2008062291 NOT PLOTTABLE

12. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RECORDING NO. 10-38 AS SET FORTH BELOW.

RECORDING DATE: FEBRUARY 17, 2010 RECORDING NO: 2010021726 SHOWN PARCELS AS EXEMPTIONS 14 - 17

FEES/ACREAGE:

ACREAGE: 19.51 ACRES

GROSS ACREAGE: 19.51 ACRES

NUMBER OF LOTS: 7

GROSS DENSITY: 0.36 DWELLINGS PER ACRE

NET DENSITY: 0.36 DWELLINGS PER ACRE

NET ACREAGE: 19.51 ACRES

NOTES CONTINUED:

13. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RECORDING OF AGREEMENT AS SHOWN BELOW AND RIGHTS INCIDENTAL THERETO.

RECORDING DATE: FEBRUARY 17, 2010 RECORDING NO: 2010021726 SHOWN HERON PARCELS AS EXEMPTIONS 14-17

14. THE PROPERTY IS SUBJECT TO EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AND THE TERMS, CONDITIONS AND PROVISIONS OF THE AGREEMENT AS SET FORTH IN SPECIAL WARRANTY DEED SHOWN BELOW.

GRANTED TO: EL PASO COUNTY RECORDING DATE: JUNE 14, 2010 RECORDING NO: 210058834 SHOWN HERON

15. THE PROPERTY IS SUBJECT TO EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

IN FAVOR OF: EL PASO COUNTY RECORDING DATE: JUNE 14, 2010 RECORDING NO: 210058835 SHOWN HERON

16. THE PROPERTY IS SUBJECT TO EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

IN FAVOR OF: EL PASO COUNTY RECORDING DATE: JUNE 14, 2010 RECORDING NO: 210058836 SHOWN HERON

17. THE PROPERTY IS SUBJECT TO EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

IN FAVOR OF: EL PASO COUNTY RECORDING DATE: JUNE 14, 2010 RECORDING NO: 210058837 SHOWN HERON

18. THE PROPERTY IS SUBJECT TO EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

IN FAVOR OF: EL PASO COUNTY RECORDING DATE: JUNE 14, 2010 RECORDING NO: 210058838 SHOWN HERON

19. THE PROPERTY IS SUBJECT TO EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

IN FAVOR OF: EL PASO COUNTY RECORDING DATE: JUNE 14, 2010 RECORDING NO: 210058839 SHOWN HERON

20. THE PROPERTY IS SUBJECT TO EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

IN FAVOR OF: EL PASO COUNTY RECORDING DATE: JUNE 14, 2010 RECORDING NO: 210058840 SHOWN HERON

21. THE PROPERTY IS SUBJECT TO EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

IN FAVOR OF: EL PASO COUNTY RECORDING DATE: JUNE 14, 2010 RECORDING NO: 210058841 SHOWN HERON

22. THE PROPERTY IS SUBJECT TO EASEMENTS AS SET FORTH IN A DOCUMENT.

RECORDING DATE: OCTOBER 20, 2010 RECORDING NO: 201008102 NOT PLOTTABLE

23. THE PROPERTY IS SUBJECT TO EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

IN FAVOR OF: EL PASO COUNTY RECORDING DATE: SEPTEMBER 11, 2010 RECORDING NO: 210010477 SHOWN HERON

24. THE PROPERTY IS SUBJECT TO EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

RECORDING DATE: FEBRUARY 24, 2020 RECORDING NO: 220202926 RECORDING DATE: MARCH 25, 2020 RECORDING NO: 220203056 SHOWN HERON

25. THE PROPERTY IS SUBJECT TO A DEED OF TRUST TO SECURE AN INDENITNESS IN THE AMOUNT SHOWN BELOW.

AMOUNT: \$240,000.00

TRUSTOR/GRANTOR: MATTHEW W. DUNSTON AND GENE M. DUNSTON, JR.

TRUSTEE: EL PASO COUNTY PUBLIC TRUSTEE

RECORDING DATE: JUNE 2, 2010 RECORDING NO: 201006020

MODIFICATION OF DEED OF TRUST: RECORDING DATE: JUNE 15, 2009 RECORDING NO: 200906150

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MODIFICATION OF DEED OF TR

ACTION PLAN

PARK OPERATIONS DIVISION

Project Lead	Action Item	Description	Strategic Plan Objective	Status
Brian Bobeck	Fox Run Regional Park Pond and Gazebo Renovation	Project design and bid construction to renovate the ponds and wedding gazebo that has exceeded useful life along with structural issues	Objective 1 - Infrastructure	Construction Contract Award
Adam Robertson	Bear Creek Dog Park Restroom Renovation	Clean, paint, repair entire restroom facility, replace fixtures as needed	Objective 1 - Infrastructure Objective 4 - Health & Safety	Completed
Adam Robertson	Park Administration Building Landscape Renovation (Phase 1)	Remove vegetation, convert irrigation system, install retaining wall and mow curb, complete plant design and install, gravel mulch	Objective 1 - Infrastructure	On-Hold
Adam Baker	Homestead Ranch Regional Park Trail Resurfacing	Resurface northeast loop of regional trail, tie into trail segment completed in 2024	Objective 1 - Infrastructure	Completed
Adam Baker	El Paso County Fairgrounds Flagpole Relocation	Relocate flagpole at south entrance of Fairgrounds	Objective 1 - Infrastructure	Completed
Ben Dumakowski	Fox Run Regional Park - Pine Meadows Landscape Renovation	Renovate landscape beds in parking lot and near restrooms	Objective 1 - Infrastructure	Completed
Ben Dumakowski	Ice Lake Trailhead Fence Replacement	Replace damaged fence at Ice Lake Trailhead	Objective 1 - Infrastructure	Bid Development
Jamie Haas	Fountain Creek Regional Park Basketball Court Restoration	Correct drainage issues around court, paint court lines, adjust backboard and rims as needed	Objective 1 - Infrastructure	In-Progress
Scott Myers	Black Forest Regional Park Parking Lot Maintenance / Handrail Repair	Fog seal, crack seal, repaint parking lines, repair / replace ADA handrails	Objective 1 - Infrastructure	Completed
Kyle Melvin	HRRP Fire Mitigation (COSWAP)	Complete forest fuel reduction efforts to protect against wildfire	Objective 4 - Health & Safety	Completed
Kyle Melvin	John Ceresa Memorial Park Playground Replacement	Replace outdated and unsafe playground with a fun, safe, and accessible structure	Objective 1 - Infrastructure Objective 4 - Health & Safety	Completed

