

EL PASO

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COUNTY

STAN VANDERWERF
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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

July 17, 2018

PRI 2 LLC
6385 Corporate Drive, Suite 200
Colorado Springs, CO 80919

COPY
nailed
7/19/18

NES Inc.
619 N Cascade Ave, Suite 200
Colorado Springs, CO 80903

RE: Flying Horse North – Preliminary Plan – (SP-17-012)

This is to inform you that the above-reference request for approval of a preliminary plan was heard by the El Paso County Planning Commission on July 17, 2018, at which time a recommendation for approval was made to approve a final plat to create 283 single-family residential lots and 324.1 acres of open space comprised of a golf course, park and other open space uses. The recommendation for approval includes a recommendation for conditional finding of water sufficiency for water quantity and dependability. The 1,418.5 acre parcel is located west of Highway 83, south of Hodgen Road, and east of Black Forest Road. (Parcel Nos. 51000-00-334, 61000-00-075, 61000-00-526, and 61000-00-527)

This recommendation for approval is subject to the following:

CONDITIONS

1. Applicable traffic, drainage and bridge fees shall be paid with each final plat.
2. Applicable school and park fees shall be paid with each final plat.
3. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.

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



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

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4. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the Countywide Transportation Improvement Fee Resolution (Resolution 12-382), as amended, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
5. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.
6. The applicant shall revise the augmentation plan as required by the County Attorney within two (2) years of the date of approval of the preliminary plan.
7. The use of the open space shall be restricted by recording a use restriction covenant that shall be referenced by a plat note on all final plat filings which include open space.
8. The applicant shall enter into an agreement with El Paso County following the approval of the preliminary plan to ensure the water lease is paid in perpetuity until such time as the water rights are purchased and shall provide the associated financial assurance. This agreement shall be referenced on all future final plat filings for Flying Horse North.
9. If the water pumps located within the jurisdictional dam are removed, the HOA shall install an emergency drawdown pipe.
10. All remaining technical issues shall be resolved prior to the BoCC hearing date.

NOTATIONS

1. Approval of the Preliminary Plan will expire after twelve (12) months unless a final plat has been approved and recorded or a time extension has been granted.
2. Preliminary Plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

WAIVERS

1. A waiver is being requested from Section 8.4.7.B.3.c.(i) of the Land Development Code requiring all water supplying the proposed subdivision to be owned by the applicant, or that they have the right to obtain the water rights. A portion of the water supply for the proposed subdivision is not owned by the applicant but is instead leased by the applicant from the State Board of Land Commissioners.

Justification for this requested waiver has been included in the applicant's letter of intent (attached) and associated water supply documents.

2. A waiver is being requested from Section 6.2.2, Table 6-1, Roadway Landscaping Requirement by Roadway Classification, of the Land Development Code. Table 6-1 would require a 20 foot landscape area with one tree per 25 feet. The waiver applies to plantings along Stagecoach Road, Black Forest Road, and Hodgen Road due to there being no way to water the trees until homes are constructed.


The applicant has provided the following justification:

" These three street frontages are in a Prairie environment where native grasses are the predominant vegetation. The applicant has planted trees along Stagecoach Road within the prairie. Homeowners will plant additional trees as they develop their lots per covenants and landscape design guidelines. Since there will be no way to irrigate plantings until homes are occupied applicant does not propose plantings for which no water will be available."

The Planning Commission is advisory to the Board of County Commissioners.

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

Sincerely,



Nina Ruiz, Project Manager/Planner II

File No. SP-17-012