

# EL PASO

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# COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

August 21, 2018

Bradley Investment Group LLC  
106 Sunbird Cliffs Ln East  
Colorado Springs, CO 80919

M.V.E. Inc.  
1903 Lelaray Street, Suite 200  
Colorado Springs, CO 80908

*COPY  
mailed  
8/22/18*

RE: The Townhomes at Bradley Crossing -- Map Amendment (Rezone) –  
(P-18-003)

This is to inform you that the above-reference request for approval of Map Amendment (Rezone) was heard and a recommendation for approval was made by the El Paso County Planning Commission on August 21, 2018, at which time a recommendation for approval was made to approve map amendment (rezoning) from the CC (Commercial Community) to the RM-30 (Residential Multi-Dwelling) zoning district. The 5.24 acre parcel is located north of Gladiator Drive, south of Bradley Road, east of Lincoln Plaza, and west of Hancock Expressway and is within Section 2, Township 15 South, Range 66 West of the 6<sup>th</sup> P.M. (Parcel No. 65024-07-102)

This recommendation for approval is subject to the following:

## CONDITIONS

1. The applicant shall apply for and receive approval of a site development plan.
2. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include, but are 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 threatened species.
3. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RM-30

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



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

(Residential Multi-Dwelling) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.

4. At the time of issuance of a building permit, the applicant 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 shall be documented on all sales documents and on plan notes to ensure that a title search would find the fee obligation before sale of the property.

#### **NOTATIONS**

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

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, Project Manager/Planner II

File No. P-18-003