

EL PASO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

July 17, 2018

Forest Lakes Residential Development, LLC
111 Main Street, Suite 1600
Kansas City, MO 64105

N.E.S.
619 North Cascade Avenue, Suite 200
Colorado Springs, CO

*COPY
mailed
7/18/18*

RE: Forest Lakes Filing No. 4 – Final Plat – (SF-18-008)

This is to inform you that the above-reference request for approval of final plat was heard and approved 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 42 single-family residential lots; four (4) tracts totaling 2.219 acres to be utilized for open space, landscaping, utility, public improvements, and drainage; and 2.325 acres of right-of-way. The 11.56 acre parcel is zoned PUD (Planned Unit Development) and is located south of Forest Lake Drive, west of Lakes Edge Drive, and is within Section 27, Township 11 South, Range 67 West of the 6th Principal Meridian. The parcel is within the boundaries of the Tri-Lakes Comprehensive Plan (2000) planning area. (Parcel No. 71274-03-017)

This recommendation for approval is subject to the following:

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 provide 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

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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.
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. Collateral sufficient to ensure that the public improvements as listed in the approved financial assurance estimate shall be provided when the final plat is recorded.
8. 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.
9. Park fees in lieu of land dedication for urban park (Area 1) fees shall be paid at the time of plat recordation. A park lands agreement is an acceptable alternative to urban park fees if executed prior to recording of this final plat and subject to provision of urban park amenities, specifically Waterfront Park.
10. Drainage fees in the amount of \$50,387.18 for the Beaver Creek (FOMO4600) drainage basin shall be paid to El Paso County at the time of plat recordation.

11. The final plat will may not be recorded until the LOMR is approved by FEMA and documentation is provided to the Planning and Community Development Department.

NOTATIONS

1. Final plats not recorded within 12 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.
2. The property within this final plat filing will be included in Public Improvement District No. 3 to satisfy the El Paso County Road Impact Fee program requirements.
3. Approval of LOMR Case No. 18-08-0914P is pending with FEMA; therefore, the applicant will not be scheduled for BoCC hearing until receipt of the approved LOMR. Per the Floodplain Administrator, no building permits will be issued prior to the effective date for LOMR, case no. 18-08-0914P.

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,



Kari Parsons, Project Manager/Planner II

File No. SF-18-017