

# EL PASO

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# COUNTY

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PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

July 31 2018

Corral Ranches Development Company  
1830 Coyote Point Drive  
Colorado Springs, CO. 80904

Land Resource Associates  
David Jones  
9736 Mountain Road  
Chipita Park, CO. 80809

*COPY -  
mailed  
8/1/18*

RE: Reserve at Corral Bluffs Filing No. 2 – Final Plat – (SF-18-010)

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 July 31, 2018, at which time approval was made to approve a final plat to create six (6) single-family residential lots and 2.89 acres of right-of-way. The 33.12 acre parcel is zoned RR-5 (Residential Rural) and is located north of Highway 94, south of Blaney Road, east of Meridian Road, west of Hoofbeat Road and is within Section 31, Township 13 South, Range 64 West of the 6th Principal Meridian. The parcel is within the boundaries of the Highway 94 Comprehensive Plan (2003) planning area. (Parcel Nos. 43310-00-024 and 43310-00-006)

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 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

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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. 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 are constructed 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) 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 Falcon School District No. 49 at the time of plat recordation.

11. Drainage fees in the amount of \$5,468.65, bridge fees in the amount of \$255.67, and drainage basin surety fee in the amount of \$2,316.63 for the Jimmy Camp Creek drainage basin (FOFO2000) shall be paid to El Paso County at the time of plat recordation.

**NOTATION**

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

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, Project Manager/Planner II

File No. SF-18-010