

EL PASO  **COUNTY**
COLORADO

COMMISSIONERS:
MARK WALLER (CHAIR)
LONGINOS GONZALEZ, JR. (VICE-CHAIR)

HOLLY WILLIAMS
STAN VANDERWERF
CAMI BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

February 4, 2020

Gregory and Tanya Wolff
2170 Diamond Creek Drive
Colorado Springs, CO 80921

David Gorman
M.V.E., Inc.
1903 Learay Street, Ste 200
Colorado Springs, CO 80909

RE: Wolff Run Estates – Minor Subdivision – (MS-19-008)

This is to inform you that the above-reference request for approval of minor subdivision was heard and approved by the El Paso County Planning Commission on February 4, 2020, at which time a recommendation for approval was made to create two (2) lots. The 9.68 acre property is zoned RR-5 (Residential Rural) and is located approximately 364 feet east of the intersection of Old North Gate and Stapleton Roads and is within Section 4, Township 12 South, Range 66 West of the 6th P.M. If approved, the minor subdivision application will result in the creation of a 4.62-acre lot (Lot 1), a 5.00-acre lot (Lot 2), and the dedication of a 10-foot-wide strip of right-of-way adjacent to Old North Gate Road (0.078 acres). Prior to submittal of the minor subdivision request, the applicant applied for and received approval of administrative relief to allow a lot size of 4.62 acres where 5 acres is the minimum lot size within the RR-5 (Residential Rural) zoning district. The property is located within the Tri-Lakes Comprehensive Plan (2000) area. (Parcel No. 62040-00-051)

This recommendation for approval is subject to the following:

WAIVER

The applicant is requesting a waiver of Section 8.4.3.(B)(2)(E), Minimum Frontage, of the Land Development Code (2019) requiring lots to have a minimum of 30 feet of frontage and have access on a public road. The Code defines a Public Road as “A road

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



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

www.ELPASOCO.COM

located in a public right-of-way or easement and open to the public for travel and accepted for maintenance by El Paso County or another governmental jurisdiction.”

The applicant is proposing a single access drive for ingress and egress to serve both lots from Old Northgate Road. The driveway is proposed to be located within a 30-foot-wide cross access easement shown on the plat and subject to an access easement maintenance agreement to be recorded in the records of the El Paso County Clerk and Recorder.

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 final 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. Access (driveway) permits will be required for each access to an El Paso County owned and maintained roadway. Access 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. Drainage fees for the Monument Branch basin in the amount of \$7,629.93 shall be paid at time of plat recordation. Drainage and bridge fees for the Smith Creek basin in the amounts of \$699.10 and \$93.82, respectively, shall be paid at the time of final plat recordation.
9. Park fees in lieu of land dedication for regional parks (Area 2) in the amount of \$912.00 shall be paid at the time of plat recordation. No urban park fees are due with this minor subdivision.
10. 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 the time of final plat recording.
11. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.
12. All driveways shall comply with Appendix D of the adopted 2009 IFC for Fire Department access.

NOTATION

1. Final plats not recorded within 24 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,



Lindsay Darden, Planner II

File No. MS-19-008