

Chuck Broerman

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Doc \$0.00

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El Paso County, CO



Pages 221714714

### SUBDIVISION/CONDOMINIUM PLAT

Reception Number \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

4

Reception Fee \_\_\_\_\_ Number of Pages \_\_\_\_\_ File Number \_\_\_\_\_

Claremont Business Park 2 Filing No. 1

Name of Plat

L.G. Case aka Lena Gail Case  
Nancy Barber Starr  
Don Starr

Owner's Name  
Hammer's Construction Inc.



Subdivision



Condominium



# CLAREMONT BUSINESS PARK 2 FILING NO. 1

14714

A REPLAT OF TRACT A "CLAREMONT BUSINESS PARK FILING NO. 1C", AND A PORTION OF TRACT C "CLAREMONT BUSINESS PARK FILING NO. 2", BEING A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4, SE 1/4) OF SECTION 5 AND NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4, NE 1/4) OF SECTION 8, T14S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO

**GENERAL PLAT NOTES:**

1. BASIS OF BEARINGS: THE CHORD OF THE WESTERLY LINE OF LOT 2 "CLAREMONT BUSINESS PARK FILING NO. 1A" UNDER RECEPTION NO. 206712398, BEING MONUMENTED AT THE SOUTHERLY END WITH A NAIL AND WASHER, PLS NO. ILLEGIBLE, AND AT THE NORTHERLY END WITH A REBAR AND ALUMINUM CAP PLS NO. 27605 IS ASSUMED TO BEAR N22°18'18"E A DISTANCE OF 218.26 U.S. SURVEY FEET.
2. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 0804100756 G, WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018 SHOWS THE SUBJECT PROPERTY LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD).
3. A COMMITMENT FOR TITLE INSURANCE ISSUED BY LAND TITLE GUARANTEE COMPANY, AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. SCB5084634-5, WITH AN EFFECTIVE DATE OF FEBRUARY 9, 2021, HAS BEEN EXAMINED AS IT RELATES TO THE SUBJECT PROPERTY. THE FOLLOWING EXCEPTIONS AS NUMBERED THEREIN ARE HEREBY NOTED.
  - i. (TC#9) THE PROPERTY MAY BE SUBJECT TO RESERVATION IN DEED RECORDED APRIL 10, 1919 IN BOOK 565 AT PAGE 117 OF ALL COAL UNDER SAID LANDS TOGETHER WITH THE RIGHT OF SURFACE ENTRY.
  - ii. (TC#10) THE PROPERTY MAY BE SUBJECT TO RESERVATION IN DEED RECORDED DECEMBER 9, 1920 IN BOOK 565 AT PAGE 229 OF ALL COAL UNDER SAID LANDS TOGETHER WITH THE RIGHT OF SURFACE ENTRY.
  - iii. (TC#11) THE PROPERTY MAY BE SUBJECT TO RESERVATION, IN DEED RECORDED AUGUST 9, 1939 IN BOOK 976 AT PAGE 231, AS FOLLOWS: UNDIVIDED 1/2 INTEREST IN ALL OIL, GAS AND OTHER MINERAL RIGHTS, TOGETHER WITH RIGHT OF SURFACE ENTRY.
