

EL PASO  **COUNTY**
COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

January 7, 2020

Walden Holdings I, LLC
1230 Scarsbrook Court
Monument, CO 80132

Custom Castles Building Company, Inc.
17145 Colonial Park Drive
Monument, CO 80132

RE: Walden Preserve 2 Filing No. 4 – Final Plat – (SF-18-034)

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 January 7, 2020, at which time a recommendation for approval was made for Walden Preserve 2 Filing No. 4 subdivision. The proposed final plat includes 45.27 acres of the 134.05 acre parent parcel, which is zoned PUD (Planned Unit Development), pursuant to the Walden Preserve 2 PUD Development Plan (PUD-18-007), and is located east of Highway 83, south of Walker Road, north of Hodgen Road, along the north side of the Pond View Place and Walden Way/Timber Meadow Drive intersection and is within Sections 14, 15, 22, and 23, Township 15 South, Range 66 West of the 6th P.M. The final plat includes the following: 23 single-family residential lots with a minimum lot size of one acre per lot; two tracts totaling 18.16 acres for utilities, drainage, open space, and recreation; and three (3) acres of right-of-way. The property is included within the Black Forest Preservation Plan (1987) area. (Parcel No. 61230-01-023)

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

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



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

www.ELPASOCO.COM

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 Applicant shall submit the Mylar to Enumerations for addressing prior to recording the final plat.
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. 18-471), 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. Fees in lieu of school land dedication in the amount of \$5,520.00 shall be paid to El Paso County for the benefit of Lewis Palmer School District No. 38 at the time of final plat recording.
11. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.
12. Prior to recording the final plat, the Regional Trail (as described in the Park Lands Agreement recorded at reception number 214022992) shall be constructed in accordance with El Paso County Parks standards for a Regional Trail and accepted by the County or, in the alternative, the Applicant and EPC Parks Division agree to a separate Parks fees or improvements arrangement prior to hearing before the Board of County Commissioners.

NOTATIONS

1. Final plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.
2. Site grading or construction, other than installation of initial temporary control measures, may not commence until a preconstruction conference is held with Planning and Community Development Inspections staff and a construction permit is issued by the Planning and Community Development Department.

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 blue ink, appearing to read 'Nina'.

Nina Ruiz, Planner III

File No. SF-18-034