

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

November 10, 2020

Butler and Peetz, LLC
6625 Delmonico Drive
Colorado Springs, CO 80919

Dane Olmstead
Jackson Dearborn Partners
53 W. Jackson Blvd., Suite 1756
Chicago, IL 60604

RE: Solace of Colorado Springs -- Preliminary Plan - (SP-20-001)

This is to inform you that the above-reference request for approval of a preliminary plan for Solace of Colorado Springs was heard by EL Paso County Board of County Commissioners on November 5, 2020, at which time an approval was authorized to create one multi-family residential lot. The 28.99 acre property is zoned RM-12 (CAD-O) (Residential, Multi-Dwelling; Commercial Airport Overlay District) and is located at the northeast corner of the Galley Road and North Powers Boulevard intersection and is within Section 7, Township 14 South, Range 65 West of the 6th P.M. The property is not located within a small area plan. (Parcel No. 54072-00-052)

This approval is subject to the following:

CONDITIONS

1. Applicable traffic, drainage and bridge fees shall be paid with each final plat.
2. Applicable school and park fees shall be paid with each final plat.
3. 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.

4. 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 18-471), 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.
5. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.
6. A 30 db(A) indoor noise reduction shall be achieved by approved construction techniques as evidenced by a Noise Reduction Certificate prior to site development plan approval.
7. The applicant shall place a plat note on all final plats providing notice and disclosure that the properties may be impacted by air quality, lighting, noise, and other potential nuisances created by existing and future industrial land uses and activities conducted on the nearby industrially zoned properties. Such disclosure shall also be recorded by separate instrument in the office of the El Paso County Clerk and Recorder. The disclosure shall be reviewed and approved by the Planning and Community Development Director prior to inclusion into the records of the El Paso County Clerk and Recorder.
8. The applicant shall submit a Federal Aviation Administration (FAA) Form 7460-1 "Notice of Proposed Construction or Alteration" for any new vertical development at this site, including temporary construction equipment.
9. Additional right-of-way for Paonia Street and Galley Road shall be dedicated to El Paso County with the final plat and the necessary road improvements, including construction of Paonia Street as a collector road through the site to the south end of the existing Paonia Street, shall be completed by the developer and preliminarily accepted by the County prior to County authorization of a Certificate of Occupancy for the site.

10. The applicant/developer and/or property owner(s) shall be required to participate in a fair and equitable manner in the upgrading/construction of the surrounding roads and intersections impacted by the traffic generated by this development, including Paonia Street and Galley Road, as well as any other offsite impacts as identified in the applicable traffic impact analysis. With any subsequent final plat(s), the developer's design and financial responsibilities for completing offsite improvements shall include a pro-rata share of the following improvements if not already completed by others:
- a. Design, construction, contribution and/or escrow of funds as appropriate to construct the traffic signals, as warranted, at the Galley Road and Paonia Street intersection.
 - b. Design and construction of a six (6) foot wide sidewalk along the north side of Galley Road from Powers Boulevard to an appropriate connection or termination on the east side of Paonia Street.
 - c. Design and construction of westbound auxiliary lanes as warranted on Galley Road at Paonia Street.
 - d. Design and construction of the necessary improvements on Paonia Street immediately north of the project site as appropriate to connect to the existing segment of Paonia Street.
 - e. Other offsite impacts as identified in any new/updated traffic impact analysis for the development of the property pursuant to the RM-12 (CAD-O) zoning.
11. The applicant shall construct a four to six-foot tall decorative fence along the perimeter of the site development. The material and location shall be provided with the site development plan, which may be approved by the Planning and Community Development Director.
12. At the time of making an application for approval of the final plat, site development plan, and construction documents for Phase 1, the applicant shall provide a floodplain development permit and no-rise letter for work in the Sand Creek Floodway channel.

NOTATIONS

1. The subsequent final plat application for Phase 1 may be approved administratively by the Planning and Community Development Director.
2. This preliminary plan approval does not authorize administrative approval for future final plat filing for Phase 2.

3. Approval of the preliminary plan will expire after twenty-four (24) months unless a final plat has been approved and recorded or a time extension has been granted.
4. Preliminary plans 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.
5. The applicant has elected not to place any structures within 125 feet of the north and east property lines. The Planning and Community Development Department has issued an administrative determination which has been incorporated into the permitting system for all properties adjacent to the subject parcel. The administrative determination identifies and memorializes the additional setback requirement and acknowledges that the applicant has chosen not to build within 125 feet of these properties.
6. A noise barrier fence is not a requirement along Powers Boulevard so long as development of the site is in compliance with Condition of Approval No. 6 above.

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 black ink that reads "Lindsay Darden". The signature is written in a cursive, flowing style.

Lindsay Darden, Planner II
File No. SP-20-001