

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

August 27, 2019

John and Linda Jennings
2030 Tabor Ct
Colorado Springs, CO 80919

Catamount Engineering
PO Box 692
Divide, CO 80814

RE: Judge Orr Ranchettes – Final Plat – (SF-17-021)

This is to inform you that the above-reference request for approval of final plat was heard and approved by the El Paso County Board of County Commissioners on August 27, 2019, at which time an approval was made to create seven (7) residential lots. The 40.65 acre property is located at the northwest corner of the Judge Orr Road and Stapleton Drive intersection and is within Section 33, Township 12 South, Range 64 West of the 6th P.M. The property is located within the Falcon/Peyton Small Area Master Plan (2008). (Parcel No. 42330-00-035)

This 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, 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 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 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 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. 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.
10. Park fees in lieu of land dedication for regional parks (Area 4) in the amount of \$2,849.00 and urban park (Area 3) fees in the amount of \$0.0 shall be paid at the time of plat recordation.
11. Fees in lieu of school land dedication in the amount of \$1,680.00 shall be paid to El Paso County for the benefit of Falcon School District No. 49 at the time of plat recording.

12. Lots 3, 4, 5 and 6 shall grant temporary and permanent easements to El Paso County for the necessary easements to construct the connection between Jae Lynn Drive and Bailiff Drive. Such easements shall be provided to El Paso County upon request and shall be provided at no cost to the County.

13. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.

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,

A handwritten signature in black ink, appearing to read "Nina".

Nina Ruiz, Planner III

File No. SF-17-021