

# 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

June 12, 2018

People's National Bank Colorado  
5175 N. Academy Boulevard  
Colorado Springs, CO 80918

Land Development Consultants, Inc.  
3898 Maizeland Road  
Colorado Springs, CO 80909

*6/12/18  
mailed  
COPY*

RE: Academy Village Filing No. 3 - (VR-17-012)

This is to inform you that the above-reference request for approval of vacation and replat was heard and approved by the El Paso County Board of County Commissioners on June 12, 2018, to approve a vacation and replat of one (1) commercial lot into two (2) commercial lots. The 2.93 acre lot, known as Lot 4 Academy Village Filing No. 2, is zoned CS (Commercial Services) and is located northwest of the Struthers Road and Gleneagle Drive intersection and is within Section 1, Township 12 South, Range 67 West of the 6<sup>th</sup> P.M. The property is within the boundaries of Tri-Lakes Comprehensive Plan (2000) area. (Parcel No. 72014-01-004)

This approval is subject to the following:

### CONDITIONS OF APPROVAL

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 provide a 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 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 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 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. The subdivider(s) shall participate in a fair and equitable manner in the intersection improvements at the Struthers Road/Gleneagle Drive intersection. The fair share attributed to Academy Village Filing No. 3 shall be deposited as escrow in the amount of \$12,375, corresponding to a roughly ninety-two one-hundredths percent (0.92%) proportionate impact of the new developments that are anticipated to add traffic to this intersection to a level warranting improvements. An escrow agreement

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.

11. Drainage and bridge fees for the Black Forest (FOMO4200) drainage basin shall be paid to El Paso County at the time of final plat recordation.
12. A site development plan shall be submitted to Planning and Community Development (PCD) and approved by the PCD Executive Director prior to the issuance of a building permit for the new lot.
13. Prior to recording the final plat, the applicant shall revise the plat to identify and dedicate right-of-way and easements for improvements to the Struthers Road and Gleneagle Drive intersection. The Planning and Community Development Department Director shall be authorized to approve the revision to the plat prior to presenting the plat to the President of the Board of County Commissioners for signature and recordation. If the right-of-way and easements to be dedicated have not been identified prior to the applicant's desire to record the plat, then the plat may be recorded but shall be accompanied by an associated right-of-way dedication and easement agreement between the applicant and the County.

#### **NOTATION**

1. Final plats not recorded within 12 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 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-17-012