  - iv. (TC#12) THE PROPERTY MAY BE SUBJECT TO RIGHT OF WAY AND/OR EASEMENT, GIVEN TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INCORPORATION, FOR ELECTRIC PURPOSES, THE EXACT LOCATION OF WHICH IS NOT SPECIFIED, RECORDED FEBRUARY 16, 1972 IN BOOK 2468 AT PAGE 53. RELEASE OF RIGHT OF WAY RECORDED OCTOBER 02, 2018 UNDER RECEPTION NO. 218115279.
  - v. (TC#13) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT EVIDENCED BY MEMORANDUM OF AGREEMENT RECORDED OCTOBER 25, 2002 AT RECEPTION NO. 202185171.
  - vi. (TC#14) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT, RECORDED OCTOBER 03, 2002, UNDER RECEPTION NO. 202169647 AND RECORDED MAY 11, 2004 UNDER RECEPTION NO. 204077221, DECEMBER 12, 2002 UNDER RECEPTION NO. 202221165 AND MAY 11, 2004 UNDER RECEPTION NO. 204077224. REIMBURSEMENT AGREEMENTS IN CONNECTION THEREWITH RECORDED SEPTEMBER 29, 2008 UNDER RECEPTION NO. 208106723 AND SEPTEMBER 30, 2008 UNDER RECEPTION NO. 208106906. EL PASO COUNTY RESOLUTION NO. 09-274 IN CONNECTION THEREWITH RECORDED AUGUST 04, 2009 UNDER RECEPTION NO. 209091645. EL PASO COUNTY RESOLUTION NO. 13-477 IN CONNECTION THEREWITH RECORDED NOVEMBER 20, 2013 UNDER RECEPTION NO. 213140738. AMENDED AND RESTATED RESOLUTION CONCERNING IMPOSITION OF CAPITAL FACILITIES FEE IN CONNECTION THEREWITH RECORDED NOVEMBER 14, 2017 UNDER RECEPTION NO. 217138355.
  - vii. (TC#15) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENTS AGREEMENT RECORDED OCTOBER 01, 2004 AT RECEPTION NO. 204166012.
  - viii. (TC#16) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF RESOLUTION 04-178, REGARDING SKETCH PLAN RECORDED FEBRUARY 3, 2005 UNDER RECEPTION NO. 205016957.
  - ix. (TC#17) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF RESOLUTION NO. 05-15, REGARDING ZONING RECORDED APRIL 4, 2005 UNDER RECEPTION NO. 205047387.
  - x. (TC#18) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN AVIGATION EASEMENT RECORDED JUNE 29, 2006 UNDER RECEPTION NO. 206095824.
  - xi. (TC#19) THE PROPERTY MAY BE SUBJECT TO RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED MARCH 02, 2006, UNDER RECEPTION NO. 206031585, AND AS AMENDED IN INSTRUMENT RECORDED DECEMBER 26, 2006, UNDER RECEPTION NO. 206185249, AND AS AMENDED IN FIRST AMENDMENT TO DECLARATION IN INSTRUMENT RECORDED ON JANUARY 3, 2007 UNDER RECEPTION NO. 207001307.
  - xii. (TC#20) THE PROPERTY MAY BE SUBJECT TO EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, FOR UTILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED AUGUST 07, 2006, UNDER RECEPTION NO. 206116483.