PARK PLANNING DIVISION

Project Lead	Action Item	Description	Strategic Plan Objective	Status
Jason Meyer	Asset Management Plan	DPW/Parks Hire Asset Management Specialist	Objective 1 - Infrastructure	In-Progress
Jason Meyer	Asset Management Plan	Park system facility condition index & assessment	Objective 1 - Infrastructure	In-Progress
Ashlyn Mathy	Land Development Code Update	Participate in Land Development Code Update	Objective 1 - Infrastructure	In-Progress
Jason Meyer	Advance Recovery Projects	Advance NRCS projects across the park system	Objective 1 - Infrastructure	Completed
Jason Meyer	Advance Recovery Projects	Advance FEMA funded project across the park system	Objective 1 - Infrastructure	In-Progress
Jason Meyer	Ute Pass Regional Trail	Complete final design and advance construction efforts	Objective 1 - Infrastructure	Design Completed – Bid Scope
Jason Meyer	Fox Run Nature Center	Complete engineering, design, and capital fundraising campaign	Objective 1 - Infrastructure	In-Progress
Jason Meyer	Fountain Creek Sidewalks & Paving	Sidewalk and paving improvements to Duckwood Active Use Area	Objective 1 - Infrastructure	Status pending
Jason Meyer	Fox Run Restrooms	Renovation of Oak and Pine Meadows Restrooms	Objective 1 - Infrastructure	In-Progress
Ross Williams	Black Forest Section 16 Trailhead	Complete expansion of the trailhead parking	Objective 1 - Infrastructure	Status pending
Ross Williams	E-Bike Policy	Coordinate with all park divisions to establish a new E-bike Policy and implement.	Objective 2 - Service Quality	In-Progress
Ross Williams	Fountain Creek Nature Center Entrance	Complete construction of new ADA compliant entrance ramp	Objective 1 - Infrastructure	Completed
Ross Williams	Paint Mines Fencing	Complete installation of wood fencing	Objective 1 - Infrastructure	In-Progress
Ross Williams	Crews Gulch Paving	Complete paving of Crews Gulch Trail (CDBG Grant)	Objective 1 - Infrastructure	In-Progress
Ross Williams	Santa Fe Open Space	Complete new trail construction	Objective 1 - Infrastructure	Completed

RECREATION AND CULTURAL SERVICES DIVISION

Project Lead	Action Item	Description	Strategic Plan Objective	Status
Theresa Odello	Health and Safety Classes	Offer 4 or more health and safety classes for employees and to the public, to include First Aid, CPR, AED, Sensitivity, Youth Mental Health First Aid, and Disability Awareness.	Objective 4: Health & Safety	Completed
Mary Jo Lewis	BCNC Exhibit	Redesign corner exhibit to create "A Closer Peak at Bear Creek" exhibit and have the RFP created by this due date.	Objective 1: Infrastructure	Completed
Jessica/Andy	FCNC Restoration Crew	Coordinate at least one volunteer day per quarter to tackle restoration/conservation projects at FCNC.	Objective 2: Service Quality	Completed
Jessica Miller	FCNC Introduction Kiosk	Update and create new signs for the introduction kiosk at FCNC.	Objective 3: Community Trust	Final stages: need to place order
Victoria Dinkel	Underserved Audience Programming	Work with a community partner to create, market, and schedule at least 4 programs to engage individuals in an underserved community.	Objective 2 - Service Quality	Completed
Andschana Aljets	Fair & Events Center Communications	Increase community awareness through social media by posting at least once per week, and redesign website for easier navigation by March 1.	Objective 3: Community Trust	Completed
Kylee Taylor	BCNC Restoration Crew Expansion	Expand the Restoration Crew to include trail maintenance. Work with volunteers and partnerships and coordinate efforts with Park Operations Division.	Objective 1: Infrastructure	Completed
Skye Bogle	Creative Arts Fair Program	Experience, Learn and Research Creative Arts processes during 2024 County Fair. Compile a list of judges, community partners, and resources that can improve the Program. Implement at least 5 changes to the program based on this research and connection for the 2025 El Paso County Fair.	Objective 2 - Service Quality	Completed

Community Services Department							
Parks / Recreation & Cultural Services Divisions							
September 2025 Monthly Report							
Facility Revenue Totals To Date			2025			2024	2023
			Budget	Current	Balance	Totals to Date	Totals to Date
Parks Facility Reservation Revenue			\$ 180,000	\$ 198,846	\$ (18,846)	\$ 211,845	\$ 258,765
County Fair / Fairgrounds			\$ 301,000	\$ 422,663	\$ (121,663)	\$ 413,347	\$ 418,803
Total			\$ 481,000	\$ 621,509	\$ (140,509)	\$ 625,192	\$ 677,568
Fundraising Revenue			2025	2025		2024	2023
	Purpose	Goal	Amount	Balance		Totals to Date	Totals to Date
County Fair Sponsorships	Fair Operations	\$ 80,000	\$ 112,500	\$ (32,500)		\$ 112,500	\$ 102,500
Partners in the Park Program	Park Operations	\$ 45,000	\$ 87,500	\$ (42,500)		\$ 92,500	\$ 75,000
Trust for County Parks	Park Operations	\$ 10,000	\$ 61,438	\$ (51,438)		\$ 50,612	\$ 25,687
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 23,458	\$ 1,542		\$ 37,938	\$ 20,056
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 70,000	\$ (30,000)		\$ 80,000	\$ 70,000
Total		\$ 200,000	\$ 354,896	\$ (154,896)		\$ 373,550	\$ 293,243
Grant / 3rd Party Funding			Awarded				
Parks Division Reservations	2025	2025	2025	2024	2024	2023	2023
Year to Date	Rentals	Attendance	Evaluation	Rentals	Attendance	Rental	Attendance
January	10	1626	N/A	10	1072	11	966
February	11	893	N/A	15	898	15	778
March	86	2997	N/A	15	292	51	1306
April	325	10789	4.3	278	7613	299	10619
May	482	17943	4.1	491	16030	448	16919
June	614	20929	4.5	635	23181	552	20087
July	579	19616	4.32	579	20387	594	22852
August	442	19278	4.67	502	21409	445	22024
September	363	14455	4.8	431	18958	442	22133
October							
November							
December							
Total	2912	108526	4.44	2956	109840	2857	117684

