October 15, 2019

Planning and Community Development Department

Craig Dossey, Executive Director

Lorson, LLC, Nominee,

For Heidi LLC,

For Lorson Conservation Invest I LLLP

212 N. Wasatch Avenue, Suite 301

Colorado Springs CO 80903

Core Engineering Group

15004 1st Avenue South

Burnsville, MN 55306

RE: Creekside at Lorson Filing No. 1 – Final Plat – (SF-19-013)

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 October 15, 2019, at which time a recommendation for approval was made to create and authorize the development of 235 single-family lots, twelve (12) tracts to be utilized for open space, drainage, public utilities, and the creation of rights-of-way. The proposed 83 acre plat area is zoned PUD (Planned Unit Development) and is located south of Lorson Boulevard, east of Marksheffel Road, and is within Section 23, Township 15 South, Range 65 West of the 6th P.M. The subject property area is not within the boundaries of a small area plan. (Parcel Nos. 55000-00-406, 55000-00-422, and 55000-00-423)

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. The 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 Parks and 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 ECM Administrator, 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. The applicants shall mitigate the constraints identified in RMG Engineering’s geology, soils, and hazards report dated August 10, 2018. RMG Engineering’s recommendations include additional geotechnical investigation, testing and analysis for design of individual foundations, floor systems, and subsurface drainage to be completed prior to the issuance of lot specific building permits.
11. Park fees in lieu of land dedication for regional parks (Area 4) in the amount of $107,160 and urban parks (Area 4) in the amount of $67,680.00 shall be paid at the time of plat recordation. If a park lands agreement is executed prior to the plat recordation, the urban park fees will be waived.
12. Drainage, bridge, and surety fees for the Jimmy Camp Creek basin, in the amounts of $429,894, $20,100, and $170,669, respectively, shall be paid at the time of final plat recording. If credits have been established prior to recordation of the final plat, the credits may be applied towards the fees due.
13. The developer shall participate in a fair and equitable manner in the design and future construction of intersection improvements at Lorson Boulevard and Marksheffel Road, which shall be constructed by the developer at the time warrants are met.
	1. The fair share attributed to Carriage Meadows North shall be deposited as escrow in the amount of $19,441, as identified in the Transportation Memorandum dated April 26, 2019, showing the proportionate impacts of the Lorson Ranch subdivision filings that are anticipated to add traffic to this intersection to a level warranting signalization or other improvements. An escrow agreement, including a financial assurance estimate for the intersection signalization improvements, as approved by the Planning and Community Development Department Director and the County Attorney’s Office, shall be completed and escrow deposited prior to recording the final plat.
	2. A decision regarding the County’s preferred intersection option (signal, roundabout or channelized tee) will be provided upon receipt of future warrant studies.
	3. Within one year of final plat recording or upon buildout of Creekside at Lorson Ranch Filing No. 1, whichever occurs first, Developer shall provide signal warrant analyses for the Lorson Blvd./Marksheffel Road intersection to EPC PCD and EPC Department of Public Works (DPW) for review. If signal warrants are met, developer shall submit construction plans to PCD for review prior to approval of any additional development within Lorson Ranch that will add traffic to the intersection. If signal warrants are within one year of final plat recording or upon buildout of Creekside at Lorson Ranch Filing No. 1, whichever occurs first, warrant analyses shall be updated every six months unless otherwise changed in writing by the County Engineer. The improvements to the Lorson Boulevard/Marksheffel Road intersection shall be fully collateralized within one month of receiving written direction from the County Engineer. Construction plans shall be approved, and construction started on the improvements, within six months after said direction has been provided. The intersection improvements are not currently reimbursable under the requirements of the Road Fee program (see No. 3 on page 19 of the implementation document).
14. The Lorson Boulevard bridge over the Jimmy Camp Creek main channel shall be completed and preliminarily accepted by El Paso County prior to recording the first Creekside final plat.
15. A LOMR (Letter of Map Revision) is required to be completed prior to recordation of the final plat.
16. The developer and/or Lorson Ranch Metropolitan District shall be responsible for maintenance of the Jimmy Camp Creek East Tributary.
17. The construction drawings (CDR19-002) shall be approved by the Planning and Community Development Department and collateral shall be provided from the applicant to guarantee said improvements prior to the recordation of the Creekside at Lorson Ranch Filing No. 1 final plat.

**NOTATIONS**

1. Final plats not recorded within 12 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.
2. No school fees are due upon plat recordation pursuant to a Site Dedication and Waiver of Fees in Lieu of Land Dedication agreement between Lorson, LLC, Widefield School District No. 3, and El Paso County, as originally approved by the Board of County Commissioners on April 12, 2012 and as amended by approval of the Board of County Commissioners on August 23, 2016.

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, Planner II

File No. SF-19-013