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7/27/2012
Marta Strom
11/31/2012
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EL PASO COUNTY



COMMISSIONERS:
AMY LATHEN (CHAIR)
SALLIE CLARK (VICECHAIR)

DENNIS HISEY
DARRYL GLENN
PEGGY LITTLETON

DEVELOPMENT SERVICES DEPARTMENT
MAX L ROTHSCCHILD P.E. DIRECTOR

May 24, 2012

GTL Development, Inc.
GTL, Inc./Douglas E. Woods
3575 Kenyon Street, Suite 200
San Diego, CA 92110

RE: Meridian Ranch – Sketch Plan Amendment, PUD – ZCP Amendment and PUD Development Plan

This is to inform you that the above-referenced request for approval of a Sketch Plan Amendment, PUD – ZCP Amendment and PUD Development Plan was heard and approved by Board of County Commissioners on May 24, 2012.

This approval is subject to the following:
Sketch Plan Amendment (SKP-11-002)

RECOMMENDED CONDITIONS OF APPROVAL

1. Development of the property shall be in accordance with an approved PUD Zoning and Concept Plan, PUD Development Guidelines, and PUD Development Plan. The overall cap for residential units in the development shall be a maximum of three-thousand, eight-hundred (3,800) residential dwelling units.
2. Applicable park, school, transportation, drainage and bridge fees shall be paid to the El Paso County Development Services Department at the time of recording any final plat.
3. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements 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.

This approval is subject to the following:
PUD- ZCP Amendment (PUD-11-003)

RECOMMENDED CONDITIONS OF APPROVAL

1. Development of the property shall be in accordance with the approved PUD Zoning and Concept Plan (ZCP). The overall cap for residential uses in the entire Meridian Ranch development shall be a maximum of three-thousand eight-hundred (3,800) residential dwelling units.
2. Applicable park, school, transportation, drainage and bridge fees shall be paid to the El Paso County Development Services Department at the time of recording any final plat.
3. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements including, but not limited to, the

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



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

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.

4. The Construction of Londonderry Drive from Rainbow Bridge Trail to Falcon High School shall be completed by or before August 1, 2014.

NOTATIONS

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

This approval is subject to the following:

PUD Development Plan Filing 7 (PUD-11-004)

RECOMMENDED CONDITIONS OF APPROVAL

1. Development of the property shall be in accordance with this recorded PUD Development Plan. The uses in this portion of the PUD shall be a maximum of one-hundred thirty-one (131) single-family residential dwelling units.
2. Applicable park, school, transportation, drainage and bridge fees shall be paid to the El Paso County Development Services Department at the time of recording any final plat.
3. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements 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.

NOTATIONS

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

This represents the Development Services Department's understanding of the action taken by 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,

A handwritten signature in black ink, appearing to read 'Raimere Fitzpatrick', with a long horizontal flourish extending to the right.

Raimere Fitzpatrick, Project Manager/Planner II

cc: NES, Inc./Tim Seibert
508 South Tejon Street
Colorado Springs, CO 80903

File: SKP-11-002
PUD-11-003
PUD-11-004