<u>Parks Facility Reservations</u>			<u>2025</u>	<u>2025</u>	<u>2024</u>	<u>2024</u>	<u>2023</u>	<u>2023</u>	
<u>September</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		8	16	2	20				
Athletic Fields		34	1410	42	1970	49	2370		
Pavilions		68	2999	89	4623	91	4232		
Trails		2	1510	3	1760	6	4110		
Vendor		7	26	8	32	8	26		
Tennis Courts									
Pickleball Courts		11	150	18	178	5	48		
Vita Course									
Meeting Room		7	40	6	67	7	75		
<u>Black Forest Regional Park</u>									
Athletic Fields		4	125	1	80	7	210		
Pavilions		18	705	23	949	21	741		
Vendor						1	2		
Tennis Courts / Pickleball Courts		26	104	29	114	16	58		
<u>Falcon Regional Park</u>									
Baseball Fields		19	690	22	800	18	555		
Athletic Field									
Vendor									
<u>Fountain Creek Regional Park</u>									
Athletic Fields		7	375	8	590	1	50		
Pavilions		32	1404	33	1532	33	1719		
Trails									
Disc Golf Course		1	72	3	350				
Vendor		3	12	12	44	1	4		
<u>Fox Run Regional Park</u>									
Athletic Fields		38	1535	37	1310	47	1835		
Gazebo					8	1070	18	1222	
Warming Hut		1	20	8	140	11	87		
Pavilions		53	2482	48	2127	66	3038		
Vendor		1	2	6	14	3	10		
Trails		2	90	1	50	2	62		
<u>Homestead Ranch Regional Park</u>									
Pavilions		15	522	13	503	8	267		
Athletic Fields		1	100			12	520		
Trails		1	10						
<u>Palmer Lake Recreational Area</u>									
Palmer Lake Santa Fe Trail					1	550	2	700	
<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>									
Rock Island Trail		4	56	10	85	9	192		
<u>Black Forest Section 16</u>									
<u>Rainbow Falls Historic Site</u>									
<u>Pineries Open Space</u>									
Total Park Facility Reservations		363	14455	431	18958	442	22133		

<u>Fairgrounds Facility Reservations</u>		2025	2025	2025	2024	2024	2023	2023
<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		40	1,745	N/A	17	385	8	173
February		24	1,165	N/A	19	770	14	735
March		18	1,225	N/A	22	1000	12	1160
April		15	1360	N/A	26	6873	18	7161
May		20	1572	N/A	26	4657	23	4150
June		29	733	N/A	50	6639	17	4490
July		18	890	N/A	8	415	13	280
August		26	363	N/A	10	685	12	3869
September		38	1,652	N/A	62	946	40	4232
October								
November								
December								
Total		228	10,705	N/A	240	22,370	157	26,250
<u>Fairgrounds Facility Reservations</u>		2025	2025	2024	2024			
<u>September</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>			
<i>Swink Hall - Fairgrounds</i>								
Lion's Club Meeting		1	50	1	30			
Jr. Livestock Committee Mtg.		1	20	1	30			
Fair Advisory Board Meeting		1	30	1	10			
Nextera Energy Open House		1	50	1	20			
Wellness Day		1	250	1	20			
<i>Grand Stands Building</i>						1	20	
North Kitchen - Paradise Café		6	24	1	30			
South Kitchen - Cluckin Chicken		1	4					
South Kitchen - Fire Prairie Salsa		6	16	30	180			
Track						15	90	
<i>Grounds & Stable</i>								
Camping (4-H Dog Agility)		7	28					
Wellness Day		1	250	1	5			
Selle Funeral (ADA Lot)		1	50	1	1			
<i>Livestock Arena</i>								
4-H Hitch'N'Post Mtg.		1	20					
4-H State Agility Dog Clinic		2	240					
<i>Whittemore - Fairgrounds</i>					1	30		
High Country Live Model Horse Show		2	120	6	180			
Quinceanera		3	350	1	300			
<i>FSB Pavilion</i>				2	100			
Calhan Ranch Club 4-H Club		1	50					
<i>Arena</i>								
Month Total Fair Facility Reservations		38	1,652	62	946			

Vandalism Report					
Incident	Date	Location	Area	Cost	
Rear tires on County trucks units 902, 904 punctured	12/27/2024	Park HQ Parking Lot	Central	\$600	
Restroom mirror broken	2/1/2025	Warming Hut Restroom	North	\$250	
Graffiti removal	2/1, 2/17, 3/6	Carp Lake Tunnel	South	\$600	
Graffiti removal	2/17, 2/24, 3/9	Crews Gulch Tunnel	South	\$600	
Graffiti removal at multiple sites	3/10/2025	Rainbow Falls	Central	\$2,540	
Graffiti removal at multiple sites	4/30/2025	Carp Lake &, Crews Gulch Tunnel	South	\$2,000	
Illegal dumping clean-up	4/30/2025	Maxwell St. & S. Academy	South	\$4,100	
Illegal dumping clean-up (dog park)	7/24/2025	Falcon Regional Park	East	\$500	
Gate damage	7/29/2025	Maxwell Street & S. Academy	South	\$500	
Illegal dumping	7/30/2025	Stratmoor Valley	South	\$500	
Graffiti removal	9/22/2025	Fallen Timber restroom	North	\$100	
Trash, debris in men's restroom. Dog bags flushed	9/28/2025	Fox Run Regional Park	North	\$100	
Graffiti removal at multiple sites	9/29/2025	Rainbow Falls	Central	\$2,250	
			Total	\$14,640	

