

EL PASO  **COUNTY**
COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

February 4, 2021

Howard Kustle
Corral Ranches Development Company
1830 Coyote Point Dr.
Colorado Springs, CO 80904

David Jones,
Land Resource Associates
9736 Mountain Rd.
Chipita Park, CO 80809

RE: The Reserve at Corral Bluffs Filing No. 4 – Final Plat – (SF-20-008)

This is to inform you that the above-reference request for approval of final plat was heard and approved by the El Paso County Planning Commission on February 4, 2021, at which time a recommendation for approval was made to replat Tract A of The Reserve at Corral Bluffs Filing No. 3 into five (5) single-family residential lots. The 26 acre property is zoned RR-5 (Residential Rural) and is located on the east side of Hoofprint Road, approximately one-quarter of a mile south of Blaney Road and one-half of a mile east of Meridian Road and within Sections 31 and 32, Township 13 South, Range 64 West of the 6th P.M. (Parcel Nos. 43310-00-023 and 43320-00-016)

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

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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 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. 19-471), 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. Park fees in lieu of land dedication for regional parks (Area 4) in the amount of \$2,335 and urban park (N/A) fees in the amount of \$0 shall be paid at the time of plat recordation.
9. Fees in lieu of school land dedication in the amount of \$1,200 shall be paid to El Paso County for the benefit of Falcon School District No. 49 at the time of plat recording.
10. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.
11. Approval of The Reserve at Corral Bluffs Filing No. 4 final plat is subject to approval of The Reserve at Corral Bluffs Filing No. 3 final plat. Therefore, the

Reserve at Corral Bluffs Filing No. 4 final plat shall not be recorded prior to The Reserve at Corral Bluffs Filing No. 3 final plat.

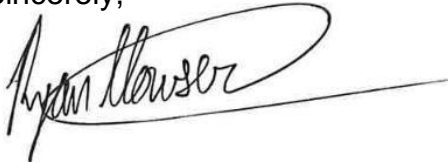
NOTATIONS

1. Final plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.
2. Site grading or construction, other than installation or initial temporary control measures, may not commence until a Preconstruction Conference is held with the Planning and Community Development Department Inspections staff and a Construction Permit is issued by the Department.

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,

A handwritten signature in black ink, appearing to read "Ryan Howser", with a long horizontal flourish extending to the right.

Ryan Howser, Planner I

File No. SF-20-008