

# EL PASO

COMMISSIONERS:  
DARRYL GLENN (PRESIDENT)  
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# COUNTY

STAN VANDERWERF  
LONGINOS GONZALEZ  
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

July 23, 2019

TC&C, LLC  
Carl Turse, MM  
17572 Colonial Park Drive  
Monument, CO 80132

PJ Anderson  
31 N Tejon St, Suite 500  
Colorado Springs, CO 80903

RE: Rollin Ridge Estates – Preliminary Plan – (SP-18-001)

This is to inform you that the above-reference request for approval of a preliminary plan was heard and a recommendation for approval was made by the El Paso County Board of County Commissioners on July 23, 2019, at which time an approval was made to approve a preliminary plan of 57 acres within the RR-2.5 (Residential Rural) zoning district to create sixteen (16) single family lots, a tract for storm water quality and detention, a tract to be held for future commercial development, and right-of-way. The approval also included an action for a Finding of Sufficiency in regards to quantity and dependability, with the Finding of Sufficiency in regards to quality to be deferred to the Final Plat approval.

The 57 acre property is currently zoned RR-5 (Rural Residential). 48.84 acres of the overall area are proposed to be included within this preliminary plan and are proposed to be zoned RR-2.5 (Residential Rural) pursuant to a concurrently reviewed map amendment (rezone) request, and 5.3 acres out of the remaining 8.14 acres are proposed to be zoned pursuant to the concurrently reviewed Rollin Ridge PUD (Planned Unit Development) map amendment (rezone) request. The concurrent PUD rezoning request proposes to create three (3) commercial lots for future development. (Parcel Nos. 61270-00-064 and 61270-00-065)

This approval is subject to the following:

## CONDITIONS

1. Applicable traffic, drainage and bridge fees shall be paid with each final plat.

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



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

2. Applicable school and park fees shall be paid with each final plat.
3. 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.
4. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the Countywide Transportation Improvement Fee Resolution (Resolution 18-471), as amended, 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.
5. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.

**NOTATION**

1. Approval of the Preliminary Plan will expire after twenty-four (24) months 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,



Gabe Sevigny, Planner II

File No. SP-18-001