Volunteerism				2025		2024		2023	
Total for Year		Goal	Volunteers	Total Hours	Volunteers	Total Hours	Volunteers	Total Hours	
January			131	779	167	827	138	728	
February			149	813	272	1,259	292	1,302	
March			168	995	234	1,009	229	932	
April			187	1,123	421	1,724	413	1,701	
May			288	1,852	607	2,617	501	2,225	
June			525	4,490	669	2,831	658	2,263	
July			470	3,269	628	5,290	444	5,200	
August			278	1,369	392	1,870	470	2,296	
September			349	1,608	359	1,443	476	1,640	
October									
November									
December									
Totals			2545	16,298	3749	18,870	3,621	18,287	
		2025							
September		Volunteers		Total Hours					
Park Advisory Board		N/A		N/A					
Fair Advisory Board		15		61					
Fairgrounds Corporation		5		10					
Fair and Events Center		17		74					
Friends of the Nature Centers		61		398					
Adopt-A-Park / Trail / Volunteer Projects		251		1,065					
Total		349		1,608					
		2025		2025		2025		2023	
Programming		Programs		Attendance		Evaluation		2023	
Totals for Year									
January		41		846		5.00		45	1152
February		39		1032		N/A		43	2032
March		95		2626		4.99		89	2376
April		177		14160		4.96		161	5139
May		183		10024		4.97		162	4216
June		113		4655		4.95		89	2647
July		147		34866		4.95		105	36715
August		69		5929		4.97		54	5058
September		108		7516		4.98		116	5245
October									
November									
December									
Totals		800 / 21,000		972		4.97		864	64580

			2025	2025	2025			
September	Facility	Programs	Attendance	Evaluation				
Habitat	BCNC	10	131	5.00				
Incredible Insects	BCNC	3	48	4.90				
Colorado Wildlife Detectives	BCNC	3	38	4.90				
Birthday Party: All About Animals	BCNC	1	15	5.00				
Birthday Party: Insects	BCNC	1	20	5.00				
Group Visit: Integrated Life Choices	BCNC	1	14					
Happy Trails	BCNC	1	140					
Outreach: Pawtoberfest	BCNC	1	217					
Nature Explorers: Birding for Tots	BCNC	2	50	4.99				
Fall Harvest Festival at Gold Hill Mesa	BCNC	1	200					
Little Wonders: An Apple a Day	BCNC	2	50	5.00				
Bear Den Rental: Baby Shower	BCNC	1	40					
Birds & Beans	BCNC	1	18					
Trailability	BCNC & FCNC	8	15					
Awesome Arthropods	FCNC	3	45	5.00				
Walk the Wetlands	FCNC	27	555	5.00				
Discover the Wetlands	FCNC	10	168	5.00				
Maps & Compass Skills	FCNC	1	22	5.00				
Nature Adventures: Diners, Drive-ins, and Detritivores	FCNC	2	20	4.90				
2s & 3s Outdoors: Bye Bye Birdy	FCNC	1	35	5.00				
Adult Birding Club: Class	FCNC	1	14	5.00				
Adult Birding Club: Field Trip	FCNC	1	14	5.00				
Fall Bird Count	FCNC	1	30					
Program Room Rental	FCNC	3	110					
Birthday Party	FCNC	1	30	5.00				
Sustainability Fair	FCNC	1	70					
Outreach: Children's Water Festival	FCNC	1	526					
Outreach: Cool Science Festival	FCNC	1	154					
Creek Week Cleanup	FCNC	1	33					
Homeschool Fridays: Awesome Arthropods	FCNC	1	25					
ARC Boys Night Out	FCNC	1	15	5.00				
Birds & You: Special Program for PPALS	FCNC	1	15	5.00				
Group Visit: Adult Care Group	FCNC	1	10					
Paint Mines Guided Hikes	PMIP	2	26	5.00				
Kids Night Out- Cosmic Quest	BCNC	1	14					
Bear Creek Dog Park Cleanup-Creek Week	BCRP	1	20					
Cornhole League	FEC	5	75					
BST Auto Races	FEC	2	3374					
Homesteading Group	FEC	1	20					
Fall Demo Derby	FEC	1	1100					
TOTALS		108	7516	4.98				

Visitor Contacts (does not include programs)	Bear Creek Nature Center	Fountain Creek Nature Center	Paint Mines Interpretive Park	Rainbow Falls Historic Site				
January	645	566	0	0				
February	837	620	0	350				
March	1541	1210	0	0				
April	1270	927	1704	0				
May	1634	1523	3467	748				
June	2316	1727	2033	2730				
July	2514	1842	2683	2621				
August	2290	1450	3773	3238				
September	1295	1317	2166	1056				
October								
November								
December								
Totals	14342	11182	15826	10743				

ADMINISTRATIVE SERVICES
MONTHLY REPORT

SEPTEMBER 2025

General Updates:

- ❖ Facility rentals have generated \$198,846, which exceeded our annual \$180,000 goal by 11%.
- ❖ The Parks Department hosted the annual City/County Park Advisory Board Luncheon, which is a great opportunity for City and County PAB members to meet their counterparts. Staff worked together on location set up which also included road grading, room set up, decorations and catering. It was a very successful event again. Thank you all!

Special Events:

1. For 26 years, the Colorado Springs Down Syndrome Walk has been a powerful celebration of inclusion and advocacy for people with Down syndrome. It has grown into one of the most recognized public awareness events in our community. The Bear Creek Regional East trail system hosted this special event again this year. Over 1,500 people attended the "Buddy Walk"



2025 Buddy Walk

2. The "2025 Marley Matchup" dog frisbee competition was held on the large Pine Meadows field at Fox Run Regional Park. 46 dogs were entered. Some were first-time participants who walked

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away with winning medals. Feedback that was shared with us included: "The weather was beautiful, the park was great, and the frisbees were flying!"

