

EL PASO

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COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 4, 2018

PRI 2 LLC

6385 Corporate Drive, Suite 200
Colorado Springs, CO 80919

NES Inc.

619 N Cascade Ave, Suite 200
Colorado Springs, CO 80903

*Copy
mailed
9/6/18*

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 Board of County Commissioners on Tuesday, September 4, 2018, preliminary plan 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 El Paso County Board of County Commissioners also made a conditional finding of sufficiency for water quantity and dependability. The four (4) parcels, totaling 1,418.5 acres, are zoned PUD (Planned Unit Development) and are located west of Highway 83, south of Hodgen Road, and east of Black Forest Road and are within Sections 31, 34, 35, and 36 Township 11, Ranges 66 and 65. The El Paso County Board of County Commissioners has also approved entered into the Escrow Agreement/Groundwater Production Lease. The parcels are included with the Black Forest Preservation Plan (1987) area.

This 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

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Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.

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. Specifically, but without limitation, the following conditions shall be adhered to:
 - a. Applicant shall obtain the Water Court's approval of its pending plan for augmentation to be able to use not nontributary groundwater from the State Board of Land Commissioners Decree within two years of recording the first final plat for the subdivision.
 - b. Applicant shall provide written evidence to both Planning and Community Development Department and the County Attorney's Office prior to recording the first final plat for the subdivision that the SEO is satisfied that its additional requirements have been met.
6. 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.
7. If the water pumps located within the jurisdictional dam are removed, or are otherwise rendered inoperable, the HOA shall install an emergency drawdown pipe. The construction plans for the emergency drawdown pipe and all necessary associated improvements shall be reviewed for conformance with the Engineering Criteria Manual and approved by the County Engineer prior to construction and/or installation. The emergency drawdown pipe shall be installed within 60 days from the date of removal of the pump or the pump being rendered inoperable.
8. All remaining technical issues shall be resolved and all engineering documents shall be approved by the County Engineer prior to the plat recordation.

9. Any future revisions to the landscaping plan may be reviewed and approved administratively by the PCD Director.

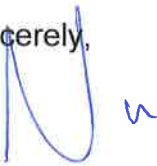
NOTATION

1. Approval of the Preliminary Plan will expire after twenty-four (24) months unless a final plat has been approved and recorded or a time extension has been granted.

This represents the Planning and Community Development Department's understanding of the action taken by 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