**GENERAL PLAT NOTES: (CONT.)**

- xiii. (TC#21) THE PROPERTY MAY BE SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF CLAREMONT BUSINESS PARK FILING NO. 2 RECORDED JANUARY 4, 2007 UNDER RECEPTION NO. 207712506.
- xiv. (TC#22) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED JANUARY 04, 2007 AT RECEPTION NO. 207001840 AND FEBRUARY 13, 2007 UNDER RECEPTION NO. 207021069.
- xv. (TC#23) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF RESOLUTION NO. 06-362, REGARDING FINAL PLAT, RECORDED JUNE 25, 2007, UNDER RECEPTION NO. 207084816.
- xvi. (TC#24) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF RESOLUTION NO. 19-111, APPROVE PRELIMINARY PLAN REQUEST FOR CLAREMONT COMMERCIAL FILING NO. 2 RECORDED JANUARY 10, 2019 UNDER RECEPTION NO. 219003040.
- xvii. (TC#25) THE PROPERTY MAY BE SUBJECT TO RIGHT OF WAY EASEMENT AS GRANTED TO COLORADO TELEPHONE COMPANY, FOR COMMUNICATIONS LINES AND INCIDENTAL PURPOSES, IN INSTRUMENT RECORDED MARCH 03, 1905, IN BOOK 358 AT PAGE 565.
- xviii. (TC#26) THE PROPERTY MAY BE SUBJECT TO EACH AND EVERY RIGHT OF ACCESS TO STATE HIGHWAY 24 AS CONVEYED IN WARRANTY DEED TO DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO RECORDED FEBRUARY 20, 2002 UNDER RECEPTION NO. 202028660.
- xix. (TC#27) THE PROPERTY MAY BE SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF CLAREMONT BUSINESS PARK FILING NO. 1 RECORDED AUGUST 16, 2005 UNDER RECEPTION NO. 205127124. EL PASO COUNTY RESOLUTION NO. 05-110 IN CONNECTION THEREWITH RECORDED SEPTEMBER 23, 2005 UNDER RECEPTION NO. 205149817.
- xx. (TC#28) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS SET FORTH IN SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED AUGUST 16, 2005 AT RECEPTION NO. 205127123.
- xxi. (TC#29) THE PROPERTY MAY BE SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF AMENDED PLAT CLAREMONT BUSINESS PARK FILING NO. 1 RECORDED SEPTEMBER 21, 2005 UNDER RECEPTION NO. 205198301. EL PASO COUNTY RESOLUTION NO. 05-314 IN CONNECTION THEREWITH RECORDED NOVEMBER 05, 2008 UNDER RECEPTION NO. 208120446.
- xxii. (TC#30) THE PROPERTY MAY BE SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF CLAREMONT BUSINESS PARK FILING NO. 1A RECORDED AUGUST 18, 2006 UNDER RECEPTION NO. 206712398. EL PASO COUNTY RESOLUTION NO. 06-286 IN CONNECTION THEREWITH RECORDED OCTOBER 13, 2006 UNDER RECEPTION NO. 206151738.
- xxiii. (TC#31) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF WATER AND SEWER SERVICE AGREEMENT RECORDED OCTOBER 20, 2006 AT RECEPTION NO. 206155229.
- xxiv. (TC#32) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS RECORDED JANUARY 09, 2020 AT RECEPTION NO. 220003868.
- xxv. (TC#33) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF RESOLUTION REGARDING CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT RECORDED JANUARY 28, 2020, UNDER RECEPTION NO. 22012433 AND JANUARY 28, 2020, UNDER RECEPTION NO. 22012432.
- xxvi. (TC#34) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF RESOLUTION NO. 20-213, RECORDED JUNE 09, 2020, UNDER RECEPTION NO. 220079970.
- xxvii. (TC#35) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EASEMENT AND RIGHT OF WAY AGREEMENT RECORDED JUNE 24, 2020 UNDER RECEPTION NO. 22088464.
- xxviii. (TC#36) THE PROPERTY MAY BE SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF CLAREMONT BUSINESS PARK FILING NO. 1C, RECORDED JUNE 24, 2020 UNDER RECEPTION NO. 220714531.
- xxix. (TC#37) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF RESOLUTION NO. 20-272, RECORDED JULY 29, 2020, UNDER RECEPTION NO. 220115553.
- xxx. (TC#38) THE PROPERTY MAY BE SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS RECORDED AUGUST 7, 2020 UNDER RECEPTION NO. 220117927. FIRST AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS RECORDED JANUARY 19, 2021 UNDER RECEPTION NO. 221009807.