3. The 2025 NADGT Exclusive which is a National Amateur Disc Golf Tour Qualifier, was held at the Widefield Disc Golf Course with 72 disc golfers participating.
4. Fall Season has started for the Landsharks. The Landsharks Running Club is a non-profit organization developing young athletes through their positive, character-based programs, focusing on having fun, improving personal skills and promoting a healthy lifestyle. Nearly 400 kids participated in two 'races' on the outlines of the three fields at Bear Creek Regional Park.
5. 4 commercial photograph permits for commercial/engagement photography were issued for the Paint Mines Interpretive Park.
6. Several permits were issued to local businesses and organizations to include bounce houses and other inflatables at their events. 11 food truck permits were also issued this month.

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COMMUNITY OUTREACH
Monthly Report – September 2025

1. Creek Week Kick Off:

This month, staff took part in Creek Week Crew Leader Training. El Paso County Parks serves as the exclusive supply pick-up location for our Crew Leaders, and the Bear Creek maintenance shop also stores materials for the Fountain Creek Watershed District on a year-round basis. We sincerely thank our County Parks team for their dedication and support of this important initiative, which engages thousands of volunteers in litter cleanups, helping ensure that trash and debris from our parks, trails, and open spaces do not pollute our waterways.

2. Partners in the Park Program:

El Paso County Parks is dedicated to responsible stewardship of our regional parks, trails, open spaces, and nature centers, ensuring these treasured resources remain accessible, well-maintained, and welcoming for all. With community demand for outdoor recreation continuing to grow, partnerships play a vital role in helping us meet these needs.

Our Partners in the Park program provides a unique opportunity for organizations and individuals to make a lasting impact. For an annual contribution of \$5,000 over three consecutive years, partners receive recognition through custom signage, complimentary pavilion rentals, and a featured spotlight on our social media channels.

We are currently seeking partners to support the **Fountain Creek Regional Trail, Crews Gulch, Santa Fe Regional Trail, and Santa Fe Open Space**.

We are grateful for the generosity and commitment of our partners, whose contributions strengthen the future of El Paso County Parks and enrich the experiences of all who visit.



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MONTHLY REPORT: SEPTEMBER 2025

Programs & Special Events:

- Fountain Creek Nature Center hosted a **fantastic cleanup** for Fountain Creek Watershed District's Creek Week! About 30 volunteers came together to clean the Nature Trail and the Regional Trail from Duckwood through Willow Springs Ponds. A wonderful addition this year, Benton Technical Services worked hard with South Park Operations to clean the Crews Gulch Trail, an area in need of TLC for years. MANY shopping carts were carried off, and all together, likely 500lbs of trash were disposed of. With their hard work, the trails and waterways are more beautiful, safer, and healthier for people, wildlife, and plants.
- The **Kids Night Out** program brought 14 participants, ages 7–11, out for an evening of space-themed fun and learning. The kids explored physics concepts, built straw rockets, and looked through a telescope to see Saturn and its rings. They also went on a to-scale walk through the park representing our solar system, bringing the planets to life. For dinner, participants cooked crescent “moon” dogs, enjoyed fruit rockets, and finished with sweet Moon Pies for dessert. The evening combined hands-on learning with imaginative play, sparking curiosity about science and space.
- The **Bear Creek Dog Park Cleanup** took place on September 27 as part of the Fountain Creek Watershed District's Creek Week initiative, with approximately 20 participants helping. Volunteers contributed by from taking a few extra bags of waste to filling an entire 5-gallon bucket. Commissioner Wysong stopped by and personally filled one of the full buckets himself. Their efforts helped keep the park clean and enjoyable for all visitors and their dogs.
- El Paso County Nature Centers hosted their **Annual Happy Trails fundraiser with a “HOOT-enanny”** at Bear Creek Nature Center on September 12. Many attendees celebrated the theme with cowboy hats and boots, bolo ties, and feathers. Nothing honored the theme more than the live owls in attendance from Nature & Wildlife Discovery Center, including a Great horned owl that had fallen from its nest earlier this summer in Bear Creek Park, and released back to the wild during the event. Approximately 140 revelers were in attendance for this special moment as well as a delicious dinner by Buffalo Gals catering, drinks and desserts, live music by Roma Ransom, a nature-themed art sale, and engaging educational bird-themed stations led by young nature center Camper Ambassadors.
- Have you ever enjoyed crisp morning with a warm cup of coffee on your porch and listened to the birds? 20 beginner birds did just that on September 27th on the patio at Bear Creek Nature Center with their **Birds and Beans program**. With coffee provided by Black Bear Coffee and expertise provided by Mary Rudolph of Aiken Audubon, attendees began learning the basics of bird identification through size, calls, shape, and behaviors along with how to use their binoculars. Then, a short walk was taken to put their new knowledge to use. Birders, beans, and Bear Creek made for a wonderful morning!



Outreach Events and Other Items:

