

# EL PASO



# COUNTY

COMMISSIONERS:  
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STAN VANDERWERF  
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PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

July 17, 2018

PRI 2 LLC  
6385 Corporate Drive, Suite 200  
Colorado Springs, CO 80919

NES Inc.  
619 N Cascade Ave, Suite 200  
Colorado Springs, CO 80903

*COPY  
mailed  
7/19/18*

RE: Flying Horse North – Final Plat – (SF-18-001)

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 July 17, 2018, at which time a recommendation for approval was made to approve a final plat to create 80 single-family residential lots and 21 tracts comprised of a golf course, open space, drainage, and other uses. The applicant has requested concurrent review of a preliminary plan for 283 lots. The parcel is located west of Highway 83, south of Hodgen Road, and east of Black Forest Road. (Parcel Nos. 51000-00-334, 61000-00-075, 61000-00-526, and 61000-00-627)

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. 12-382), 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 2) fees in the amount of \$34,400.00 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 Academy School District No. 20 in the amount of \$22,338 and Lewis Palmer School District No. 38 in the amount of \$2,156 at time of plat recording.

12. Drainage fees in the amount of \$85,214.60 and bridge fee in the amount of \$13,751.40 for the Black Squirrel Creek (FOMO3600) drainage basin shall be paid to El Paso County at the time of plat recordation.
13. The use of the open space shall be restricted by recording a use restriction covenant, which shall be referenced in a plat note on the final plat.
14. The applicant shall enter into an agreement with El Paso County following the approval of the concurrent preliminary plan to ensure the water lease is paid in perpetuity until such time as the water rights are purchased and shall provide the associated financial assurance. This agreement shall be referenced in a note on the final plat.
15. If the water pumps located within the jurisdictional dam are removed or are otherwise rendered inoperable, the HOA be required to shall install an emergency drawdown pipe.
16. All remaining technical issues shall be resolved prior to the BoCC hearing date.
17. Building permits shall be limited to the first 40 lots as identified via plat note until such time as the developer has received approval of a new access permit from the Colorado Department of Transportation and provided the State with collateral for the roadway improvements to Highway 83.

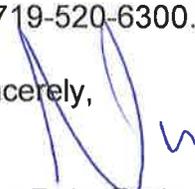
#### **NOTATIONS**

1. Final plats not recorded within twelve (12) months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.
2. The applicant is proposing to be included into the Public Improvement District No. 3 to satisfy the El Paso County Road Impact Fee program requirements

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,

  
Nina Ruiz, Project Manager/Planner II  
File No. SF-18-001