

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

February 12, 2019

Lorson, LLC, Nominee,
For Heidi LLC,
For Lorson Conservation Invest I LLLP
212 N. Wasatch Ave, Suite 301,
Colorado Springs, CO. 80903

Thomas and Thomas, Inc.
Jason Alwine
702 N. Tejon Street
Colorado Springs, CO. 80903

RE: Creekside at Lorson Ranch - (PUDSP-18-005)

This is to inform you that the above-reference request for approval of a map amendment (rezoning) of 83 acres zoned PUD (Planned Unit Development) zoning district to a site specific PUD zoning district to develop 235 single-family residential lots, rights-of-way, and open space and utility tracts was heard and approved at the February 12, 2019 Board of County Commissioners' hearing. The request also includes approval of the PUD development plan as a preliminary plan. The three parcels are located south of Lorson Boulevard and east of Marksheffel Road and are within Section 23, Township 15 South, Range 65 West of the 6th P.M. The subject property is not located within the boundaries of a small area plan. (Parcel Nos. 55000-00-406, 55000-00-265, and 55000-00-267)

This approval is subject to the following:

CONDITIONS

1. Development of the property shall be in accordance with this PUD development plan. Minor changes in the PUD development plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require submittal of a formal PUD development plan amendment application.

2. Approved land uses are those defined in the PUD development plan and development guide.
3. All owners of record must sign the PUD development plan.
4. The PUD development plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any final plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD development plan.
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, 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 threatened species.
6. Applicable park, drainage, bridge, and traffic fee shall be paid to El Paso County Planning and Community Development at the time of final plat(s) recordation.
7. Channel stabilization improvements to the Jimmy Camp Creek East Tributary adjacent to the Creekside at Lorson Ranch subdivision shall be provided with the appropriate final plat(s).
8. The proposed bridge over the main stem of the Jimmy Camp Creek shall be completed and preliminarily accepted by El Paso County prior to recording the first Creekside final plat.
9. A LOMR (Letter of Map Revision) is required to be completed prior to recordation of the appropriate final plat(s) for the lots currently depicted within the floodplain boundary.
10. The applicants shall mitigate the constraints identified in RMG Engineering's geology, soils, and hazards report dated August 10, 2018. RMG Engineering's recommendations include: additional geotechnical investigation, testing and analysis for design of individual foundations, floor systems, and subsurface drainage to be completed prior to the issuance of lot specific building permits.

NOTATIONS

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.
3. Preliminary plans not forwarded to the Board of County Commissioners within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.
4. Approval of the preliminary plan will expire after two (2) years unless a final plat has been approved and recorded or a time extension has been granted.

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, Planner II
File No. PUDSP-18-005