- Fountain Creek Nature Center staff are great at many things, teaching kids and talking about our watershed being two of them. So, of course we attended the **Children's Water Festival!** This event is a day-long experience designed to enrich 4th and 5th graders in Science, Technology, Engineering and Math (STEM) while meeting science academic standards and Common Core State Standards. Visiting classes rotated through six stations learning about a variety of water-related topics and conducting hands-on activities. Andy and Victoria taught the students about the tiny macroinvertebrates that depend on our local waters for their life cycle. Students discovered dragonfly nymphs, snails, daphnia, and more, learning to appreciate hidden diversity and its dependence on clean water.
- Fountain Creek Nature Center always attends the annual **Cool Science Festival at UCCS**, bringing our famous pond study so that over 500 kids and their families could discover our STEM specialty: aquatic macroinvertebrates. This year staff brought along metamorphosis matching cards to help the visitors discover the well-known bugs that start their life under water in secret. The Nature Center's newest education animal, Georges the Western Tiger Salamander, also attended, as her species depends on both healthy water for their life cycle and the bugs they eat. She was a hit!
- Interpretive guided hikes at **Paint Mines Interpretive Park** continued in September, with two hikes drawing a total of 26 participants. So far this season, the interpreters have guided approximately 678 visitors, knowingly or unknowingly climbing the fragile formations, safely off the formations and educated around 120 dog owners who mistakenly brought pets into the park, where dogs are not permitted. Their efforts both enhance visitor experiences and help protect park resources. The interpreters will conclude their season at the end of October, finishing a strong year of visitor engagement and education.
- Bear Creek Nature Center has benefited from the support of their Partner in the Park, Gold Hill Mesa, for over a decade. On September 20th, Gold Hill Mesa co-hosted a **Fall Harvest Festival at Gold Hill Mesa** in partnership with Bear Creek Nature Center. Gold hill Mesa provided live music, a beer and wine bar, children's activity zone including petting zoo, inflatable obstacle course, and pumpkin patch. Several food and craft vendors were on-site, and El Paso County Nature Centers hosted a booth with a children's craft, game and nature center information. Nature Center staff and volunteers staffed and managed all event activities. Approximately 200 people attended and enjoyed the days' activities.
- Our **nature center volunteers** have had a busy year! So far, volunteers have contributed 3000 hours of service, and 25 new volunteers have joined our ranks. In June, the volunteer coordinator hosted Flora Fauna Fridays at each nature center. Volunteers walked the trails and observed local plants and wildlife while socializing and learning from fellow volunteers. In July, volunteers participated in a Wildflower Walk at Fox Run Regional Park to explore the ponderosa pine forest and photograph blooming native flowers.
- September was a busy and exciting month at the **El Paso County Fair & Events Center**! Our Fall Demo Derby drew over 1,100 visitors, thrilling the crowd with the crash, crunch, and chaos of the demolition action. We hosted Calhan High School's Wellness Day, organized by FFA and FCCLA, providing K-12 students with engaging lessons on health, wellness, and decision-making. Youth and animal enthusiasts were in action with the 4-H State Dog Agility Clinic and a Model Horse Show, while our venue also accommodated several private rentals. To round out the month, we held two Auto Races, keeping the energy high and the community engaged. September was a dynamic mix of education, entertainment, and celebration!





Special Events and Program Calendar
October 8 - November 12, 2025

Date	Day of Week	Program	Location	Target Audience	Notes*
October 9	Thursday	2s & 3s Outdoors: Busy Bugs	Fountain Creek Nature Center	Children ages 2-3 with an adult	2-3:15pm, \$3/person
October 10	Thursday	2s & 3s Outdoors: Busy Bugs	Fountain Creek Nature Center	Children ages 2-3 with an adult	9-10:15am, \$3/person
October 11	Saturday	Kid's Morning Nature Journaling Quest	Bear Creek Nature Center	Ages 7-11	9am-12pm, \$5/person
October 11	Saturday	Paint Mines Guided Hike	Paint Mines Interpretive Park	All Ages	9:30-11:30am, \$5/person
October 11	Saturday	Sitcom Trivia & Musical Bingo	Fair & Events Center	All Ages	4-8pm, Free
October 13	Monday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person
October 15	Wednesday	Nature Explorers - Migratory Story	Bear Creek Nature Center	Children ages 4-5 with an adult	9-10:30am or 1-2:30 pm, \$3/person
October 17	Friday	Homeschool Fridays: Discover Wetlands	Fountain Creek Nature Center	Children grades 3-6 with an adult	2-4pm, \$4/person
October 18	Saturday	Paint Mines Guided Hike	Paint Mines Interpretive Park	All Ages	9:30-11:30am, \$5/person
October 18	Saturday	Boo! At Bear Creek	Bear Creek Nature Center	Ages 4+ and Ages 6+	3-5pm, 6-8pm, \$10/person
October 18	Saturday	Auto Races	Fair & Events Center	All Ages	5-10 pm, www.bstpromotions.com
October 19	Sunday	Fall Festival Carnival	Fair & Events Center	All Ages	4-9pm, Free
October 20	Monday	Homesteading Group	Fair & Events Center	All Ages	1-3pm, Free
October 20	Monday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person
October 22	Wednesday	Little Wonders - Amazing Acorns	Bear Creek Nature Center	Children ages 2-3 with an adult	9-10:15am or 1-2:15 pm, \$3/person
October 23	Thursday	Nature's Classroom Homeschool Field Trip- Colorado Wildlife Detectives / Discover Bear Creek	Bear Creek Nature Center	Ages 5-11	1-3pm, \$4 per person
October 24	Friday	Birdability Program	Fountain Creek Nature Center	All, intended for those with ability limitations	9-11am, Free, www.eventcreate.com/e/cos-birdability-week
October 24	Friday	Youth Mental Health First Aid Training	Fountain Creek Nature Center	Adults	9am-4pm, Free
October 25	Saturday	Bird Banding	Bear Creek Nature Center	Recommended ages 8+	7-10am, \$5/person
October 25	Saturday	Pumpkin Carving Party	Fountain Creek Nature Center	All!	9am-1pm, \$5/pumpkin
October 25	Saturday	Jack-o-Lantern Trail	Fountain Creek Nature Center	All!	5:30-7:30pm, \$5/person
October 27	Monday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person
November 3	Monday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person
November 5	Wednesday	Beave Moon Hike	Fountain Creek Nature Center	Ages 6+	5-7pm, \$5/person
November 6	Thursday	Nature Adventures: Fall Leaves	Fountain Creek Nature Center	Children ages 3-6 with an adult	2-3:30pm, \$3 per person
November 7	Friday	Nature Adventures: Fall Leaves	Fountain Creek Nature Center	Children ages 3-6 with an adult	9-10:30am, \$3/ person
November 7	Friday	Bunco	Fountain Creek Nature Center	ages 13+	5-8pm, \$10/Person
November 8	Saturday	Bear Run	Bear Creek Regional Park	All Ages & Dogs	10am-12pm, \$65/adult, \$50/child
November 12	Wednesday	Little Wonders - Curious about Colors	Bear Creek Nature Center	Children ages 2-3 with an adult	9-10:15am or 1-2:15 pm, \$3/person