**GENERAL PLAT NOTES: (CONT.)**

- xxx. (TC#39) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF RESOLUTION NO. 20-421, RECORDED DECEMBER 8, 2020, UNDER RECEPTION NO. 220200114.
4. WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION ARE PROVIDED BY THE CHEROKEE METROPOLITAN DISTRICT SUBJECT TO THE DISTRICTS RULES REGULATIONS AND SPECIFICATIONS. THE OFFICE OF THE STATE ENGINEER HAS ISSUED AN OPINION OF WATER INADEQUACY BASED ON ITS ANALYSIS AND INTERPRETATION OF A STIPULATED AGREEMENT CONCERNING THE AVAILABILITY OF CERTAIN WATER RIGHTS FOR USE OUTSIDE OF THE UPPER BLACK SQUIRREL CREEK DESIGNATED BASIN, AND THUS FOUND INSUFFICIENCY OF WATER RESOURCES FOR THIS SUBDIVISION BASED ON THAT AGREEMENT. THIS INTERPRETATION DIFFERS FROM CERTAIN OPINIONS ISSUED BY THE OFFICE IN THE PAST. BASED ON ITS OWN REVIEW OF THE STIPULATED AGREEMENT AND ITS HISTORY (AND NOT ON THE AMOUNT OF WATER ACTUALLY AVAILABLE) THE BOARD OF COUNTY COMMISSIONERS IN AN OPEN AND PUBLIC HEARING DID NOT ACCEPT THE INTERPRETATION OF THE STATE ENGINEERS OFFICE. THE BOARD OF COUNTY COMMISSIONERS FOUND THAT CHEROKEE HAS COMMITTED TO PROVIDE WATER SERVICE TO THE SUBDIVISION AND ASSERTED THAT ITS LONG TERM WATER SERVICE CAPABILITIES ARE SUFFICIENT. THE BOARD OF COUNTY COMMISSIONERS MADE THIS DETERMINATION IN RELIANCE UPON THE TESTIMONY AND EXPERTISE PROVIDED BY CHEROKEE AT THE PUBLIC HEARING THEREON. AT THE HEARING, CHEROKEE ASSERTED THAT ITS PLANS AND CONTINUED FINANCIAL INVESTMENT IN INFRASTRUCTURE ARE DESIGNED TO ALLOW CHEROKEE TO CONTINUE TO PROVIDE THIS SUBDIVISION AND ITS EXISTING CUSTOMERS WITH WATER AND WASTEWATER SERVICES FOR 300 YEARS OR MORE.
5. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
6. THE ADDRESSES EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
7. ACCESS TO MEADOWBROOK PARKWAY SHALL BE VIA EL JEFE HEIGHTS AND GARY WATSON POINT (PRIVATE ROADS). THERE SHALL BE NO DIRECT ACCESS TO MEADOWBROOK PARKWAY, MARKSHEFFEL ROAD, OR U.S. HIGHWAY 24 ALLOWED.
8. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
9. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICES REGULATIONS.
10. NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AVIGATION EASEMENTS AS RECORDED AT RECEPTION NO. 203019547 AND RECEPTION NO. 206095824 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AS SUCH, FUTURE OWNERS SHOULD MAKE THEMSELVES FAMILIAR WITH THE FOLLOWING STIPULATIONS AND FACTS.
  - NO MAN-MADE OR NON MAN-MADE OBSTRUCTIONS SHALL BE ALLOWED TO PENETRATE THE 40:1 APPROACH SURFACE.
  - ALL EXTERIOR LIGHTING PLANS SHALL BE APPROVED BY THE DIRECTOR OF AVIATION TO PREVENT A HAZARD TO AIRCRAFT.
  - NO ELECTROMAGNETIC LIGHT, NOR ANY PHYSICAL EMISSIONS WHICH MAY INTERFERE WITH AIRCRAFT, AVIGATION, COMMUNICATIONS OR NAVIGATIONAL AIDS SHALL BE ALLOWED.
  - WHILE NOT A REQUIREMENT, A RECOMMENDATION IS MADE THAT A 25 DB REDUCTION IN INTERIOR NOISE (IN THE OFFICES OR ANY INHABITED WORK AREAS SUSCEPTIBLE TO AIRCRAFT NOISE) BE OBTAINED BY SOUNDPROOFING USING FAA RECOMMENDED CONSTRUCTION TECHNIQUES AND PERFORMED BY A CERTIFIED ACOUSTICAL ENGINEER.
  - IF A CRANE IS USED DURING CONSTRUCTION, AN FAA FORM 7460-1 WILL NEED TO BE FILED THROUGH THE AIRPORT OPERATIONS OFFICE AND APPROVED BY THE FEDERAL AVIATION ADMINISTRATION BEFORE ANY BUILDING PERMIT IS ISSUED BY THE CITY OR COUNTY. NORMAL TIME REQUIRED FOR APPROVAL IS 30 TO 60 WORKING DAYS.
11. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS, OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENT.
12. THE PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND GRANT OF EASEMENTS AS RECORDED AT RECEPTION NO. 206031585 OF THE RECORDS OF EL PASO COUNTY.
13. THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE. PRIVATE ROADS ARE TO BE MAINTAINED BY THE CLAREMONT OWNERS ASSOCIATION.

**GENERAL PLAT NOTES: (CONT.)**

14. THE PROPERTY IS WITHIN THE SERVICE AREA OF THE CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT AND, AS SUCH, IS SUBJECT TO AN ASSESSMENT FOR THE CONSTRUCTION OF MARKSHEFFEL ROAD.
15. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT.
16. PUBLIC AND COMMON SUBDIVISION IMPROVEMENTS: NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. ~~221059187~~ **221059188** IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
17. IF IT BECOMES NECESSARY AT ANY POINT IN THE FUTURE FOR THE COUNTY TO CONSTRUCT THE ACCESS DRIVE DUE TO CLOSURE OF THE ACCESS TO MEADOWBROOK PARKWAY, THE PROPERTY OWNER SHALL GRANT TO THE COUNTY, AT NO COST TO THE COUNTY, ALL EASEMENTS NECESSARY TO CONSTRUCT SUCH IMPROVEMENTS.

