

EL PASO  **COUNTY**
COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

February 1, 2022

PT Cloverleaf, LLC
1846 Woodmoor Drive, Suite 100
Monument, CO 80132

N.E.S., Inc.
610 S. Cascade Avenue, Suite 201
Colorado Springs, CO 80903

RE: Cloverleaf Filing No. 2 -- Vacation and Replat -- (SF-21-023)

This is to inform you that the above-reference request for approval of a vacation and replat was heard by the El Paso County Board of County Commissioners on February 1, 2022, at which time an approval of a portion of a tract into 131 single-family residential lots was made. The 37.28-acre property is zoned RS-5000 (Residential Suburban) and is located immediately north of Higby Road and east of Jackson Creek Parkway and is within Sections 23 and 24, Township 11, and Range 67 West of the 6th P.M.

Parcel No.: 71242-02-241

This 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

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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. Drainage fees in the amount of \$119,547.00 and bridge fee in the amount of \$17,968.00 for Teachout Creek drainage basin (FOMO4800) shall be to El Paso County at the time of final plat recordation.
6. School fees in the amount of \$40,348.00 to the benefit of Lewis-Palmer School District No. 38 are due at the time of plat recording.
7. Regional Park fees (Region 2) in the amount of \$60,720 and Urban Park fees (Urban Area 1) in the amount of \$38,280 shall be paid at the time of plat recording.
8. 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.
9. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the Countywide Transportation Improvement Fee Resolution (Resolution 19-471), as amended, 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 County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.

11. All unresolved engineering comments shall be resolved, and all engineering documents shall be approved prior to the Board of County Commissioner hearing on the proposed final plat.

NOTATIONS

1. Approval of the vacation/re-plat will expire after twenty-four (24) months unless a final plat has been approved and recorded or a time extension has been granted.
2. Final plats not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

This represents the Planning and Community Development 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 cursive script that reads "John Green".

John Green, Planner II
File No. SF-21-023