* Nature Center Members may receive an additional discount



COLORADO

PARKS DEPARTMENT

PARK PLANNING & OPERATIONS DIVISIONS

MONTHLY REPORT: SEPTEMBER 2025

PARK PLANNING DIVISION

Crews Gulch Regional Trail Paving Project – 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. 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 2022 Community Development Block Grant (CDBG) to complete this project, and the newly paved trail section was completed and opened to the public in late July 2023. EPC Parks was awarded a 2024 \$195,000 Community Development Block Grant to complete the second phase of the paving project in 2025. Elite Surface Infrastructure has completed constructing the 8' concrete trail, ADA accessible pedestrian ramps, curb, gutter, and bench access. The project was completed in late August 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 was completed in late April 2025 with the final installation of the guardrails and benches. CDBG project closeout has been completed and the contract has been closed. This project is complete.

Fountain Creek Regional Park Paving and Sidewalks – Several parking lots and sidewalks within the Duckwood active-use area are showing signs of disrepair. This project includes various paving, patching, concrete curb and gutter, and ADA improvements. Parks staff met on-site with the Facilities ADA team in March and will develop a scope of work. A professional engineering firm will be contracted to assess the sidewalks and make recommendations to ensure ADA compliance from the dog park, Duckwood pond, and pavilion area. This work is anticipated to be completed in fall 2025 with construction planned in 2026.

Fox Run Nature Center – TDG Architecture was selected to provide professional architecture, site design, and engineering for the Fox Run Nature Center in June 2022. Regular design meetings and public engagement have continued to inform the design of the nature center. Key design milestones include Conceptual design completed in 2022; design development completed in 2023; and final design, regulatory and permitting will be achieved by end of 2024. Due to the economic challenges of

the past year, including rising material costs, supply chain issues, and the increasing financial demands on our nonprofit community, this project is on pause.

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 with substantial completion achieved in December. IS West completed punch list items in April 2025. OWTS inspection and testing was completed in May, and the restrooms were opened to the public. A second OWTI inspection was completed in September.

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 contracted with Matrix Design to develop design and construction documents. Final drawings and specifications were received in May. The RFP for construction was advertised in July and responses received in August 2025. Project award is in final stages and scheduled for Board of County Commissioner approval October 7.

Hanson Trailhead (FEMA) – FEMA awarded El Paso County funds to complete the design and engineering for repairs at Hanson Trailhead. A scope of work was developed and advertised in December 2024. Four proposals were received in January with a contract awarded to Olsson in April for \$796,165. The design project started in May and will take approximately 18 months.

Homestead Ranch Regional Park Trails and Drainage – The Homestead Ranch Regional Park Master Plan identified the need to improve the condition of trails and site drainage. This is the second phase of planned trails and drainage improvements. The project includes grading, minor trail realignments, drainage improvements, and other stormwater improvements within the park. Timberline Trailcraft was contracted for the trail improvements and construction was completed late September 2025.

June 2023 Flood Repairs (FEMA) – El Paso County received FEMA funds to complete repairs at several locations across the regional park system. This includes the Woodlake Trail, Falcon Regional Park, and Fountain Creek Regional Trail. An IFB to complete trail resurfacing of the Woodlake Trail was issued in March. Integrated Wall Solutions was selected and completed the project in August at a cost of \$140,001.

Paint Mines Interpretive Park Fencing Project – Following recommendations from the 2024 Paint Mines Interpretive Park Master Plan, approximately 2,800 feet of new 2-rail post and dowel fencing will be installed at the approaches to the main formation area, while another 2,065 feet of existing 3-rail post and dowel fencing will be modified to 2-rail. Contract Equipment Operators (CEO) was awarded the contract, and the fencing project was completed in late August 2025.

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 Trail Construction Project – The 2024 Capital Improvement Program 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, as well as to an overlook on the open space's southern boundary. Trail corridor forestry work has been completed, and Rocky Mountain Field Institute (RMFI) has been chosen to complete the trail work, which will also include the construction of crib steps and a puncheon/boardwalk. RMFI completed the project in June 2025 and two park benches were installed in July 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 third grant was awarded to the County in 2022. 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, regulatory approvals, and coordination with several agencies are ongoing. The final design package was completed in early 2025. Procurement is planned in Fall 2025 with construction to be completed by Winter 2026.

Development Permit Application Reviews – Staff reviewed one development applications for endorsement at the October 2025 meeting and provided over 12 internal administrative comments applications during September 2025.

Asset Management – El Paso County, in support of the County-wide strategic plan objectives, has launched on an asset management plan. As part of the effort, El Paso County Parks will be working with the Department of Public Works to hire an asset specialist, and to hire a consultant to perform a comprehensive inventory and condition assessment of the entire regional park system. Onboarding of the Asset Specialist is ongoing. The RFP for the inventory and condition assessment is being finalized and will be asterisked in Fall 2025 with work anticipated to continue through 2026.

Fountain Creek Watershed, Flood Control, and Greenway District – Staff continue 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. A portion of the Fountain Creek Regional Trail was realigned as part of a bank stabilization and creek alignment project at Southmoor Drive north of Camping World.

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, asset management, 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.

Grants – County Parks revised a \$1.25M Colorado Parks and Wildlife grant for the Fox Run Nature Center. Great Outdoors Colorado informed the County that the \$1.5M request for the nature center would not be considered in this current grant cycle.

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 September. Native and irrigated turf mowing operations, fall aeration of irrigated turf, herbicide applications, tree pruning, landscape bed maintenance, playground inspections, box blading trails and parking lots, daily illegal camping checks, and training / event preparations were priorities during the reporting period.

