

EL PASO COUNTY



Receipt for Fees Paid

Planning and Community Development Department

2880 International Circle, Suite 110, Colorado Springs, Colorado 80910
Office (719) 520-6300

Date 8/16/21

Receipt No. 523462

Customer: PT Cloverleaf LLC
1864 Woodmoor Dri. Ste 100
Monument, CO 80132

Processed by TL

Check No. 1128-1129

Payment Method Check

Item	Description	Prefix	Type	Rate	Qty	Amount
K31	Mylar Pages (1st page)			13.00		13.00
K32	Mylar (each additional)			10.00		10.00
K07	Park Regional Area = 2			1,380.00		1,380.00
K08	Park Urban Neighborhood Area = 1			870.00		870.00
K10	School Fees, School District= 38			924.00		924.00
K04	Drainage Fees, Basin= teachout			2,063.00		2,063.00
K02	Bridge Fees, Basin = Teachout			311.00		311.00
2	PROJECT NAME: Cloverleaf Filing !					0.00

Total \$5,571.00

EL PASO  **COUNTY**
COLORADO

COMMISSIONERS:
STAN VANDERWERF (CHAIR)
CAMI BREMER (VICE-CHAIR)

LONGINOS GONZALEZ, JR.
HOLLY WILLIAMS
CARRIE GEITNER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

August 10, 2021

PT Cloverleaf, LLC
1846 Woodmoor drive, Suite 100
Monument, CO 80132

N.E.S., Inc.
610 S. Cascade Avenue, Suite 201
Colorado Springs, CO 80903

RE: Cloverleaf Filing No. 1 – Vacation and Replat (SF-21-014)

This is to inform you that the above-reference request for approval of a vacation and replat was heard and approved by the El Paso County Board of County Commissioners on August 10, 2021, at which time an approval of a vacation and replat of three parcels, collectively representing a portion of one platted (1) tract, into three (3) single-family residential lots was made. The three parcels total 1.5-acres and are zoned RS-20000 (Residential Suburban and are located north of Leggings Way, east of Bowstring Road, approximately 0.34 miles northeast of the Higby Road and Jackson Creek Parkway intersection and within Section 23, Township 11, and Range 67 West of the 6th P.M. The property is located within the Tri-Lakes Comprehensive Plan (2000).

(Parcel Nos. 71231-02-047, 71231-02-048, and 71231-02-050)

This 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

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




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

www.ELPASOCO.COM


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 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. 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.
10. Park fees in lieu of land dedication for regional parks (Area 2) in the amount of \$1,380.00 and urban park (Area 1) fees in the amount of \$870.00 shall be paid at the time of plat recordation.



 11. Fees in lieu of school land dedication in the amount of \$924.00 shall be paid to El Paso County for the benefit of Lewis Palmer School District No. 38 at the time of plat recording.

12. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.

 13. Drainage fees in the amount of \$2,063.00 and bridge fees in the amount of \$311.00 for Teachout Creek (FOMO4800) drainage basin 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 Planning and Community Development Inspections and a Construction Permit is issued by the Planning and Community Development Department.
3. An engineered site plan is required with submittal and review of the building permit application for each lot in the subdivision. The engineered site plan shall provide final design and construction details of the water quality facility.

This represents the Planning and Community Development Department's understanding of the action taken by the Board of County Commissioners.

The final plat action is not completed until such time as the final plat and associated documentation have been recorded. You must contact the assigned planner to schedule the recordation meeting with 12 months of the date of the BoCC approval. Please see attached for the final recording checklist which outlines the documentation you must provide at the time of the recording meeting as well as an estimation of those anticipated recording fees.

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-21-014

**CERTIFICATE AD VALOREM PROPERTY TAXES
COUNTY OF EL PASO, STATE OF COLORADO**

I, the undersigned, County Treasurer, certify that there are no unpaid property taxes or other assessments collectable by my office on the following described property, except as disclosed this date. This does not include assessments not of record this date.

Schedule (Account) No: 71231-02-047

2020 TAXES PAYABLE 2021

Owner Per Tax Record: PT CLOVERLEAF LLC

Property Type: Real Estate
 Property Location: BOWSTRING RD
 Property Description: THAT PORTION OF TRACT F, A VAC REPLAT OF LOTS 496-500
 WOODMOOR GREENS, BEING IN THE NE4 OF SEC 23-11-67 DESC
 AS FOLS: COM AT THE E4 COR OF SAID SEC 23 TH
 >> SEE NEXT PAGE for SUPP. INFORMATION <<

Alerts:

<u>Assessed Value</u>		
Land	\$	370
Improvement	\$	0
TOTAL	\$	370

<u>Tax District: PDX</u>	<u>Tax Rate</u>	<u>Tax Amount</u>
EL PASO COUNTY	0.007755	2.87
EPC ROAD & BRIDGE (UNSHARED)	0.000330	0.12
LEWIS-PALMER SCHOOL NO 38 - GEN	0.029980	11.09
LEWIS-PALMER SCHOOL NO 38 - BOND	0.011020	4.08
PIKES PEAK LIBRARY	0.003855	1.43
TRI-LAKES MONUMENT FIRE PROTECTION	0.018400	6.81
El Paso County TABOR Refund	0.000000	-0.15
TOTAL	0.071340	26.25

Information regarding special taxing districts and the boundaries of such districts may be on file or deposit with the Board of County Commissioners, the Clerk to the Board, or the County Assessor.

