

EL PASO  **COUNTY**
COLORADO

COMMISSIONERS:
MARK WALLER (CHAIR)
LONGINOS GONZALEZ, JR. (VICE-CHAIR)

HOLLY WILLIAMS
STAN VANDERWERF
CAMI BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

May 7, 2019

RE: Meadowbrook Crossing Filings 1 and 2 Administrative Relief (57 lots, see exhibit)

Richmond American Homes
4350 S. Monaco Street
Denver, CO 80237

File: ADR-18-008

Parcel Nos.: 54083-01-001 to 54083-01-022, 5408301015 to 54083-03-033, and
5408301039 to 5408301054

*copies
mailed
5/9/19
JTB*

This letter is to inform you that the request for administrative relief of up to 20 percent of the front and rear-yard setback requirement for single-family dwellings, and specific lot coverage relief within the RS-5,000 (Residential Suburban) zoning district has been administratively approved on May 6, 2019.

It is the determination and finding of the Planning and Community Development Department (PCD) Director that the application meets the review criteria for Administrative Relief included in Section 5.5.1 of the El Paso County Land Development Code (2019). Current and future use on the property shall continue to be governed by Table 5-1, Principal Uses, of the Land Development Code. Approval of the requested administrative relief is subject to the following:

CONDITIONS AND NOTATIONS OF APPROVAL

CONDITIONS

1. Approval is based on the lot configuration as depicted in the approved residential site plan on file for the construction of the dwelling. Future development of the site shall be in accordance with the provisions of the Land Development Code, to include compliance with all dimensional standards. Any future request to amend or otherwise replat either of the filings may, at the discretion of the PCD Director, render this administrative relief invalid as it would apply to any undeveloped lots.
2. A residential site plan shall only be approved on a lot-by-lot basis if the site plan demonstrates compliance with the following:

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



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

WWW.ELPASOCO.COM

- a. No more than three (3) lots adjacent to each other and addressed on the same street may receive administrative relief from the front yard setback. No less than two (2) lots adjacent to each other and addressed on the same street shall comply with the front yard setback (for example: lots 3, 4, and 5 of Filing 2 may encroach into the front yard setback but lots 1, 2, 6, and 7 of Filing 2 must meet the front yard setback requirement).
- b. The lot coverage standards for single story dwellings shall be as follows:
 - i. When the front yard setback requirement of 25 feet is being met, the maximum lot coverage shall be 55 percent.
 - ii. When the front yard setback requirement of 25 feet is not being met, the maximum lot coverage shall be 50 percent.
- c. The lot coverage standards for two story dwellings shall be as follows:
 - i. When the front yard setback requirement of 25 feet is being met, the maximum lot coverage shall be 50 percent.
 - ii. When the front yard setback requirement of 25 feet is not being met, the maximum lot coverage shall be 45 percent.
- d. The rear yard setback shall be a minimum of 20 feet for all lots included within this administrative relief.

NOTATION

- 1. Administrative relief, as conditioned above, is valid on a lot-by-lot basis only if a site plan has been approved and construction has been initiated for a dwelling within twenty four (24) months of the date of this approval, unless otherwise administratively extended by the PCD Director.

It is the determination of the PCD Director that the criteria for administrative relief can be met and that the requested relief is hereby granted.



May 8, 2019

El Paso County Planning & Community Development Director

Date

NOTES: 14112

[illegible][illegible][illegible]

14. Woodcock Development and Assessment ("Assessment") used to the

[illegible]

on 12-16-62) or any other recording and/or the contents of the property.

[illegible]

21 The property is within the
construction of Marshall's

24. The Meadowbrook Cemetery

[illegible]

PLANNING AND COM
Approval is granted for the project
C. J.

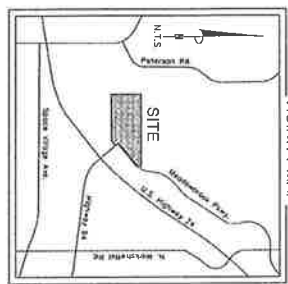
BOARD OF COUNTY

on 19 Sept 1961

OWNER: Myxatom

Colorado Springs, CO 80933

VICINITY MAP



The undersigned, James A. B., C., D., E., F., & I are hereby accoed for ornorship and maintenance by Neesombrcom Crossing Metro District.

