

EL PASO



COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 18, 2018

Silverado Ranch, Inc.
Stan Searle, President
18911 Cherry Springs Ranch Drive
Monument, CO. 80132

JPS Engineering
19 East Willamette Avenue
Colorado Springs, CO. 80903

RE: Silverado Ranch Filing No. 1 – Final Plat – (SF-18-011)

This is to inform you that the above-reference request for approval of final plat was heard and a recommendation of approval was given by the El Paso County Planning Commission on September 18, 2018, to approve a final plat to create ten (10) single-family lots, three (3) tracts to be utilized for drainage, open space, and non-motorized trails, utilities. The 318.88 acre parcel zoned PUD (Planned Unit Development) is located south of Drennan Road, west of Ellicott Highway, and east of Peyton Highway and is within Section 16, Township 15 South, Range 63 West of the 6th P.M. The parcel is located within the boundaries of the Highway 94 Comprehensive Plan (2003). (Parcel No. 35000-00-082)

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

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Mailed
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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 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 to access a gravel road built to County road standards will be required for each access from Drover Canyon Lane and Silverado Hill Loop. 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 El Paso County Planning and Community Development Department, shall be filed at the time of recording the final plat.
8. Collateral sufficient to ensure that the public and private 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 the amount of \$4070. in lieu of land dedication for regional parks (Area 4) and urban park (N/A) fees shall be paid at the time of plat recordation.

11. Fees in the amount of \$1850 in lieu of school land dedication shall be paid to El Paso County for the benefit of Ellicott School District No. 22 at the time of final plat recordation.
12. The developer shall re-construct the Phase 1/Filing No. 1 gravel roads to paved County road standards with the next final plat filing (e.g., Phase 2). The developer or the homeowners association, if one is legally created, shall own and maintain the gravel roads until the roads are upgraded to County road standards and are accepted by the County into the maintenance system. A label and note shall be added to the plat to identify this condition prior to plat recordation. All future road construction beyond Phase 1/Filing No. 1 within this development shall be designed and constructed to County standards.
13. The subdivision improvements agreement (SIA) associated with the final plat shall incorporate language to ensure that the Phase 1/Filing No. 1 roads are upgraded to paved County road standards by the developer at the time of the next filing (e.g., Phase 2/Filing No. 2). The SIA shall also include language that the homeowners association remain under control of the developer until such improvements have been preliminarily accepted by 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.

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. SF-18-011