

EL PASO



COUNTY

COMMISSIONERS:
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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

November 20, 2018

SR Land, Inc.
20 Boulder Crescent St., Suite 102
Colorado Springs, CO. 80903

N.E.S. Inc.
Andrea Barlow
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO. 80903

RE: Branding Iron at Sterling Ranch Filing No. 1 – Final Plat - (SF-17-024)

This is to inform you that the above-reference request for approval of a final plat for Branding Iron at Sterling Ranch Filing No. 1 subdivision was heard by EL Paso County Planning Commission on November 20, 2018, at which time a recommendation for approval was made to create 51 single-family lots and eight (8) tracts to be utilized for drainage, open space, trails, and utilities. The 10.55 acre parcel zoned RS-5000 (Residential Suburban) is located north of Dines Boulevard, south of the future extension of Briargate-Stapleton Parkway, and East of Vollmer Road, and is within Section 33, Township 12 South, Range 65 West of the 6th P.M. The parcel is located within the boundaries of the Falcon Peyton Small Area Plan (2008) and the Black Forest Preservation Plan (1987) planning areas. (Parcel No.5233-02-008)

This recommendation for approval is subject to the following:

COPY mailed 11/21/18

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,

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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 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 to access a gravel road built to County road standards will be required for each access from Drover Canyon Lane and Silverado Hill Loop. 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 and private 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. 16-454), 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 the amount of \$21,930 in lieu of land dedication for regional parks (Area 2) and urban park (Area 3) fees in the amount of \$13,872 shall be paid at the time of plat recordation.

11. Fees in the amount of \$12,240 in lieu of school land dedication shall be paid to El Paso County for the benefit of Falcon School District No. 49 at the time of final plat recordation.
12. The final plat for Branding Iron at Sterling Ranch Filing No. 1 shall not be recorded until the provisions of the subdivision improvement agreement (SIA) approved in conjunction with Sterling Ranch Filing No. 1 final plat have been complied with.
13. An escrow agreement, including a financial assurance estimate for the offsite intersection improvements to Vollmer Road, as approved by the Planning and Community Development Department Director and the County Attorney's Office, shall be completed at the time of final plat recordation. A fair share contribution toward the offsite improvements, based on proportional calculated traffic generation shall be deposited in conjunction with the final plat recordation. This condition shall not apply if prior to plat recordation, signal improvements have been addressed, through the road impact fee program.
14. The following requirements shall be met prior to scheduling this final plat for Board of County Commissioners hearing:
 - a. In accordance with the conditions of approval of the Sterling Ranch rezoning (Resolution No. 15-146), and Sterling Ranch Filing No. 1 Final Plat (Resolution No. 18-058), a Master Development Drainage Plan (MDDP) for the complete Sterling Ranch development shall be submitted and approved.
 - b. The construction drawings for Sterling Ranch Filing No. 2, including Marksheffel Road, Vollmer Road, Sterling Ranch Road, and storm drainage improvements, as well as the corresponding Financial Assurance Estimate, shall be submitted and approved; or construction drawings and an access permit for the proposed interim emergency access to Vollmer Road shall be provided and approved.
15. The final plat shall not be recorded until Colorado Department of Public Health and Environment (CDPHE) has provided final approval of the Technical, Managerial, and Financial (TMF) Capacity Assessment Report and the project engineer certifies that the system has been constructed in accordance with the approval to construct and the final design plans and specifications.
16. The intersection of Dines Boulevard and Vollmer Road must be completed and suitable for preliminary County acceptance prior to issuance of a certificate of occupancy for the individual lots.

NOTATIONS

1. Final plats not recorded within 12 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.

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,



Kari Parsons, Planner II

File No. SF-17-024