

Road Impact Fee Acknowledgement Form

Property in the unincorporated area of the El Paso County that receives Land Use Approval either in a public hearing or administratively, is subject to the payment of Road Impact Fees. After December 31, 2024, the fee is paid for new residential and non-residential uses and structures and expansions of non-residential uses and structures. For detailed information on the program see the El Paso County Road Impact Fee webpage at publicworks.elpasoco.com/road-impact-fees/.

Land Use Approval is defined as an approval or permit issued for a new use, new structure, or expansion of an existing use or structure (not to include expansion of single-family detached homes) on a parcel of property in unincorporated El Paso County that generates new trips for such parcel. Examples include, but are not limited to building permits, access permits, driveway permits, site plans, site development plans, special use approvals, and variance of use approvals.

Owner Authorization:

I hereby agree to abide by the rules and regulations of the Road Impact Fee program as adopted by the Board of County Commissioners. I acknowledge that it is my responsibility as the owner/developer to pay Road Impact Fees at the last Land Use Approval.

Road Impact Fee*: \$54,504.22

Payment Due At: ☒ At Building Permit (Fees finalized at building permit application)

☐ Approval of Current Application

(*) Road Impact Fee is subject to change based on the current Road Impact Fee Schedule at the time of last land use approval

Owner/Developer(s) Name: Waterview Commercial Developers Inc
Heath A. Herber, Pres.

Owner/Developer(s) Signature: Heath A Herber Date: 4/27/2026

an eligible intersection by the El Paso County Roadway Improvement Fee program, amounts escrowed by county developments on the south side of Bradley should be eligible for credit, based on fee program unit costs for signals once the signal is installed.

COUNTY ROAD IMPACT FEE PROGRAM

The applicant will be required to participate in the County Road Impact Fee Program. The applicant intends to “opt out” of a PID option and pay the full fee at building permit. The fee for a 2,313-square-foot fast-food restaurant is \$31,674.22 and the fee for a gas station with 10 vehicle fueling positions is \$22,830.

ROADWAY IMPROVEMENTS

A list of area roadway system improvements in the vicinity of the site is presented in Table 5.

Frontside Drive

As identified above, Frontside Drive is a planned Non-Residential Collector Street which will extend southwest from the roundabout at Legacy Hill Drive along the site frontage. The street will provide the primary access to this development. The Preliminary Plan shows the street extending southwest along the site frontage and connecting to the Trails at Aspen Ridge residential subdivision to the south. This will ultimately provide another street connection for the Trails at Aspen Ridge residential subdivision to the south.

Frontside Drive will initially be constructed between the roundabout and the northeast access to the development with Filing No. 1. Please refer to the CDs submitted with this application for design details.

Legacy Hill Drive/Frontside Drive Intersection

Signage and markings for the west leg of this intersection are already in-place in the field. Please refer to the CDs submitted with this application for any modifications/additions.

Internal Filing No. 1 Infrastructure

Please refer to the subdivision plat and CDs submitted with this application. These documents were not prepared by LSC, rather by Ridgeline Land Surveying LLC and Kimley Horn, respectively.

DEVIATIONS

- A deviation to the El Paso County *Engineering Criteria Manual* for the proposed right-in-only access to Legacy Hill Drive about 305 feet south of Bradley Road was approved as part of PCD File No. SP-22-009. A copy of the approved deviation has been attached.