Dr. A. L. Smith

The above and aforementioned work

WITNESS my hand and seal: *Elizabeth*

NOTARY PUBLIC
STATE OF COLORADO
NOTARY NO. 100001114
MY COMMISSION EXPIRES 06/15/2016

[illegible]

1. Tracts are not eligible for building permits. LDC Section 6.4.3.0.1

Final listed gross earnings	Tax at 14.66% of net	Net earnings after deductions	Net earnings used to be deducted for public streets
\$2,585	75	\$2,410	\$246

* Selected work at Volkswagen Group (VW) in North America

516 *Journal of Management*

OWNER:

Medioburn Pharmaceutical LLC
90 S. Cascade Ave. Suite 1500
Colorado Springs, CO 80903

14112

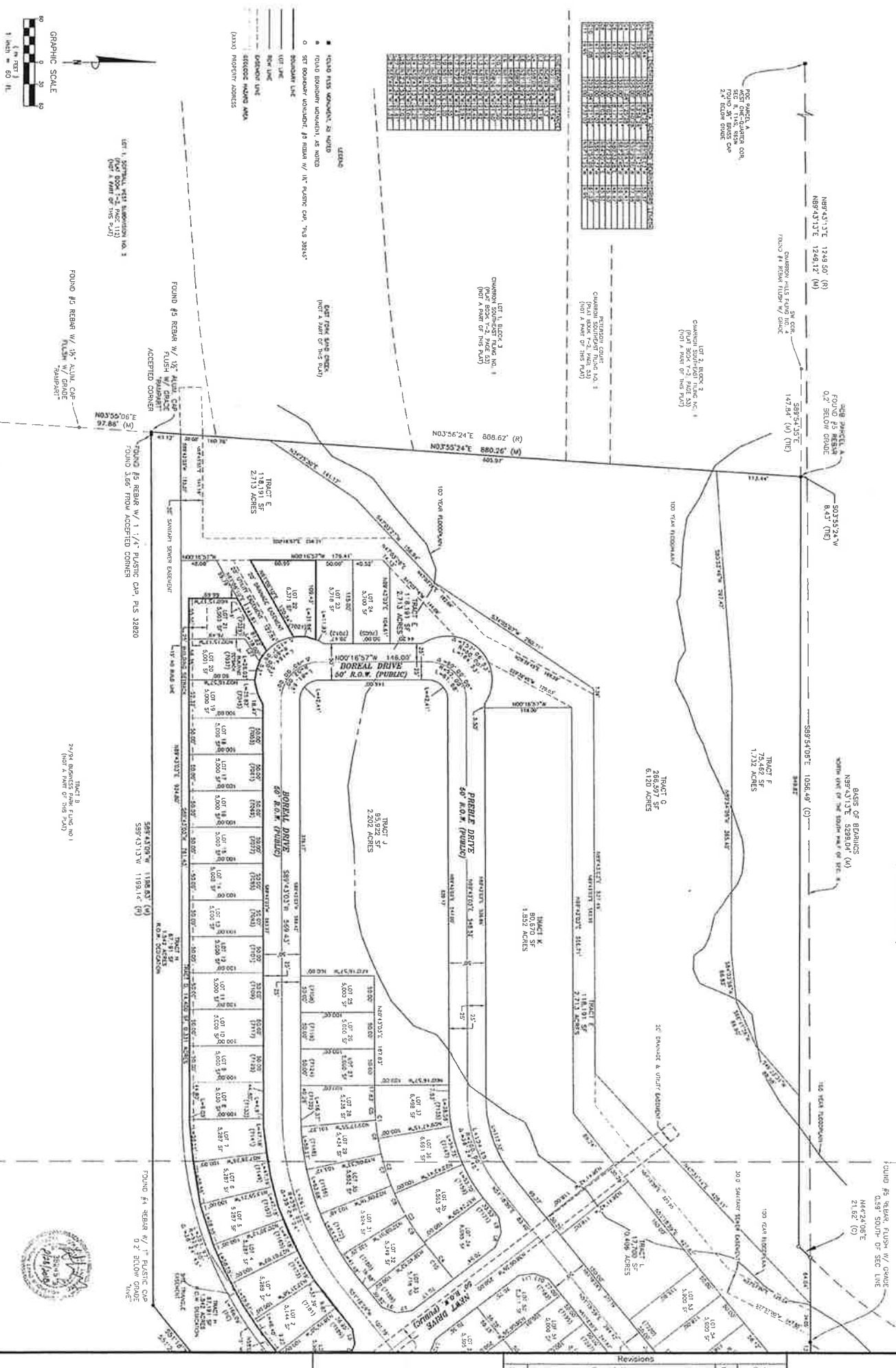
Revision
Discussion

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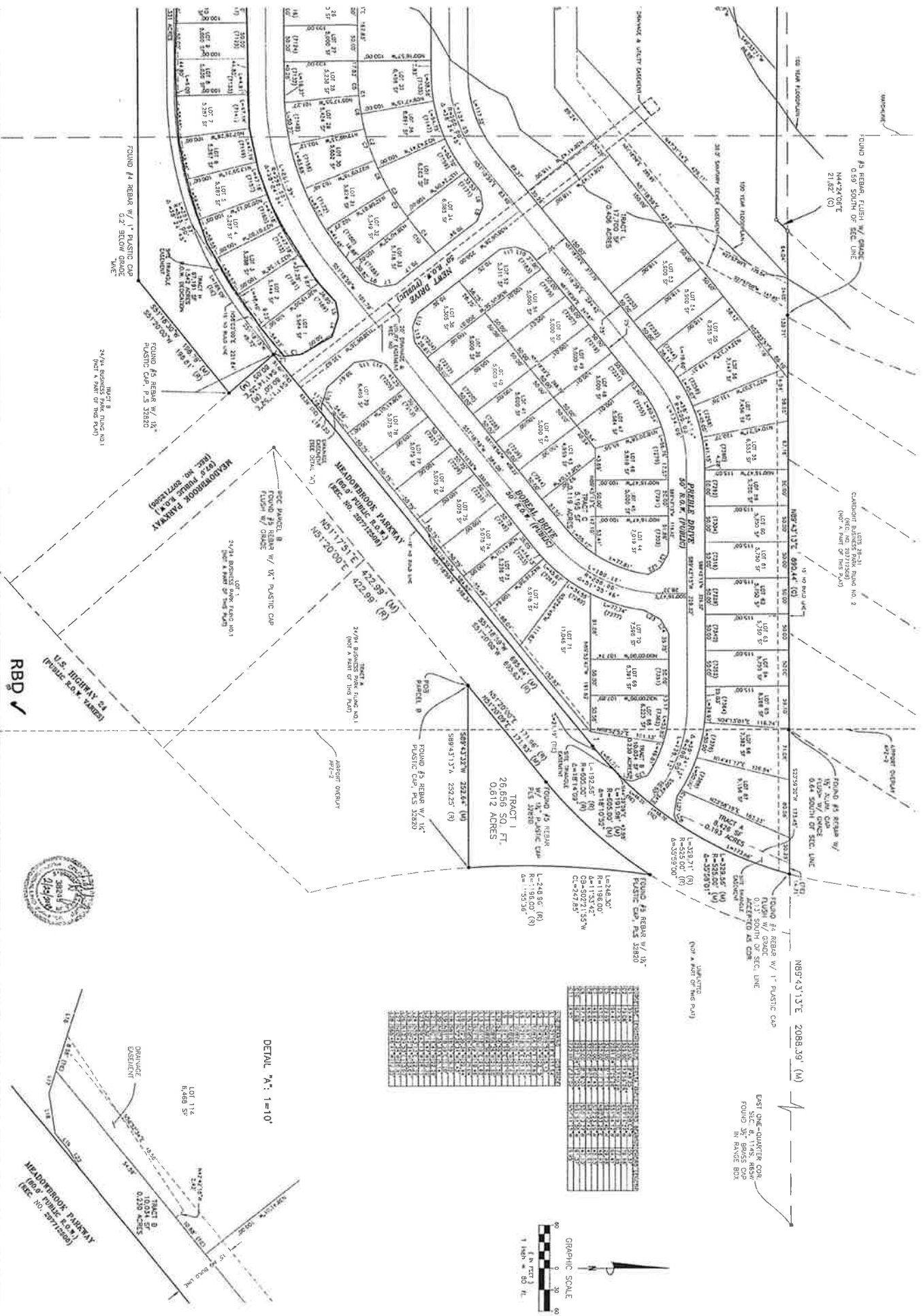
14112

CHARRON HILLS FILING NO. 1
(PLAT BOOK N-2, PAGE 59)
(NOT A PART OF THIS PLAT)



MEADOWBROOK CROSSING FILING NO. 1

A portion of the South 1/2 of Section 8, Township
14 South, Range 65 West of the 6th P.M.,
El Paso County, State of Colorado



Revisions	Date

FACTS 2, K A E W6503491004 CROSSING FUND NO 1, EL PASO COUNTY, TEXAS
ORCA's total 4,460 OCRS.

[illegible][illegible]

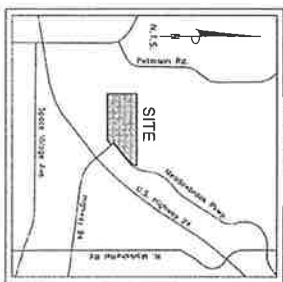
These other items are included on the list, front and rear leg lines are hereby plotted on either side with a fine tool (5) and a utility and drainage stream, under a character, indolent. All exterior substation boundaries are hereby plotted with a green tool (5) and a utility and drainage stream. The safe responsibility for maintenance of these elements is hereby vested with the individual property owner.

EES: \$14118.00 *Carroll's Sewing Machine* for \$6475.00 *Black & White*
 Single Fee: \$193.00 *Black & White* *Black & White*
 Special Post Fee: \$15.00 *Black & White*

A REPLAT OF TRACTS J, K, AND L,
MEADOWBROOK OF CROSSING FLING NO. 1
BEING A PORTION OF THE SOUTH 1/2 OF SECTION 8,
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, STATE OF COLORADO.

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From 100 GPA's compared	How many of them	Not serious if attention	Not enough time to be dedicated for public attention
4000	25	4000	2



agreed + printed up this part of WAGO/PO/POC covering 14.06.09, 2 on the 2 day of 2 July 2011

for Community Care

The clerk's poll of MEADOWBROOK CROSSING NO. 2 is approved by the Board of County Commissioners of ☒ Pima County, Arizona, this 22 day of MAY, 2016.

OWNER:
Wendelbrook Development LLC
90 S. Cascade Ave. Ste 150
Colorado Springs, CO 80903

RECORDING:

STATE OF COLORADO } ss
COUNTY OF EL PASO }

I hereby certify that this instrument was filed for record in my office at 2:02 o'clock P
this 12th day of July, 2018, A.D., and is duly recorded under
Reception No. 201814179
of the records of El Paso County, Colorado.
CLOCK NO. 4001 55
FILE 530
By Angela Guircher

14179

1. The survey data contains a 104 entry by Glen, Scott Thompson, in which Thompson generally is statement of record. For all Thompson entries, the following information is provided: name, address, telephone number, and date of birth. The entry is dated 05-21-2010 at 15:03 UTC. The entry is titled "KIMBERLY CARMY, Government of the United States of America".
2. The entry is dated 05-21-2010 at 15:03 UTC. The entry is titled "KIMBERLY CARMY, Government of the United States of America".
3. The entry is dated 05-21-2010 at 15:03 UTC. The entry is titled "KIMBERLY CARMY, Government of the United States of America".
4. The entry is dated 05-21-2010 at 15:03 UTC. The entry is titled "KIMBERLY CARMY, Government of the United States of America".
5. The entry is dated 05-21-2010 at 15:03 UTC. The entry is titled "KIMBERLY CARMY, Government of the United States of America".
6. The entry is dated 05-21-2010 at 15:03 UTC. The entry is titled "KIMBERLY CARMY, Government of the United States of America".
7. The entry is dated 05-21-2010 at 15:03 UTC. The entry is titled "KIMBERLY CARMY, Government of the United States of America".
8. The entry is dated 05-21-2010 at 15:03 UTC. The entry is titled "KIMBERLY CARMY, Government of the United States of America".
9. The entry is dated 05-21-2010 at 15:03 UTC. The entry is titled "KIMBERLY CARMY, Government of the United States of America".
10. The entry is dated 05-21-2010 at 15:03 UTC. The entry is titled "KIMBERLY CARMY, Government of the United States of America".
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16. The entry is dated 05-21-2010 at 15:03 UTC. The entry is titled "KIMBERLY CARMY, Government of the United States of America".
17. The entry is dated 05-21-2010 at 15:03 UTC. The entry is titled "KIMBERLY CARMY, Government of the United States of America".
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21. The entry is dated 05-21-2010 at 15:03 UTC. The entry is titled "KIMBERLY CARMY, Government of the United States of America".
22. The entry is dated 05-21-2010 at 15:03 UTC. The entry is titled "KIMBERLY CARMY, Government of the United States of America".
23. The entry is dated 05-21-2010 at 15:03 UTC. The entry is titled "KIMBERLY CARMY, Government of the United States of America".
24. The entry is dated 05-21-2010 at 15:03 UTC. The entry is titled "KIMBERLY CARMY, Government of the United States of America".
25. The entry is dated 05-21-2010 at 15:03 UTC. The entry is titled "KIMBERLY CARMY, Government of the United States of America".

I, Robert L. Wynn, of the County of Franklin, State of Ohio, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears on the records of said County, Ohio, and that the same has been compared with the original and found to be a true and correct copy thereof.

