

# EL PASO COUNTY

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



STAN VANDERWERF  
LORGINOS GONZALEZ  
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

July 17, 2018

D and D Management LLC  
6485 Alibi Circle  
Colorado Springs, CO 80923

Hammers Construction, Inc.  
Lisa Peterson  
1411 Woosley Heights  
Colorado Springs, CO 80915

*COPY*  
*Mailed*  
*7/18/18*

RE: Largent – Vacation and Replat – (VR-18-010)

This is to inform you that the above-reference request for approval of a vacation and replat for the Largent Subdivision was heard and approved by the El Paso County Planning Commission on July 17, 2018, at which time a recommendation for approval was made to vacate a portion of the Falcon Plat and replat the property as a 1.17 acre commercial lot and a 0.05 acre tract to be dedicated to the County for future North Meridian Road right-of-way. The 1.22 acre property is zoned CC (Commercial Community) and is located at the southeast corner of the Highway 24 and North Meridian Road intersection and is within Section 7 Township 13, South, Range 64 and Section 12, Township 13 South, Range 65 West of the 6th P.M. and is within the boundaries of the Falcon Peyton Small Area Plan (2008). (Parcel No. 53124-01-008)

This 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,

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



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

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. 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 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 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 that the public improvements are constructed as listed in the approved Financial Assurance Estimate shall be provided when the vacation and replat 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. The applicant shall complete an escrow agreement with El Paso County to be applied towards the construction of sidewalk, curb and gutter along the North Meridian Road frontage prior to plat recordation.

11. Drainage for the Falcon Drainage Basin (CHWS1400) shall be paid to El Paso County at the time of vacation and replat recordation.

**NOTATION**

1. Final plats not recorded within 12 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.

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,



Kari Parsons, Project Manager/Planner II

File No. VR-18-010