

EL PASO

COMMISSIONERS:
DARRYL GLENN (PRESIDENT)
MARK WALLER (PRESIDENT PRO TEMPORE)



COUNTY

STAN VANDERWERF
LONGINOS GONZALEZ
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

March 13, 2018

GTL Development, Inc.
PO Box 80036
San Diego CA 92138

Tech Contractors
12311 Rex Road
Falcon CO 80831

RE: Pre-Development Site Grading Permit – Winding Walk at Meridian Ranch -
(EGP-17-001)

This is to inform you that the above-reference request for approval of a pre-development site grading permit was heard and approved by the El Paso County Board of County Commissioners on March 13, 2018, for an area within Meridian Ranch known as Windingwalk under the provisions of Section 6.2.6 of the Land Development Code, with a waiver of the requirement under Section 6.2.6.B.1 that such a request accompany the Preliminary Plan for the project.

The request for the Pre-Development Site Grading Permit will allow the owner to commence with grading operations in the area while the Preliminary Plan and Final Plat are being processed. The owner understands the approval of the Pre-Development Site Grading and ESQCP does not assure that any future permit or land use application will be approved, either administratively or by the BOCC, for the property to which this permit applies, including but not limited to applications for rezoning, preliminary plan, final plat, or site development plans. Furthermore, any work done pursuant to the permit is done at the property owner's risk and may need to be altered, relocated, reconfigured or removed if so required pursuant to future permit or land use approvals. (Parcel Nos. 4200000411, 4200000412, 4200000413, 4200000415, 4230400001, and 4232212001)

*copy
mailed
3/13/18*

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

www.ELPASOCO.com

This approval is subject to the following:

CONDITIONS OF APPROVAL

1. Grading and erosion control collateral shall be posted prior to issuance of the construction permit.
2. Grading activities shall not occur until the applicant has secured all applicable federal, state, and county permits.
3. The MDDP Memo shall be amended to provide clarification, as required by the County Engineer, prior to the issuance of the construction permit.

Should you have any questions, or if I can be of further assistance, please contact me at 719-520-6300.

Sincerely,

A handwritten signature in black ink, appearing to be 'Nina', written over the word 'Sincerely,'.

Nina Ruiz, Project Manager/Planner II

File No. EGP-17-001