

EL PASO

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



COUNTY

STAN VANDERWERF
LONGINOS GONZALEZ
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

October 2, 2018

Ros Equity Holdings-Independence
31 N Tejon Street 5th floor
Colorado Springs, CO 80903

Dakota Springs Engineering LLC
31 N Tejon, Suite 500
Colorado Springs, CO 80903

mailed 10/4/18
COPY

RE: Springs at Waterview – Final Plat – (SF-16-017)

This is to inform you that the above-reference request for approval of final plat was heard by the El Paso County Planning Commission on October 2, 2018, at which time a recommendation for approval was made to approve a final plat to create create 85 single-family residential lots. The 15.68 acre parcel is zoned RS-5000 (Residential Suburban) and is located north of Bradley Road, east of Grinnell Boulevard, and is within Section 7, Township 15 South, Range 65 West of the 6th P.M. The property is not located within a small area plan. (Parcel No. 55072-06-036)

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.

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



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

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.
7. The Subdivision Improvements Agreement, including the Financial Assurance Estimate, as approved by the El Paso County Planning and Community Development Department, 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. 16-454), 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. Park fees in lieu of land dedication for regional parks (Area 4) and urban park (Area 4) fees shall be paid at time of plat recordation.
11. Fees in lieu of school land dedication shall be paid to El Paso County for the benefit of Widefield School District No. 3 at time of plat recording.
12. The applicant shall make a fair share contribution in the amount of \$1,631.97 towards escrow for a traffic signal at the intersection of Grinnell and Goldfield.

13. Drainage fees in the amount of \$124,791 and bridge fees in the amount of \$1,871 for the Windmill Gulch (FOFO3000) drainage basin shall be paid to El Paso County at the time of plat recordation.

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,

A handwritten signature in black ink, appearing to read 'Nina Ruiz', with a stylized flourish at the end.

Nina Ruiz, Project Manager/Planner II

File No. SF-16-017