May 28, 2019

Planning and Community Development Department

Craig Dossey, Executive Director

Lorson, LLC Nominee For

Murray Fountain, LLC

212 N. Wasatch Avenue, Suite 301

Colorado Springs CO 80903

Core Engineering Group

15004 1st Avenue South

Burnsville, MN 55306

RE: Lorson Ranch East Filing No. 3 – Final Plat – (SF-19-003)

This is to inform you that the above-reference request for approval of final plat was heard and approved by the El Paso County Board of County Commissioners on May 28, 2019, at which time an approval was made to create and authorize the development of 81 single-family lots; three (3) tracts to be utilized for open space, drainage, public utilities; and the creation of rights-of-way. The proposed 19.49 acre plat area is zoned PUD (Planned Unit Development) and is located north of Fontaine Boulevard, east of Old Glory Drive, and west of the anticipated extension of Lorson Boulevard and is within Section 13, Township 15 South, Range 65 West of the 6th P.M. The subject property area is within the boundaries of the Highway 94 Comprehensive Plan (2003). (Parcel No. 55000-00-411)

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 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. The 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 Parks and 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 ECM Administrator, 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. Park fees in lieu of land dedication for regional parks (Area 4) in the amount of $36,936.00 and urban park (Area 4) fees in the amount of $23,328.00 shall be paid at the time of plat recordation.
11. Drainage, bridge, and surety fees for the Jimmy Camp Creek basin, in the amounts of $177,213, $8,286, and $70,354, respectively, shall be paid at the time of final plat recording. If credits have been established prior to recordation of the final plat, the credits may be used towards the drainage fees due upon final plat recordation.
12. The Lorson Boulevard bridge over the Jimmy Camp Creek main channel shall receive preliminary County acceptance prior to the issuance of any building permits in Lorson Ranch East Filing No. 3.
13. The developer and/or Lorson Ranch Metropolitan District shall be responsible for maintenance of the storm drain system and sediment basin within Lamprey Drive, including removal of any sediment that enters the downstream storm drain system east of Yamhill Drive until construction of Lamprey Drive and the storm drain system is completed and accepted for County maintenance.

**NOTATION**

1. No school fees are due upon plat recordation pursuant to a Site Dedication and Waiver of Fees in Lieu of Land Dedication agreement between Lorson, LLC, Widefield School District No. 3, and El Paso County, as originally approved by the Board of County Commissioners on April 12, 2012 and as amended by approval of the Board of County Commissioners on August 23, 2016.

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,

Kari Parsons, Planner II

File No. SF-19-003