

EL PASO

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COUNTY

STAN VANDERWERF  
LONGINOS GONZALEZ  
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

May 1, 2018

Cradlan, LLC  
Lorson, LLC, Nominee  
Eagle Development Corporation  
212 N. Wasatch Avenue, Suite 301  
Colorado Springs, CO 80903

Core Consulting Group  
Rich Schindler  
15004 1<sup>st</sup> Avenue South  
Burnsville, MN 55306

*mailed 5/2/18*  
**COPY**

RE: Carriage Meadows North Filing No. 1 – Final Plat – (SF-17-023)

This is to inform you that the above-reference request for approval of final plat was heard and approved by the El Paso County Planning Commission on May 1, 2018, at which time a recommendation for approval was made to approve a final plat for the Carriage Meadows North Filing No. 1 subdivision to authorize development of 155 single-family lots, rights-of-way, two (2) future development tracts, and five (5) drainage and open space tracts. The five (5) parcels, totaling 68.67 acres, are located on the north side of Fontaine Boulevard, east of Marksheffel Road and are within Sections 14 and 15, Township 15 South, Range 65 West of the 6th P.M. east of Jimmy Camp Creek. The property is within the boundaries of the Highway 94 Comprehensive Plan (2003). (Parcel Nos. 55154-00-005, 55000-00-341, 55000-00-342, 55143-00-007, 55143-00-009)

This recommendation for approval is subject to the following:

**CONDITIONS**

1. All Deed of Trust holders shall ratify the plat. The applicants 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 a plat, the subdivider shall provide the 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

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



COLORADO SPRINGS, CO 80910-3127  
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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 applicants shall submit the Mylar to Enumerations for addressing.
5. The 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 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 Subdivision Improvements Agreement, including the Financial Assurance Estimate, as approved by the ECM Administrator or designee, shall be filed at the time of recording the Final Plat.
8. Collateral sufficient to ensure construction of the public improvements as listed in the approved Financial Assurance Estimate shall be provided when the final plat is recorded.
9. 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. 16-454), 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.

10. Park fees in lieu of land dedication for regional parks (Area 4) and urban park (Area 4) fees shall be paid at time of plat recordation.
11. The developer shall participate in a fair and equitable manner in the design and future construction of traffic signalization improvements at Fontaine Boulevard and Carriage Meadows Drive, which shall be constructed by the developer at the time signal warrants are met. The fair share attributed to Carriage Meadows North shall be deposited as escrow in the amount of \$14,938, corresponding to a roughly five percent (5%) proportionate impact of the remaining Lorson Ranch subdivision filings that are anticipated to add traffic to this intersection to a level warranting signalization. An escrow agreement, including a financial assurance estimate for the intersection signalization improvements, as approved by the Planning and Community Development Department Director and the County Attorney's Office, shall be completed and escrow deposited prior to recording the final plat.
12. Drainage, bridge, and surety fees for the Jimmy Camp Creek basin shall be paid, or existing developer credits deducted, at the time of final plat recording.
13. In accordance with the Memorandum of Agreement approved by Board of County Commissioners Resolution No. 18-091 (Reception No. 218024260), the applicants shall reimburse the Pikes Peak Rural Transportation Authority for the Marksheffel Road right-of-way proposed to be vacated, in an amount satisfactory to the El Paso County Attorney. The final plat shall not be recorded until proof of the reimbursement is provided to PCD and construction of the necessary drainage improvements is complete or adequate collateral for the improvements has been provided.

#### **NOTATIONS**

1. Final plats not recorded within 12 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.
2. No school fees are due upon plat recordation pursuant to a Site Dedication and Waiver of Fees in Lieu of Land Dedication agreement between Lorson, LLC, Widefield School District No. 3, and El Paso County, as originally approved by the Board of County Commissioners on April 12, 2012 and as amended by approval of the Board of County Commissioners on August 23, 2016.

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,

A handwritten signature in blue ink, appearing to read "Kari", with a stylized flourish extending to the right.

Kari Parsons, Project Manager/Planner II

File No. SF-17-023