



**ZINDORF SUBDIVISION NO. 3**  
**15250**  
**THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER**  
**OF SECTION 11, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M.**  
**EL PASO COUNTY, COLORADO**

**KNOW ALL MEN BY THESE PRESENTS:**

THAT Z INVESTMENTS, LLC, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

**TO WIT:**  
THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M., COUNTY EL PASO, STATE OF COLORADO.

SAID TRACT CONTAINS 36.67 ACRES OF LAND, MORE OR LESS.

**DEDICATION:**

THE UNDERSIGNED OWNERS HAVE CAUSED SAID PARCEL TO BE REPLATED INTO LOTS, A TRACT AND EASEMENTS AS SHOWN ON THE PLAT. THE UNDERSIGNED DO HEREBY GRANT UNTO THE COUNTY OF EL PASO THOSE EASEMENTS AS SHOWN ON THE PLAT. THE SOLE RIGHT AND AUTHORITY TO REFUSE OR CONSENT TO ANY SUCH EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE COUNTY OF EL PASO. ALL EASEMENTS SHALL RETAIN THE RIGHT OF INGRESS OR EGRESS FOR CONSTRUCTION AND MAINTENANCE OF IMPROVEMENTS, NO PERMANENT STRUCTURES EXCEPT FENCING UPON COUNTY APPROVAL SHALL BE ALLOWED ON ANY EASEMENT. THIS TRACT OF LAND AS HEREBY PLATED SHALL BE KNOWN AS ZINDORF SUBDIVISION NO. 3, EL PASO COUNTY, COLORADO.

GREG W. ZINDORF, MANAGER, Z INVESTMENTS LLC



ACKNOWLEDGED BEFORE ME THIS 4<sup>th</sup> DAY OF January 2024, A.D. BY GREG W. ZINDORF, MANAGER, Z INVESTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: 12/31/24 (SEAL) Mark Stovall NOTARY PUBLIC

**SUMMARY:**

4 LOTS	37.43 ACRES	94.4%
ROW Dedication	2.24 ACRES	5.6%
TOTAL	39.67 ACRES	100.00%

**FEES:**

DRAINAGE FEE:	\$ 0
BRIDGE FEE:	\$ 0
SCHOOL FEE:	\$ 110.00
PARK FEE:	\$ 1,840.00

**OWNER/SUBOWNER:**

GREG W. ZINDORF, MANAGER  
Z INVESTMENTS, LLC  
P.O. BOX 50005  
COLORADO SPRINGS, CO 80949  
(719) 337-0599

**RECORDING:**

STATE OF COLORADO }  
COUNTY OF EL PASO } SS  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 10:13 O'CLOCK A.M. THIS 13<sup>th</sup> DAY OF January 2024, A.D. AND IS DULY RECORDED UNDER RECEPTION NUMBER 224115250 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

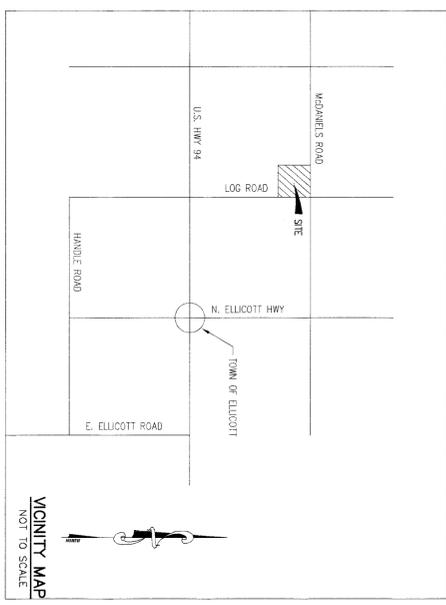
BY: Greg W. Zindorf Deputy  
EL PASO COUNTY CLERK AND RECORDER

**EASEMENTS:**

UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATED WITH A TEN FOOT (10') PUBLIC UTILITIES AND DRAINAGE EASEMENT. ALL REAR LOT LINES ARE HEREBY PLATED WITH A TWENTY FOOT (20') PUBLIC UTILITIES AND DRAINAGE EASEMENT AND ALL FRONT LOT LINES ARE HEREBY PLATED WITH A FIFTEEN FOOT (15') PUBLIC IMPROVEMENTS, PUBLIC UTILITIES AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREBY DESCRIBED EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

**FLOODPLAIN CERTIFICATION:**

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 080410300C AND 080410300G (EFFECTIVE DATE OF DECEMBER 7, 2009), A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE FLOOD ELEVATION OF THE SUBJECT PROPERTY IS 5200.00 FEET. THE FLOOD ELEVATION OF THE ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASE IN FLOOD HEIGHTS, THE REMAINDER OF THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. NO STRUCTURES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREAS.