Bear Creek Nature Center hosted the annual “Happy Trails” fundraising event. As this is the largest fundraising event of the year for the Recreation and Cultural Services Division, a considerable amount of assistance from the Central team was required. Extra attention to the grounds, relocation of large interior exhibits, and retrieving and returning borrowed plants from Harding’s Nursery were a few of the tasks completed by our team.

Bear Creek Maintenance Shop was the host site of two skid-steer training courses. All Park Maintenance Technician I and II employees received their certifications for skid-steer operation.

Rainbow Falls Historic Site will be closing for the season effective COB on 9/28/2025. Park staff will continue to monitor the site on a weekly basis to check for trash and graffiti and will work with Recreation and Cultural Services staff to de-construct and store the newly acquired large pole tent. Multiple areas of graffiti have been reported at the site and Master Blaster has been contracted to carry out the removal on 9/29/2025.

The Fountain Creek Watershed District was onsite at the Bear Creek Maintenance Shop to hand out supplies for the annual Creek Week cleanup. Three supply pickup days were arranged for volunteers and crew leaders to gather supplies for their cleanup sites.

The Downtown team’s priorities during the reporting period included irrigated and native turf mowing operations, aeration of irrigated turf, bed maintenance, tree pruning, non-selective herbicide applications, and project tasks.

The Metro Jail north entrance landscape bed renovation was completed by the Downtown team. MowCo LLC was contracted to remove all existing plant material and six inches of soil and amend in four inches of new class A topsoil. Downtown staff pruned trees, added boulders, installed new drip irrigation and plants, and completed the project by adding ten tons of decorative rock mulch to the

landscape bed. Downtown staff also completed renovations to a landscape bed at the Centennial Hall entrance. All wood mulch was removed and replaced with decorative rock mulch.

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 Fairgrounds team completed two projects this month in addition to normal event support. We replaced the old and rotten landscape ties with new ones along the hill leading to the Whittemore building. We needed to complete minor grading in this area to keep the storm water from flooding the back rollup door of Swink Hall. The team also added new safety surfacing in the fairground's playground area to ensure we have the correct depths for proper impact attenuation. This not only improved the safety of the area but also the aesthetics.

The east team also focused on finishing the auto racing season and immediately shifted to prepping the grounds for the Fall Demo Derby. Staff cleaned and prepped the grounds and worked with Recreation team to cover all the needs for the derby. Park Operations will have 5 staff members supporting the derby. Hopefully we have a good turnout and a fun event for the community.

The Parks team is keeping up with our seasonal mowing operations and were able to tackle a few other tasks as the growing season slows. The team completed aeration and fertilization operations on all active use areas to relieve soil compaction and to provide essential fall nutrients.

The Parks team continued addressing projects from our summer task list. They were able to complete deep cleaning the restroom facility at Homestead Ranch Regional Park and painted the curb and ADA accessible parking signpost. Since the original installation of the ADA parking spaces, we have noticed the safety yellow paint was beginning to chip off the poles and the curb by the ramp. We have now addressed this issue.

Both trail resurfacing projects in the district are now complete. The project at Homestead Ranch was completed by the contractor and staff met with their representative to complete the final walkthrough. Work along the Palmer Divide Trail at Woodlake was completed near the beginning of the reporting period. Both projects will be beneficial for our park users and improve function of the trails while assisting us in mitigating future maintenance challenges.

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 has completed fall aeration on the irrigated active use areas. Additional irrigation repairs have been performed to provide efficient coverage. Several heads have

been replaced as well as two mainline repairs. There were also several storm events that initiated road, trail, and drainage repairs.

All herbicide applications have been completed for the season. Rocky Mountain Weed Management performed most of the applications. Additional touch-up backpack sprayer applications were also completed by north district staff. Native mowing and trimming were completed at Pineries Open Space, Baptist Road Trailhead, Highway 105 trailhead, Black Forest Regional Park and Fox Run Regional Park. Trail apron mowing along New Sante Fe Regional Trail has started and will be finished in the next few days.

The team also repaired a trail drainage issue near Hwy 105 trailhead parking lot. New trail material was added, the slope was adjusted, and the issue has been addressed. The steep section will likely need a drainage catch basin added to repair the problem permanently.

The lake edges and amphitheater area at Fox Run Regional Park have been mowed and trimmed in preparation for the fall season. The renovation project of the lakes, trails, lakeside irrigation, and gazebo is in the process of being awarded. We are looking forward to upgrading one of the focal points at Fox Run Regional Park!

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, 5S cleaning practices, general parks cleaning, irrigation repairs, and landscape maintenance. Native mowing & turf mowing operations are in full swing and will continue throughout the fall.

Staff spent a significant amount of time working on irrigation repairs. There were several irrigation heads that were not working correctly, as well as valve issues throughout the park properties. We also worked on changing out nozzles on irrigation heads to ensure more consistent coverage. This will lead to more efficient watering across turf areas. A large amount of time has been spent at Widefield Community Park this month making adjustment to irrigation heads, replacing heads, adjusting run times, and flushing valves. Crews have continued to monitor and adjust irrigation as needed due to the large amount of rainfall.

The team also spent time making improvements to John Ceresa Park. Efforts include rehabilitation of trail sections, ballfield work, and tree trimming. The baseball field was graded using a new drag designed specifically for infield surface material.

The team accomplished multiple projects focused on Fountain Creek regional trail improvements. Efforts include general trail maintenance, trail clearing, trail rebuilding, trail reinforcement, and tree clearing. Crews worked hard to trim trees throughout the trail corridor to improve visibility and to provide clear passage. The crew also began tackling areas on the north end of the trail system that have experienced erosion due to above average rainfall. Drainage improvements were implemented where necessary. This work will continue as time, manpower, and equipment allows.

Staff completed much-needed turf maintenance in the active use areas of Fountain Creek Regional Park. Due to rain and heavy usage, the fields had become compacted. The crew spent time aerating athletic fields in multiple directions to loosen the compacted soil. Irrigation times were adjusted, and the area was overseeded.