**APPROVED WITH SP-19-007**

**DEVIATION TABLE**

	LDC/ECM SECTION	CATEGORY	STANDARD	MODIFICATION	JUSTIFICATION
1	LDC 8.4.4.E.3, LDC 8.4.4.E.2 ECM SECTION 2.2.4.B.6/SD-4-1	PRIVATE ROAD ALLOWANCES	ALLOWANCE FOR A PRIVATE ROAD	ECM SECTION 2.2.4.B.6/SD-4-1, THE PRIVATE ROADWAY SECTION SHALL MEET ALL DETAILS OF THE LOCAL URBAN ROAD SECTION EXCEPT REQUESTS TO EXCLUDE THE 5' WIDE SIDEWALK (EACH SIDE) AS DEFINED IN THE DETAIL AND PROVIDE A 4' WIDE SIDEWALK ON THE ONE SIDE ONLY. (REQUEST GARY WATSON POINT ONLY.)	THIS DEVIATION REQUEST WOULD PROVIDE ALIGNMENT TO THE CURRENT CHARACTERISTICS, DESIGN AND APPEARANCE OF THE CLAREMONT BUSINESS PARK COMMERCIAL DEVELOPMENT. ROAD TO BE MAINTAINED BY CLAREMONT BUSINESS PARK HOA.

**WAIVER REQUESTS**

1. PRIVATE ROAD: REQUESTING A WAIVER TO HAVE GARY WATSON POINT TO BE A PRIVATE ROAD AND OWNED BY THE PROPERTY OWNERS. THE CLAREMONT BUSINESS PARK OWNERS ASSOCIATION HAS ACCEPTED THIS ROAD TO BE MAINTAINED WITH IN THE ASSOCIATION. THIS REQUEST IS CONSISTENT WITH CLAREMONT BUSINESS PARK FILINGS 1 & 2.
2. PRIVATE ROAD: IN ADDITION, WE ARE REQUESTING A WAIVER TO DEViate FROM ECM STANDARDS FOR GARY WATSON POINT. THE STANDARDS WE ARE NOT MEETING IS NOT TO HAVE A PUBLIC SIDEWALK ON BOTH SIDES OF THE ROAD AND TO REDUCE THE SIDEWALK WE ARE INSTALLING TO 4'-0" WIDE AS DEFINED IN OUR DEVIATION REQUEST.
3. DRAINAGE EASEMENTS: THE PRELIMINARY PLAN FOR THIS SITE IS SUBMITTING A WAIVER OF THE EL PASO COUNTY LAND DEVELOPMENT CODE TO REQUEST 2' FOOT SIDE LOT EASEMENTS FOR DRAINAGE. THEREFORE, THE DRAINAGE EASEMENT BEING 4' FOOT IN TOTAL WIDTH. (IT IS LIKELY THAT SOME LOTS WILL HAVE A BUILDING ON EACH LOT, 4 FEET APART). A CALCULATION SHEET IS INCLUDED IN THE APPENDIX TO SHOW THE MAXIMUM CAPACITY OF A CONCRETE DRAINAGE CHANNEL WITH VARYING SLOPES. THE FINAL DRAINAGE REPORT FOR THESE LOTS WILL SHOW THE SLOPE AND TOTAL AMOUNT OF DRAINAGE TO BE CONVEYED IN THE DRAINAGE CHANNEL. THE CHANNEL IS PROPOSED TO BE A 6" INCH TALL X 3' FOOT WIDE TRICKLE CHANNEL. THE FINAL DRAINAGE REPORT WILL ENSURE THAT THE MAXIMUM CAPACITY IS NOT EXCEEDED.

