

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

August 13, 2019

Hunsinger Development Corporation
4406 College Park Court
Colorado Springs, CO 80918

Terra Nova Engineering, Inc.
721 S. 23rd Street
Colorado Springs, CO 80904

RE: Hunsinger Subdivision Final Plat Amendment – Vacation and Replat –
(VR-18-014)

This is to inform you that the above-reference request for approval of a vacation and replat for Hunsinger Subdivision Final Plat Amendment was heard by the El Paso County Board of County Commissioners on August 13, 2019, at which time an approval was made to vacate and replat of three (3) residential lots to create two (2) additional residential lots, for a total of five (5) residential lots; with Lot 1 being 3.33 acres, Lot 2 being 2.67 acres, Lot 3 being 2.53 acres, Lot 4 being 3.12 acres, and Lot 5 being 3.52 acres. The 15.17 acre site is zoned RR-2.5 (Residential Rural) and is located approximately 0.4 miles east of the Voyager Parkway and Old Ranch Road intersection and is within Section 28, Township 12 South, Range 66 West of the 6th P.M., El Paso County, Colorado. The subject property is not within the boundaries of a comprehensive planning area. (Parcel Nos. 62280-04-010, 62280-04-011, and 62280-04-012)

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. 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.
7. 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. 18-471), 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.
8. Park fees in lieu of land dedication for regional parks (Area 2) in the amount of \$2,150.00 shall be paid at time of plat recordation.
9. Fees in lieu of school land dedication in the amount of \$612.00 shall be paid to El Paso County for the benefit of Academy School District No. 20 at time of plat recording.

10. Drainage fees in the amount of \$12,259.00 for the Kettle Creek drainage basin (FOMO3000) shall be paid to El Paso County at the time of plat recordation.
11. No direct lot access is permitted to Old Ranch Road.
12. The two existing ponds located on Lots 3 and 5 shall be filled in or breached prior to issuance of any new building permit.

NOTATIONS

1. Final plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.

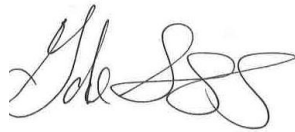
WAIVER

The applicant is requesting a waiver from Section 8.4.3.C.2.e, Lot Design, Minimum Frontage, of the Land Development Code (2019). This section states that a division of land shall have a minimum of thirty (30) feet of frontage on and have access from a public road. Lot 2, as depicted on the vacation and replat, does not have frontage along a public road. Access is proposed via a thirty (30) foot wide private ingress and egress easement.

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 black ink, appearing to read 'Gabe Sevigny', with a stylized flourish at the end.

Gabe Sevigny, Planner II

File No. VR-18-014