

EL PASO



COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

October 23, 2018

Arroya Investments, LLC.
1283 Kelly Johnson Boulevard
Colorado Springs, CO 80920

Jacob Decoto
10620 Vollmer Road
Colorado Springs, CO 80910

TimberRidge Estates, LLC.
2760 Brogans Bluff
Colorado Springs, CO 80919

NES
John Maynard
619 N Cascade Ave, Suite 200
Colorado Springs, CO 80903

COPY
mailed
10/24/18

RE: The Retreat at TimberRidge – Preliminary Plan – (SP-18-002)

This is to inform you that the above-reference request for approval of a preliminary plan was heard by the El Paso County Board of County Commissioners on October 23, 2018, at which time an approval was made to approve a preliminary plan. The eight (8) parcels, totaling 234.05 acres, are zoned PUD (Planned Unit Development) and are located north of the proposed extension of Stapleton Road/Briargate Parkway, bisected by Vollmer Road, and are within Sections 21 and 28, Township 12 South, Range 65 West of the 6th P.M.. The parcels are included within the boundaries of the Black Forest Preservation Plan (1987) area. The applicants are proposing 205 single-family lots, 27.17 acres of right of way, and 10 open-space, trail corridor, detention, and utilities tracts totaling 27.58 acres. Phasing of the development is anticipated as depicted on the preliminary plan; however, the chronology of the phasing is not proposed to be binding. (Parcel Nos. 52270-00-001, 52270-00-003, 52270-00-004, 52000-00-398, 52220-00-023, 52000-00-393, 52280-00-019, and 52000-00-397)

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



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

This approval is subject to the following:

CONDITIONS

1. A legal challenge to the BoCC approval of The Retreat at TimberRidge Planned Unit Development zoning is currently pending. Approval of this Preliminary Plan is contingent upon a final court order upholding the PUD zoning. Amendments to the BoCC approval or to the PUD development plan (PUD 17-003) made as part of settlement of the litigation may require submission of an application to amend the Preliminary Plan. No final plats will be recorded unless and until a final court order upholding the PUD zoning is issued and all appeal periods have lapsed.
2. Applicable school(s) and park fees shall be paid with each final plat.
3. A finding of water sufficiency shall be made with each final plat.
4. 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, 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.
5. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the Countywide Transportation Improvement Fee Resolution (Resolution 16-454), as amended, 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.
6. Development of the property shall be in accordance with the recorded PUD development plan.
The building setback along Vollmer Road for Lots 20 through 26 shall be 100 feet, as depicted on the PUD development plan.
7. Landscape plantings along Arroya Lane shall be planted by the developer at the ratio of one (1) tree per 30 feet, and a minimum of one-third (1/3) of those trees shall be evergreen trees.

8. Landscape plantings along Vollmer Road are to be planted by the developer at the ratio of one (1) tree per 25 feet, and a minimum of one-third (1/3) of those trees shall be evergreen trees.
9. The applicants shall be responsible for constructing or providing escrow toward offsite improvements to Vollmer Road in association with the appropriate final plat as identified in Table 3 of the Retreat at Timber Ridge Preliminary Plan Traffic Impact Analysis, dated April 12, 2018 (as amended).
10. The applicants shall be responsible for constructing the necessary improvements in the Sand Creek channel, as identified in the preliminary drainage reports and final drainage reports to be submitted, with the appropriate final plat(s).

NOTATIONS

1. Approval of the Preliminary Plan will expire after twelve (12) months unless a final plat has been approved and recorded or a time extension has been granted.
2. Preliminary plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

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. SP-18-002