Balance due on 2020 taxes: 0.00

Amount due valid through AUGUST 31st, 2021 : \$ 0.00

IN WITNESS WHEREOF, I hereonto set my hand and seal this 12th day of AUGUST A.D. 2021

Issued to: epcltrscrites Treasurer

Mark Lowderman
Treasurer, El Paso County

Fee for issuing this certificate \$10.00 20210812 54892

By: 

Supplemental Information

Schedule (Account) No: 71231-02-047

Date of Issue: 12th day of AUGUST A.D. 2021

Full Property Description:

N45-57-28W 2950.16 FT TO POB; TH N01-07-36W 121.00 FT, TH N88-52-24E 180.00 FT, TH S01-07-36E 121.00 FT, TH S88-52-24W 180.00 FT TO POB.

Alerts:

Owners:

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2020 TAXES PAYABLE 2021

Owner Per Tax Record: PT CLOVERLEAF LLC

Property Type: Real Estate
Property Location: BOWSTRING RD
Property Description: THAT PORTION OF TRACT F, A VAC REPLAT OF LOTS 496-500 WOODMOOR GREENS, BEING IN THE NE4 OF SEC 23-11-67 DESC AS FOLS: COM AT THE E4 COR OF SAID SEC 23 TH
 >> SEE NEXT PAGE for SUPP. INFORMATION <<

Alerts:

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TOTAL	\$	370

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IN WITNESS WHEREOF, I hereonto set my hand and seal this 12th day of AUGUST A.D. 2021

Issued to: epc/trscrites Treasurer

Mark Lowderman
Treasurer, El Paso County

Fee for issuing this certificate \$10.00 20210812 54927

By: 

Supplemental Information

Schedule (Account) No: 71231-02-048

Date of Issue: 12th day of AUGUST A.D. 2021

Full Property Description:

N48-29-02W 2827.55 FT TO POB; TH N01-07-36W 121.77 FT, TH N89-52-24E 181.20 FT, TH S01-07-36E 118.62 FT, TH S87-52-36W 181.23 FT TO POB.

Alerts:

Owners:

**CERTIFICATE AD VALOREM PROPERTY TAXES
COUNTY OF EL PASO, STATE OF COLORADO**

I, the undersigned, County Treasurer, certify that there are no unpaid property taxes or other assessments collectable by my office on the following described property, except as disclosed this date. This does not include assessments not of record this date.

Schedule (Account) No: 71231-02-050

2020 TAXES PAYABLE 2021

Owner Per Tax Record: PT CLOVERLEAF LLC

Property Type: Real Estate
Property Location: LEGGINS WAY
Property Description: THAT PORTION OF TRACT F, WOODMOOR GREENS, BEING IN THE NE4 OF SEC 23-11-67 DESC AS FOLS: COM AT THE E4 COR OF SAID SEC 23, TH N29-09-25W 1388.71 FT TO POB; TH >> SEE NEXT PAGE for SUPP. INFORMATION <<

Alerts:

<u>Assessed Value</u>		
Land	\$	370
Improvement	\$	0
TOTAL	\$	370

<u>Tax District: PDX</u>	<u>Tax Rate</u>	<u>Tax Amount</u>
EL PASO COUNTY	0.007755	2.87
EPC ROAD & BRIDGE (UNSHARED)	0.000330	0.12
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Issued to: epcltrscrites Treasurer

Mark Lowderman
Treasurer, El Paso County

Fee for issuing this certificate \$10.00 20210812 54973

By: 

Supplemental Information

Schedule (Account) No: 71231-02-050

Date of Issue: 12th day of AUGUST A.D. 2021

Full Property Description:

N65-03-20W 123.87 FT, TH N34-17-20W 78.69 FT, TH N61-43-32E 151.99 FT, TH S28-16-28E 177.70 FT, TH ALG ARC OF A NON-TANGENT CUR TO THE L WHOSE CENTER BEARS S22-31-56E HAVING A RAD OF 360.00 FT, A C/A OF 11-05-27, AND AN ARC DIST OF 69.69 FT TO POB.

Alerts:

Owners: