

# EL PASO

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# COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 12, 2017

Meadowbrook Crossing, LLC  
90 S. Cascade Avenue, Suite 1500  
Colorado Springs, CO. 80903

Thomas and Thomas  
Jason Alwine  
702 N. Tejon Street  
Colorado Springs, CO. 80903

RE: Meadowbrook Crossing Filing No. 1 Final Plat - (SF-17-002)

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 of September 5, 2017, at which time a recommendation for approval was made to approve a Final Plat for Meadowbrook Crossing Filing No. 1 and to authorize the platting of 79 single-family residential lots and 12 tracts to be used for open space, recreation, landscape, detention, drainage, utilities, future single-family residential and a mail kiosk serving the development. The applicant proposes to construct public roads to be dedicated as public right of way. The 32.3 acre parcel is zoned RS-5000 (Residential Suburban) and CAD-O (Commercial Airport Overlay District) and is located north of Highway 24, south of the East Fork of the Sand Creek Channel, and east of Peterson Road in Section 8, Township 14 South, Range 65 West of the 6th Principal Meridian. The parcel is not within the boundaries of a small area plan. (Parcel No. 54080-00-055)

This is 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 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,

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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. The Subdivision Improvements Agreement, including the financial assurance estimate, as approved by the El Paso County Planning and Community Development Department, shall be filed at the time of recording the final plat.
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. Park fees in lieu of land dedication for regional parks (Area 2) and urban park (Area 3) fees shall be paid at the time of plat recordation.

11. School fees in lieu of school land dedication shall be paid to El Paso County for the benefit of Colorado Springs School District No. 11 at the time of plat recordation.
12. Drainage fees in the amount of \$154,143.00 for the Sand Creek (FOFO4000) drainage basin shall be paid to El Paso County at the time of final plat recordation unless the regional Sand Creek channel improvements identified in the DBPS are constructed and preliminarily accepted prior to plat recordation.
13. Bridge fees in the amount of \$46,694.00 for the Sand Creek (FOFO4000) drainage basin shall be paid to El Paso County at the time of final plat recordation.
14. The developer shall provide financial assurance and will be responsible for the construction of the channel improvements depicted in the preliminary/final drainage report and construction drawings associated with the final plat upon plat recordation if the regional channel improvements are not completed and preliminarily accepted prior to the plat recordation.
15. The Board authorized the Planning and Community Director to administratively accept dedication of right-of-way to the County on Lots 1 and 79 in this filing, if future traffic studies identify the need for acquisition of said land to accommodate the design and construction of improvements at the intersection of Meadowbrook Parkway and Meadowbrook Parkway. (A road name change is under review). The Director is also hereby authorized to administratively approve an amendment to this plat depicting any necessary changes to Lots 1 and 79 in order to facilitate the dedication of such right-of-way. The Board also authorizes the Director to administratively approve a reduction in building setbacks and an increase in the allowed lot coverage for Lots 1 and 79 to allowed Lots 1 and 79 to be developed with single family residential dwellings if dedication of the additional land for the intersection improvements is provided.

#### **NOTATIONS**

1. Final plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.
2. The applicant is proposing to be included into the Public Improvement District No. 2 to satisfy the Road Impact Fee program requirements.

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-17-002