FINAL PLAT  
CLAREMONT BUSINESS PARK 2  
FILING NO. 1  
JOB NO. 44-037  
DATE PREPARED: 04/28/2020  
DATE REVISED: 02/17/2021

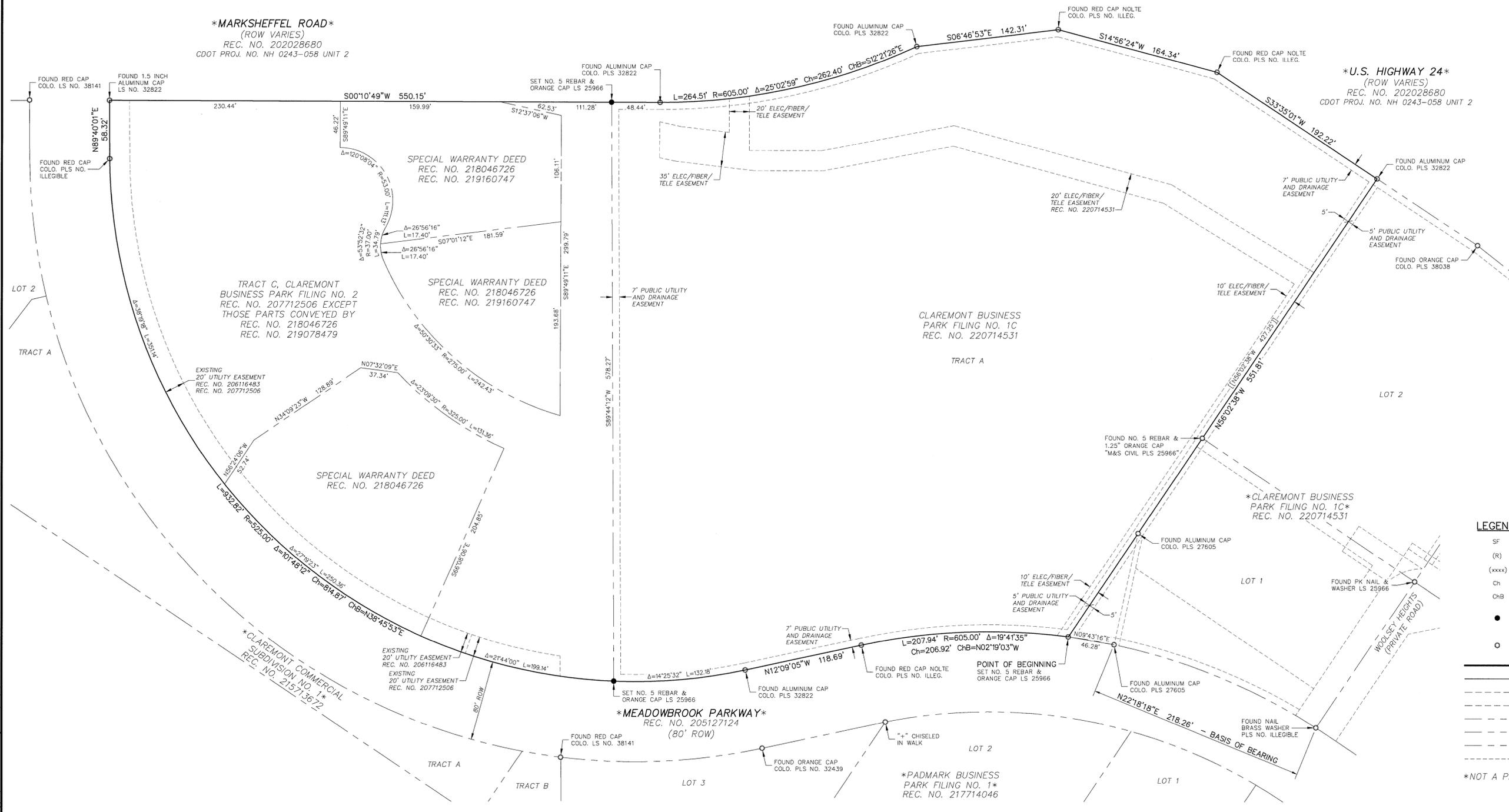


212 N. WAHSATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

# CLAREMONT BUSINESS PARK 2 FILING NO. 1

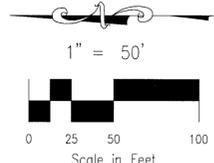
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A REPLAT OF TRACT A "CLAREMONT BUSINESS PARK FILING NO. 1C", AND A PORTION OF TRACT C "CLAREMONT BUSINESS PARK FILING NO. 2", BEING A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4, SE 1/4) OF SECTION 5 AND NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4, NE 1/4) OF SECTION 8, T14S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO



