

EL PASO

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COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

November 20, 2018

Space Village Retail LLC
90 S Cascade Avenue, Ste. 1500
Colorado Springs, CO 80903

Olsson Associates
ATTN: Josh Erramouspe
1880 Fall River Drive Suite 200
Loveland, CO 80538

RE: Space Village Filing No. 3 – Final Plat - (SF-18-016)

This is to inform you that the above-reference request for approval of a final plat for Space Village Filing No. 3 subdivision was heard by EL Paso County Planning Commission on November 20, 2018, at which time a recommendation for approval was made to authorize the final plat of three (3) parcels, totaling 4.13 acres, are zoned C-1 (Commercial) zoning district and are located on the southeast corner of Space Village Avenue and Peterson Road intersection within section 17, Township 14 South, Range 65 West of the 6th P.M. The parcels are not located within a small area plan, but are located within the Peterson Gateway and Cherokee Metropolitan Districts. (Parcel No.54170-00-022)

This recommendation for approval is subject to the following:

*COPY
mailed
11/21/18*

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,

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



COLORADO SPRINGS, CO 80910-3127
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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. No building permits shall be issued for any individual lot within the subdivision unless and until the required public improvements triggered by the development of that lot have been constructed and completed in accordance with the approved construction plans, preliminary acceptance of said public improvements has been received from El Paso County, and defect warranty collateral has been posted with the County. In the alternative, the owner of a particular lot may enter into a development agreement, in association with the required Site Development Plan, with El Paso County which will allow for the issuance of a building permit upon the provision of public improvement construction collateral.
8. 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.
9. 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.

10. Drainage fees in the amount of \$69,646.05 and bridge fees in the amount of \$20,441.44 for the Sand Creek drainage basin (FOFO4000) shall be paid to El Paso County at the time of plat recordation.

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,



Gave Sevingy, Planner II

File No. SF-18-016