My Commission Expires June 1, 1972

Notary Public for the State of Ohio

The following is a list of telephone areas covered by license:

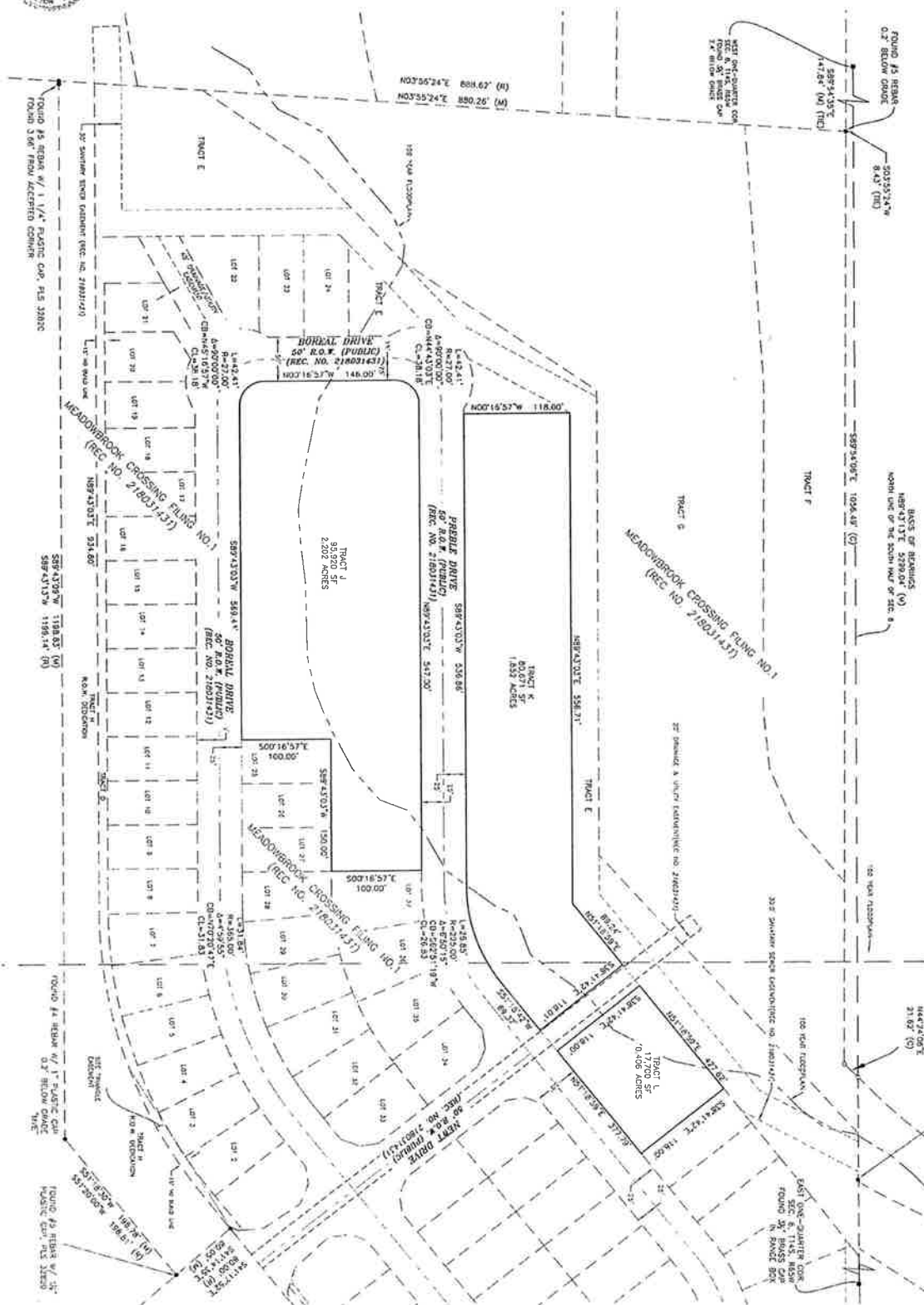
Office: 28th day of June, 1971

Stewart, L. Myers, Jr.
Land Surveyor No. 18724-C
Colorado Professional
For and on behalf of Clear Land Surveying, Inc.

6/20/2019

AS PLATTED

- LEAD
- TONGUE PLATE SECURED TO POST
 - TONGUE BOUNDER SECURED TO POST
 - SET BOUNDER MOUNTED, IS NEAR W. W. PLASTIC CAP, THIS BEHIND
- BOUNDARY LINE
- ADJACENT LOT LINE
- EASTERN LINE



AS REPLATTED

