

EL PASO

COMMISSIONERS:
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COUNTY

SEAN VANDERWERF
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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

June 5, 2018

Frank W Howard #2 LLLP
3232 Muirfield Drive
Colorado Springs, CO 80907

Dakota Springs Engineering LLC
31 N Tejon, Suite 500
Colorado Springs, CO 80903

*COPY
mailed
6/5/18*

RE: Springs at Waterview Preliminary Plan - (SP-16-005)

This is to inform you that the above-reference request for approval of a preliminary plan for Springs at Waterview subdivision was heard by EL Paso County Planning Commission on June 5, 2018, at which time a recommendation for approval was made to authorize the development of 85 single-family residential lots. The 15.68 acre parcel is zoned RS-5000 (Residential Suburban) and is located north of Bradley Road and east of Grinnell Boulevard and is within Section 7, Township 15 South, Range 65 West of the 6th P.M. The property is not located within a small area plan.

This recommendation for approval is subject to the following:

CONDITIONS

1. Applicable traffic, drainage and bridge fees shall be paid with each final plat.
2. Applicable school and park fees shall be paid with each final plat.
3. 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.
4. 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 12-382), as amended, at or prior to the

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



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

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.

5. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.

NOTATIONS

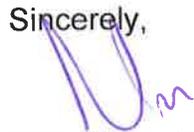
1. Approval of the Preliminary Plan will expire after twenty-four (24) months unless a final plat has been approved and recorded or a time extension has been granted.
2. Preliminary Plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

WAIVER

A waiver is being requested for Section 8.4.3.C.3.a, Limited Use of Double Frontage and Reverse Frontage Lots, of the El Paso County Land Development Code (2017). This request applies to the lots adjacent to Escanaba Drive and Wolf Moon Drive. 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 and Planner II
File No. SP-16-005