

EL PASO

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COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

July 17, 2018

Lorson Conservation Invest I, LLLP
Lorson LLC, Nominee
Eagle Development Company
Murray Fountain, LLC
212 N. Wasatch Ave., Suite 301
Colorado Springs, CO. 80903

Thomas and Thomas
Jason Alwine
702 N. Tejon Street
Colorado Springs, CO. 80903

*COPY
mailed
7/18/18*

RE: Lorson Ranch East Filing No. 1 – Final Plat – (SF-18-008)

This is to inform you that the above-reference request for approval of final plat was heard and approved by the El Paso County Planning Commission on July 17, 2018, at which time a recommendation for approval was made to approve a final plat to create 303 single-family lots, 31.95 acres of rights-of-way, one (1) 25.23 acre school development tract, and 27.56 acres of 19 drainage, utilities, public improvements, associated easements, landscape, and open space tracts. The nine (9) parcels, totaling 126.25 acres, are located north of the Peaceful Valley Lake Estates Subdivision, south of Bradley Road, west of the anticipated future extension of Meridian Road and east of Marksheffel Road, and more specifically located along the east side of the East Tributary of Jimmy Camp Creek, and are within Sections 13, 14, 23 and 24, Township 15 South, Range 65 West of the 6th P.M. The subject property area is within the boundaries of the Highway 94 Comprehensive Plan (2003). (Parcel Nos. 55000-00-411, 55230-00-003, 55000-00-406, 55000-00-267, 55000-00-268, 55000-00-269, 55144-00-006, 55144-00-007, 55144-08-088, 55133-01-001, and 55231-00-003)

This recommendation for approval is subject to the following:

CONDITIONS

1. All Deed of Trust holders shall ratify the plat. The applicants shall provide a current title commitment at the time of submittal of the Mylar for recording.

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



COLORADO SPRINGS, CO 80910-3127
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2. Colorado statute requires that at the time of the approval of a plat, the subdivider shall provide the certification from 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.
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 applicants shall submit the Mylar to Enumerations for addressing.
5. The 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 Parks and 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 ECM Administrator or designee, shall be filed at the time of recording the Final Plat.
8. Collateral sufficient to ensure construction of 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. Drainage, bridge, and surety fees for the Jimmy Camp Creek basin shall be paid, or existing developer credits deducted, at the time of final plat recording.
12. Applicants and Lorson Ranch Metropolitan District agree that all tracts adjacent to Lorson Boulevard and Fontaine Boulevard shall be reserved for potential public improvements to those roads. The Lorson Ranch Metropolitan District No. 1 will own and maintain these tracts until such time, if any, that the County requests the deeds conveying the portions of these tracts necessary for right-of-way purposes to El Paso County at no cost to the County. El Paso County, its agent(s) or assignee(s) may request the deeds and construct roadway improvements within these tracts at any time at the County's sole discretion. Landscaping allowed to remain within the acquired right-of-way shall continue to be maintained by Lorson Ranch Metropolitan District No. 1 under a Landscape License Agreement allowing maintenance of landscaping within the platted rights-of-way within Lorson Ranch East Filing No. 1.
13. The Lorson Ranch Metropolitan District No. 1 shall accept and retain responsibility for maintaining detention/water quality facilities in Lorson Ranch East and the Jimmy Camp Creek East Tributary through the development.
14. The developer shall participate in a fair and equitable manner in the design and future construction of traffic signalization improvements at Marksheffel Road and Lorson Boulevard, which shall be constructed by the developer at the time signal warrants are met. The fair share attributed to Lorson Ranch East Filing No. 1 shall be deposited as escrow in the amount of \$86,003, corresponding to a roughly twenty nine (29%) proportionate impact of the remaining Lorson Ranch subdivision filings that are anticipated to add traffic to this intersection to a level warranting signalization. An escrow agreement, including a financial assurance estimate for the intersection signalization improvements, as approved by the Planning and Community Development Department Director and the County Attorney's Office, shall be completed and escrow deposited prior to recording the final plat.

15. In accordance with the Subdivision Improvements Agreement, the developer shall complete and receive preliminary acceptance, or provide financial assurances for the following improvements prior to recording the final plat for Lorson Ranch East Filing No. 1: Fontaine Boulevard and Lamprey Drive (including roundabout) from Stingray Drive east; East Tributary Jimmy Camp Creek Lorson Boulevard bridge; and East Tributary Jimmy Camp Creek Fontaine Boulevard bridge. The construction plans for these improvements were reviewed and approved separately prior to approval of the Filing No. 1 construction plans.
16. The construction of the Lorson Ranch Boulevard bridge spanning the Jimmy Camp Creek Main channel shall be constructed with Filing No. 1 prior to the issuance of the 1751st building permit issuance east of the Jimmy Camp Creek Main Channel.

NOTATIONS

1. Final plats not recorded within 12 months of Board of County Commissioner approval shall be deemed expired unless an extension is approved.
2. No school fees are due upon plat recordation pursuant to a Site Dedication and Waiver of Fees in Lieu of Land Dedication agreement between Lorson, LLC, Widefield School District No. 3, and El Paso County, as originally approved by the Board of County Commissioners on April 12, 2012 and as amended by approval of the Board of County Commissioners on August 23, 2016.

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,



Kari Parsons, Project Manager/Planner II

File No. SF-18-008