

# EL PASO

COMMISSIONERS:  
DARRYL GLENN (PRESIDENT)  
MARK WALLER (PRESIDENT PRO TEMPORE)



# COUNTY

STAN VANDERWERF  
LONGINOS GONZALEZ  
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

May 8, 2018

10230 Hall Blvd, LLC  
P.O. Box 38036  
Colorado Springs, CO 80937

Associated Design Professionals  
3520 Austin Bluffs Parkway, Suite 102  
Colorado Springs, CO 80918

*COPY  
mailed  
5/14/18*

RE: Minor Subdivision – Helton Mini Storage - (MS-17-004)

This is to inform you that the above-reference request for approval of a minor subdivision was heard and approved by the El Paso County Board of County Commissioners on May 8, 2018, for approval to create one (1) commercial lot to develop a mini-warehouse storage facility. The 7.60 acre parcel is zoned M (Industrial) and is located at the southeast corner of the State Highway 85/87 and South Academy Boulevard intersection and is within Sections 3, 10, and 11 Township 15 South, Range 66 West of the 6<sup>th</sup> P.M. (Parcel No. 65034-00-041)

This is recommendation for 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.

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



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

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. An access permit shall be obtained from CDOT and provided to the Planning and Community Development Department prior to authorization of any construction activity on the site.
7. The Subdivision Improvements Agreement, including the Financial Assurance Estimate, as approved by the El Paso County Planning and Community Development Department, shall be filed at the time of recording the final plat.
8. Collateral sufficient to ensure that the public improvements as listed in the approved Financial Assurance Estimate shall be provided when the final plat is recorded.

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. 12-382), 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. Applicant and its successors and assigns shall comply with all requirements of the El Paso County Land Development Code regarding a Dry Subdivision. Specifically, no water supply shall be provided or utilized on the subject property, and the final plat shall contain a plat note to advise all future owners of the Dry Subdivision.

10. If Applicant or its successors or assigns desires to provide or utilize a water supply on the subject property, such change shall constitute a substantial change in water supply under the El Paso County Land Development Code, and shall require that the matter shall be brought to the Planning and Community Development Department and the County Attorney's Office for further review pursuant to LDC Section 8.4.7 (Water Supply Standards). An additional platting action subject to approval by the Board of County Commissioners may also be required.
11. Prior to development of any permitted use on the site, a site development plan shall be approved by the PCD Director that complies with the development standards and requirements of the El Paso County Land Development Code and Engineering Criteria Manual.
12. A permanent or longer term method of wastewater treatment and/or storage shall be to be submitted to El Paso County Public Health for approval within one (1) year from the date of the issuance of a building permit by the Pikes Peak Regional Building Department, or from the date of the issuance of a construction permit by the Planning and Community Development Department if no building permit is required.
13. The following note shall be placed on the plat prior to recordation:  
"All easements that are dedicated hereon for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at Reception Number 212112548 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect."

#### **NOTATION**

1. Final plats not recorded within 24 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 Commissions. Should you have any questions, please contact me at 719-520.-6300.

Sincerely,



Gabe Sevigny for Raimere Fitzpatrick, Project Manager/Planner II  
File No. MS-17-004