

# EL PASO

COMMISSIONERS:  
DARRYL GLENN (PRESIDENT)  
MARK WALLER (PRESIDENT PRO TEMPORE)



# COUNTY

STAN VANDERWERF  
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PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

November 20, 2018

Evergreen-Constitution & Marksheffel, LLC  
2390 E Camelback Road, Suite 410  
Phoenix, AZ 85016

Galloway & Company, Inc.  
6162 S Willow Drive, Ste 320  
Greenwood Village, CO 80111

RE: Claremont Ranch Filing 9C – Vacation and Replat – (VR-18-011)

This is to inform you that the above-reference request for approval of a vacation and replat for the Claremont Ranch Filing 9C was heard by the El Paso County Planning Commission on November 20, 2018, at which time a recommendation for approval was made to vacate Lot 2 of Claremont Ranch Filing 9B and replat into two (2) commercial lots, Lot 1 at 0.78 acres and Lot 2 at 0.82 acres. The 1.60 acre property is zoned CR (Commercial Regional) and is located at the southeast corner of the Marksheffel Road and Constitution Avenue intersection and is within Section 4, Township 14 South, Range 65 West of the 6th P.M. and is not located within a small area plan. (Parcel No. 54042-10-066)

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

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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.

#### **NOTATION**

1. Final plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.

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,



Gabe Sevigny, Planner II

File No. VR-18-011