

EL PASO

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COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 19, 2017

Hallgren Properties, Inc.
1110 Meadowbrook Parkway
Colorado Springs, CO 80915

Lisa Peterson
1411 Woolsey Heights
Colorado Springs, CO 80915

RE: Padmark Business Park Filing No. 1 - (VR-17-005)

This is to inform you that the above-reference request for approval of vacation and replat was heard and a recommendation of approval was made by the El Paso County Planning Commission on September 19, 2017, to approve a vacation and replat of one (1) commercial lot into three (3) commercial lots. The 3.85 acre lot, known as Lot 44 Claremont Business Park Filing No. 2, is zoned CS (Commercial Services) and is located west of the Highway 24 and Marksheffel Road intersection and is within Sections 8 and 5, Township 14 South, Range 65 West of the 6th P.M. The property is not within the boundaries of a small area plan. (Parcel No. 54081-02-048)

This is recommendation for approval is subject to the following:

CONDITIONS OF APPROVAL

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 a certification from 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.

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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.

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. No additional drainage and bridge fees will be assessed since such fees were previously paid and the vacation and replat does not result in an increase in overall imperviousness.
3. Per the denied appeal (APP-16-002) water quality will be required for each individual lot.
4. In accordance with Resolution No. 12-387, this subdivision will not be assessed any additional fees through the El Paso County Road Impact Fee program since the subdivision is located within the boundaries of the Central Marksheffel Metropolitan District.

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,


Nina Ruiz, Project Manager/Planner II

File No. VR-17-005