

EL PASO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

May 1, 2018

Meadowbrook Crossing, LLC
90 S. Cascade Avenue, Suite 1500
Colorado Springs, CO. 80903

Thomas and Thomas
Jason Alwine
702 N. Tejon Street
Colorado Springs, CO. 80903

mailed 5/2/18
COPY

RE: Meadowbrook Crossing Filing No. 2 – Final Plat – (SF-18-004)

This is to inform you that the above-reference request for approval of final plat was heard and approved by the El Paso County Planning Commission on May 1, 2018, at which time a recommendation for approval was made to approve a final plat to create 35 single-family residential lots. The 4 acre parcel is zoned RS-5000 (Residential Suburban) is located north of Highway 24, south of the East Fork of the Sand Creek Channel, and east of Peterson Road and is within Section 8, Township 14 South, Range 65 West of the 6th Principal Meridian. The parcel is not within the boundaries of a small area plan. (Parcel No. 54080-00-055)

This recommendation for 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 provide 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.

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



COLORADO SPRINGS, CO 80910-3127
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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. 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.
8. 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.
9. Park fees in lieu of land dedication for regional parks (Area 2) and urban park (Area 3) fees shall be paid at the time of plat recordation.
10. School fees in lieu of school land dedication shall be paid to El Paso County for the benefit of Colorado Springs School District No. 11 at the time of plat recordation.

11. Bridge fees in the amount of \$7,256.00 for the Sand Creek (FOFO4000) drainage basin shall be paid to El Paso County at the time of final plat recordation.

NOTATIONS

1. Final plats not recorded within 12 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.
2. The applicant is proposing to be included into the Public Improvement District No. 2 to satisfy the El Paso County Road Impact Fee program requirements.
3. Per the Floodplain Administrator, no building permits will be issued prior to the August 6, 2018 effective date for LOMR, case no. 18-08-0558P.
4. The applicant has identified the shallow ground water areas that will need to be mitigated on Sheet No. 1 of the final plat, in the notes section. Site specific analysis should be completed by the future home builders to determine if the shallow ground water has been completely mitigated by the LOMR.

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. SF-18-004