- LEGEND:**
- SF SQUARE FEET
  - (R) RADIAL BEARING
  - (xxxx) ADDRESS
  - Ch CHORD LENGTH
  - ChB CHORD BEARING
  - SET NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
  - FOUND NO. 5 REBAR AND CAP AS NOTED, FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
  - BOUNDARY LINE
  - PROPERTY LINE
  - - - ACCESS EASEMENT
  - - - OTHER EASEMENTS
  - - - ADJACENT SUBDIVISION LINE
  - - - ADJACENT PROPERTY LINE
  - - - EXISTING RIGHT OF WAY LINE
  - - - EXISTING EASEMENT
  - \*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION

AS PLATTED



FINAL PLAT  
CLAREMONT BUSINESS PARK 2  
FILING NO. 1  
JOB NO. 44-037  
DATE PREPARED: 04/28/2020  
DATE REVISED: 02/17/2021

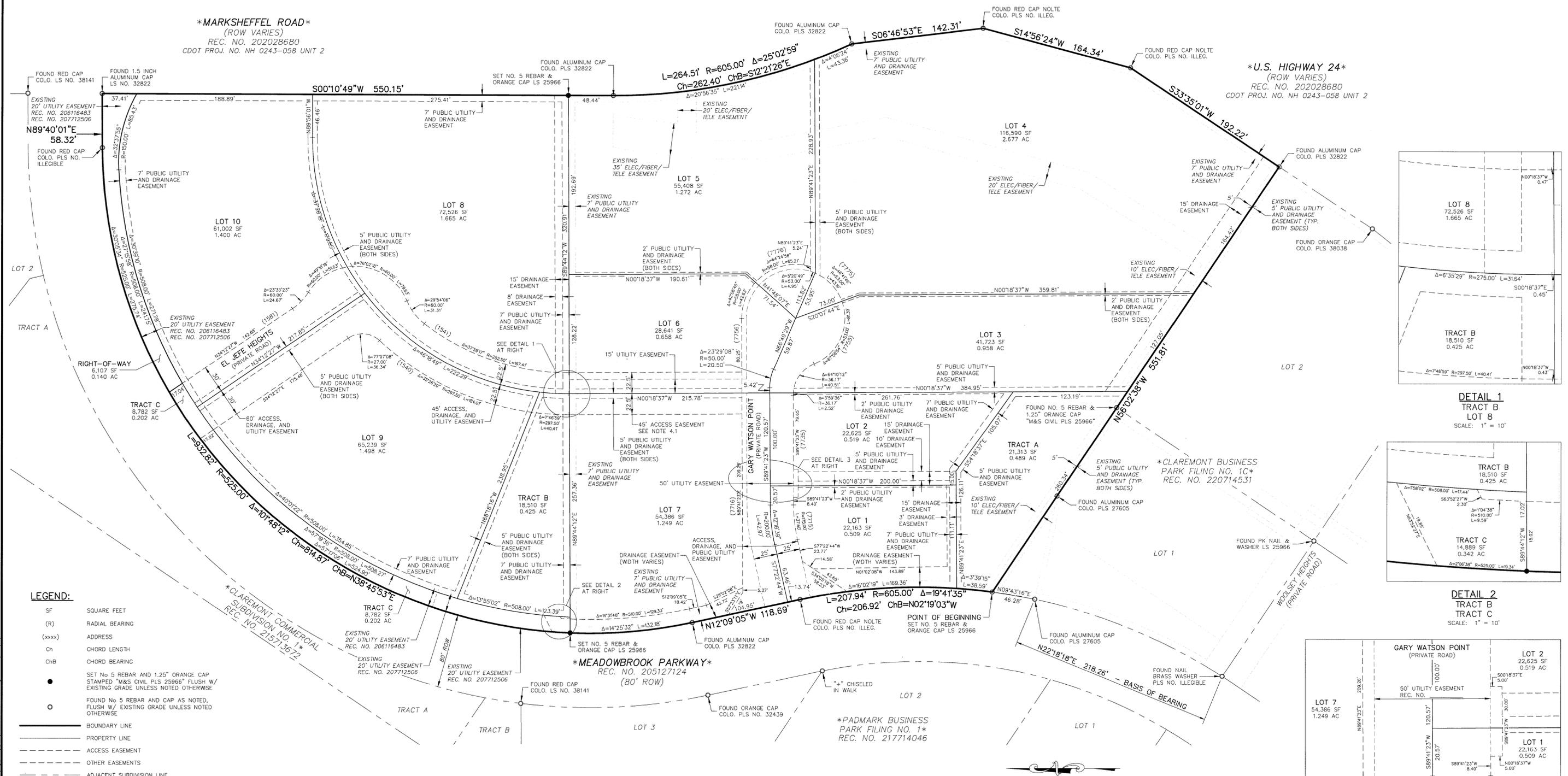
CIVIL CONSULTANTS, INC.  
212 N. WAHSATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

