

EL PASO



COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

March 27, 2018

Arroya Investments, LLC.
1283 Kelly Johnson Boulevard
Colorado Springs, CO. 80920

Jacob Decoto
10620 Vollmer Road
Colorado Springs, CO. 80910

Robert Scott General Contractors
2760 Brogans Bluff
Colorado Springs, CO. 80919

N.E.S. Inc.
John Maynard
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO. 80903

RE: The Retreat at TimberRidge - (PUD-17-003)

This is to inform you that the above-reference request for of a map amendment (rezoning) from RR-5 (Residential Rural) to PUD (Planned Unit Development) was heard and approved by the El Paso County Board of County Commissioners on March 27, 2018 for approval of a map amendment (rezoning) from RR-5 (Residential Rural) to PUD (Planned Unit Development). The applicants are proposing 212 single-family lots; rights of way; and 11 open-space, trail corridor, detention, and utilities tracts that are anticipated to be owned by the proposed TimberRidge Metropolitan District. Phasing of the development is anticipated as depicted on the PUD development plan; however, the chronology of the phasing is not binding. The eight (8) parcels, totaling 262.92 acres, are located north of the proposed extension of Stapleton Road/Briargate Parkway, bisected by Vollmer Road, and are within Sections 21 and 28, Township 12 South, Range 65 West of the 6th P.M.. The parcels are included within the boundaries of the Black Forest Preservation Plan (1987) area.

*COPY
mailed
4/2/18*

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



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

This approval is subject to the following:

CONDITIONS

1. Development of the property shall be in accordance with the PUD development plan. Minor changes in the PUD development plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require submittal of a formal PUD development plan amendment application.
2. Approved land uses are those defined in the PUD development plan and development guide.
3. All owners of record must sign the PUD development plan.
4. The PUD development plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any final plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD development plan.
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 Parks and 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 threatened species.
6. The building setback along Vollmer Road for Lots 20 through 26 shall be 100 feet, as depicted on the PUD development plan.
7. Landscape plantings along Arroya Lane shall be planted by the developer at the ratio of one (1) tree per 30 feet, and a minimum of one-third (1/3) of those trees shall be evergreen trees.
8. Landscape plantings along Vollmer Road are to be planted by the developer at the ratio of one (1) tree per 25 feet, and a minimum of one-third (1/3) of those trees shall be evergreen trees.
9. Applicants shall provide a Geology and Soils Standards Report with all subsequent preliminary plans. Constraints and hazards shall be identified on the

subsequent preliminary plans (Note: not all lots depicted on the PUD development plan may be developable).

10. The label "shared access drive" on Sheet 2 and General Note No. 2 on Sheet 3 of the PUD development plan do not guarantee approval of the access. Access will be determined at the time of the preliminary plan for Phase A. Phase E may modify access to Phase A lots. Further analysis shall be required at the time of the preliminary plan submittal.
11. Access to Parcel No. 52000-00-393 west of Vollmer Road shall be finalized at the time of the preliminary plan for that parcel to determine access from Vollmer Road. A deviation may be required at that time.
12. The applicants shall be responsible for constructing or providing escrow toward offsite improvements to Vollmer Road with the appropriate final plat as identified in the traffic impact study.
13. The applicants shall be responsible for constructing the necessary improvements in the Sand Creek channel, as identified in the required preliminary and final drainage reports to be submitted, with the appropriate final plat(s).
14. Accessory storage and repair of vehicles and machines as well as wildlife rehabilitation, construction equipment storage and field offices, and commercial stables on lots located West of Vollmer shall require approval of a special use. These uses are not allowed east of Vollmer Road.
15. The applicants shall revise of the PUD plan to remove "Dwelling, Two Family" as an available land use prior to recordation of the plan.

NOTATIONS

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

3. Approval of the PUD as submitted does not guarantee approval of deviations from any engineering criteria that have not been specifically addressed in either an approved deviation request or PUD modification.
4. Documentation of separate vacation/termination documents will need to be provided, which remove encumbrances on proposed rights-of-way, specifically Arroya Lane, prior to platting and County acceptance of the proposed roads.
5. All outstanding review comments will need to be addressed, to the satisfaction of the PCD Director, prior to scheduling the request for a Board of County Commissioners hearing.

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,

A handwritten signature in blue ink, appearing to read "Kari Parsons", with a horizontal line extending to the right.

Kari Parsons, Project Manager/Planner II

File No. PUD-17-003