

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

June 22, 2021

BBP-740, LLC
Mountain States Pipe and Supply
4665 Alpglen Court
Colorado Springs, CO 80906

Compass Surveying and Mapping, LLC
721 S. 23rd Street, Suite B
Colorado Springs, CO 80904

RE: Mountain States Supply – Vacation and Replat – (VR-20-004)

This is to inform you that the above-reference request for approval of vacation and replat was heard and approved by the El Paso County Board of County Commissioners on June 22, 2021, at which time an approval was made for a vacation and replat of a portion of a platted tract to create two (2) industrial lots. The property is zoned M (Industrial) and is located southwest of the intersection of Electronic Drive and Marksheffel Road, approximately ¼ of a mile north of the intersection of Constitution Avenue and Marksheffel Road and is within Section 32, Township 13, and Range 65 West of the 6th P.M. The property is not located within the boundaries of a small area plan.

(Parcel No. 53320-02-019)

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 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, 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. A joint access easement granting access between Lots 1 and 2 shall be provided and recorded with the vacation and replat map.
6. 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.
7. 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.
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. 19-471), 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. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.
10. Drainage fees in the amount of \$37,672 and bridge fees in the amount of \$15,409 for Sand Creek drainage basin (FOFO4000) shall be paid to El Paso County at the time of final plat recordation.

NOTATIONS

1. Final plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.
2. Site grading or construction, other than installation or initial temporary control measures, may not commence until a Preconstruction Conference is held with Planning and Community Development Inspections and a Construction Permit is issued by the Planning and Community Development Department.

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,



John Green, Planner II

File No. VR-20-004