

EL PASO COUNTY



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

STAN VANDERWERF
LONGINOS GONZALEZ
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

December 18, 2018

Richard and Amy Yarbrough
18385 White Fawn Drive
Monument, CO 80132

RE: Yarbrough Minor Subdivision – (MS-18-001)

This is to inform you that the above-reference request for approval of Minor Subdivision for Yarbrough was heard and a recommendation for approval was made by the El Paso County Planning Commission on December 18, 2018, at which time a recommendation for approval was made to approve a one (1) lot minor subdivision to legalize an existing parcel that was illegally created. The 1.72 acre parcel is zoned RR-0.5 (Residential Rural) and is located southwest of Highway 105 approximately 1.5 miles west of Interstate 25 at the terminus of Rock Brook Road, and is within Section 9, Township 11 South, Range 67 West, of the 6th P.M. The property is located within the Tri-Lakes Comprehensive Plan (1999). (Parcel No. 71090-00-053)

This recommendation for approval is subject to the following:

*COPY
mailed
12/19/18*

CONDITIONS

1. All Deed of Trust holders shall ratify the plat. The applicant shall provide a current title commitment at the time of submittal of the Mylar for recording.
2. Colorado statute requires that at the time of the approval of platting, the subdivider provides the certification of the County Treasurer's Office that all ad valorem taxes applicable to such subdivided land, or years prior to that year in which approval is granted, have been paid. Therefore, this plat is approved by the Board of County Commissioners on the condition that the subdivider or developer must provide to the Planning and Community Development Department, at the time of recording the plat, a certification from the County Treasurer's Office that all prior years' taxes have been paid in full.
3. The subdivider or developer must pay, for each parcel of property, the fee for tax certification in effect at the time of recording the plat.

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



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

4. The Applicant shall submit the Mylar to Enumerations for addressing.
5. 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.
6. Driveway permits will be required for each access to an El Paso County owned and maintained roadway. Driveway permits are obtained from the El Paso County Planning and Community Development Department.
7. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 16-454), or any amendments thereto, 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.
8. Park fees in lieu of land dedication for regional parks (Area 1) in the amount of \$430 shall be paid at time of plat recordation.
9. Fees in lieu of school land dedication in the amount of \$169.00 shall be paid to El Paso County for the benefit of Lewis Palmer School District No. 38 at time of plat recording.

NOTATION

1. Final plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.

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,

A handwritten signature in blue ink, appearing to read 'Gabe Sevigny', written in a cursive style.

Gabe Sevigny, Planner II

File No. MS-18-001