File: G:\44037A-CBP-17-168-1-3\44037A-CBP-17-168-1-3\Drawings\Title\44037-CBP-17-168-1-3-Plat.dwg Plot Date: 2/17/2021 2:32 PM

# CLAREMONT BUSINESS PARK 2 FILING NO. 1

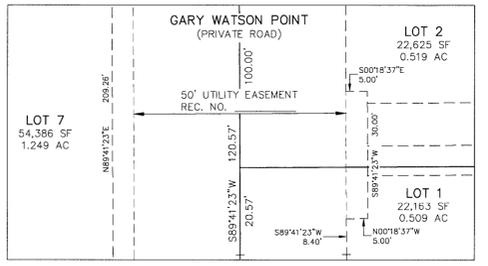
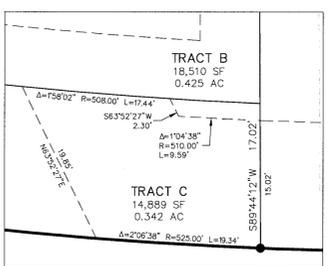
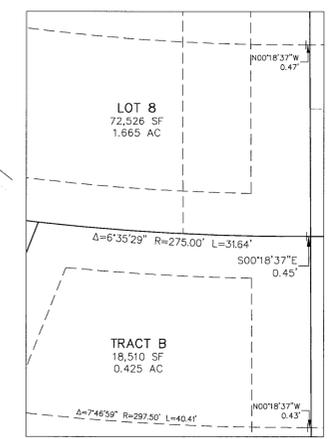
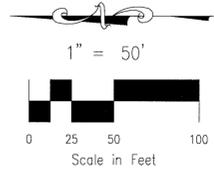
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A REPLAT OF TRACT A "CLAREMONT BUSINESS PARK FILING NO. 1C", AND A PORTION OF TRACT C "CLAREMONT BUSINESS PARK FILING NO. 2", BEING A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4, SE 1/4) OF SECTION 5 AND NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4, NE 1/4) OF SECTION 8, T14S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO



- LEGEND:**
- SF SQUARE FEET
  - (R) RADIAL BEARING
  - (xxxx) ADDRESS
  - Ch CHORD LENGTH
  - ChB CHORD BEARING
  - SET NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
  - FOUND NO. 5 REBAR AND CAP AS NOTED, FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
  - BOUNDARY LINE
  - PROPERTY LINE
  - - - ACCESS EASEMENT
  - - - OTHER EASEMENTS
  - - - ADJACENT SUBDIVISION LINE
  - - - ADJACENT PROPERTY LINE
  - - - EXISTING RIGHT OF WAY LINE
  - - - EXISTING EASEMENT

AS REPLATTED



**\*NOT A PART\*** PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION

**SHEET NOTES:**

4.1 45' ACCESS EASEMENT. ONLY LANDSCAPING WILL BE PERMITTED IN THE EASEMENT BETWEEN LOTS 6 AND 7 UNTIL SUCH TIME A ROAD CONNECTION IS REQUESTED BY EL PASO COUNTY.

FINAL PLAT  
CLAREMONT BUSINESS PARK 2  
FILING NO. 1  
JOB NO. 44-037  
DATE PREPARED: 04/28/2020  
DATE REVISED: 02/17/2021

212 N. WAHSATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
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CIVIL CONSULTANTS, INC.