

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

November 5, 2020

TC&C, LLC  
Carl Turse, MM  
17572 Colonial Park Drive  
Monument, CO 80132

Land Resources Associates  
9737 Mountain Drive  
Chipeta Park, CO 80809

RE: Rollin Ridge – Final Plat – (SF-19-022)

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 November 5, 2020, at which time a recommendation for approval was made to create 16 single family lots, a tract for storm water quality and detention, a tract to be held for future commercial development, and right-of-way. The parcel was rezoned from RR-5 (Rural Residential) to RR-2.5 (Rural Residential) and PUD (Planned Unit Development) on July 23, 2019. The current property configuration as a 5.13-acre parcel and a 51.87-acre parcel were created by a boundary line adjustment that was deposited in 2011(EXBL-11-001). The property is located at the southwest corner of the Hodgen Road and Highway 83 intersection and is within Section 27, Township 11 South, Range 66 West of the 6th P.M.

**Parcel Nos.: 61270-00-064 and 61270-00-065**

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 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.
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. 18-471), 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. Fees in lieu of park land dedication in the amount of \$7,296.00 for regional fees will be due at the time of recording the final plat.
11. Fees in lieu of school land dedication in the amount of \$4,928.00 shall be paid to El Paso County for the benefit of Lewis Palmer School District No. 38 at the time of plat recording
12. The County Attorney's Conditions of Compliance included within the water finding at the preliminary plan stage, shall be adhered to at the appropriate time (PCD File No. SP-18-001).
13. Drainage fees in the amount of \$3,501.00 and bridge fees in the amount of \$469.80 for Smith Creek (FOMO40000) drainage basin shall be paid to El Paso County at the time of final plat recordation.

#### **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. Site grading or construction, other than installation or initial temporary control measures, may not commence until a preconstruction conference is held with Planning and Community Development Inspections and a construction permit is issued by the Planning and Community Development Department.

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,

Nina Ruiz, Planning Manager

File No. SF-19-022