October 7, 2021

Planning and Community Development Department

Craig Dossey, Executive Director

Bridle Dale, LLC

4356 Montebello Drive

Colorado Springs, CO 80936

Kimley-Horn & Associates

2 N. Nevada Avenue, Suite 300

Colorado Springs, CO 80903

RE: Space Village Apartments Filing No. 1 – Final Plat – (SF-20-025)

This is to inform you that the above-reference request for approval of a final plat was heard and a recommendation of approval was made by the El Paso County Planning Commission on October 7, 2021, at which time a recommendation for approval of a final plat to create one (1) 0.63-acre commercial lot. The 0.63-acre property is zoned CC (Commercial Community) and is located on the south side of Space Village Avenue, approximately 785 feet east of the Space Village Avenue and Peterson Boulevard intersection and is within Section 17, Township 14 South, Range 65 West of the 6th P.M. The property is not located within the boundaries of a Small Area Plan.

Parcel No.: 54170-00-019

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.
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 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. 19-471), 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.
8. The developer shall construct a sidewalk along Space Village Avenue north of the property. The sidewalk shall be depicted on the associated site development plan and shall be constructed within 90 days of administrative approval of the site development plan. The deadline may be extended by the PCD Director, at his or her discretion, if the Director finds that the applicant has made a good faith effort to construct the improvements.
9. Park fees in lieu of land dedication for regional parks (Area 4) in the amount of $10,274.00 and urban park (Area 5) fees in the amount of $6,490.00 shall be paid at the time of plat recordation.
10. Fees in lieu of school land dedication in the amount of $2,244.00 shall be paid to El Paso County for the benefit of Colorado Springs School District No. 11 at the time of plat recording.
11. The County Attorney’s Conditions of Compliance shall be adhered to at the appropriate time.
12. Drainage fees in the amount of $9,067.46 and bridge fees in the amount of $3,708.83 for the Sand Creek drainage basin (FOFO4000) shall be paid to El Paso County at the time of final plat recordation.

**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 or initial temporary control measures, may not commence until a Preconstruction Conference is held with the Planning and Community Development Department 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,



Ryan Howser, Planner II

File No. SF-20-025