**SURVEYOR CERTIFICATE:**

I, ERIC R. SWANSON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT IS A CORRECTLY PREPARED SURVEY OF A TRACT MADE ON SEPTEMBER 8, 2021, BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT SAID PLAT HAS BEEN PREPARED IN COMPLIANCE WITH APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.



ERIC R. SWANSON, COLORADO PLS NO. 35660  
FOR AND ON BEHALF OF:  
RAMPART SURVEYS, INC.  
P.O. BOX 5101  
WOODLAND PARK, CO 80866  
(719) 687-0920

**NOTICE:**

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE:**

THIS PLAT FOR ZINDORF SUBDIVISION NO. 3 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE 28<sup>th</sup> DAY OF September, 2023, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS, TRACES AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

DATE: 11/14/24  
BY: Ann Blum  
CLERK, BOARD OF COUNTY COMMISSIONERS

**POD DIRECTOR CERTIFICATE:**

DATE: 11/14/24  
BY: Wesley  
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

**NOTE:**

THIS SUBDIVISION IS SURROUNDED BY AGRICULTURAL LAND. PROPERTY OWNERS MAY BE IMPACTED BY SOUNDS, SMELLS AND/OR ACTIVITIES ASSOCIATED WITH ACTIVE AGRICULTURAL PRACTICES. PURSUANT TO ARTICLE 3.5 TITLE 35, C.R.S., IT IS THE DECLARED POLICY OF THE STATE OF COLORADO TO CONSERVE, PROTECT, AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF ITS AGRICULTURAL LAND FOR THE PRODUCTION OF FOOD AND OTHER AGRICULTURAL PRODUCTS. OPERATIONS AS A RIGHT TO FARM STATE PURSUANT TO C.R.S. 35-35-101, ET SEQ. LANDOWNERS, RESIDENTS AND VISITORS MUST BE PREPARED TO ACCEPT THE ACTIVITIES, SOUNDS, SMELLS AND VIBRATIONS OF AGRICULTURE AS A NORMAL AND NECESSARY IMPACT OF LIVING IN A COUNTY WITH A STRONG RURAL CHARACTER AND A HEALTHY AGRICULTURAL SECTOR. STATE LAW PROVIDES THAT RANCHING, FARMING OR OTHER AGRICULTURAL ACTIVITIES AND OPERATIONS SHALL NOT BE CONSIDERED TO BE VIOLATIONS SO LONG AS OPERATED IN CONFORMANCE WITH THE LAW AND IN A NON-DEGRADANT MANNER. THEREFORE, ALL WISHT BE PREPARED TO ENCOUNTER NOISES, SOUNDS, LIGHTS, VIBRATIONS, DUST, SMOKE, CHEMICALS, MANURE OR PUBLIC ROADS, UNSTEADY OR UNRELIABLE SERVICE OF ELECTRICITY, FERTILIZERS, SOLID WASTE, PESTICIDES, AND ONE OR MORE OF WHICH MAY NATURALLY OCCUR AS A PART OF LEVEL AND NON-DEGRADANT AGRICULTURAL OPERATIONS.

**NOTES:**

- 1) ALL BEARINGS USED HEREIN ARE BASED UPON GPS OBSERVATIONS USING RIK AT 180 FEET, A BEARING OF S002°21'11"E, A DISTANCE OF 1326.15 FEET BETWEEN THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M., AS MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED 'RAMPART PLS 35660' AND THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 11, AS MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED 'PLS 10384', AS SHOWN ON DEPOSITED ALTA/NSPS LAND TITLE SURVEY UNDER RECEPTION NUMBER 222900383 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- 2) THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR EASEMENTS OF RECORD SHOWN HEREON, THE SURVEYOR HAS REVIEWED ALTA/NSPS RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, RECEPTION NUMBER 220291 (COUNTY DEPARTMENT JANUARY 26, 2022 AT 8:42 A.M.) AND PROVIDED NO OTHER EASEMENTS OF RECORD EXCEPT FOR ALL MATTERS OF RECORD. NO OTHER EASEMENTS OF RECORD HAVE BEEN FOUND EXCEPT AS FOUND HEREON. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED ON SCHEDULE B, PART II, EXCEPTIONS IN THE ABOVE REFERENCED COMMENTARY.
- 3) THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR EASEMENTS OF RECORD SHOWN HEREON, THE SURVEYOR HAS REVIEWED ALTA/NSPS RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, RECEPTION NUMBER 220291 (COUNTY DEPARTMENT JANUARY 26, 2022 AT 8:42 A.M.) AND PROVIDED NO OTHER EASEMENTS OF RECORD EXCEPT FOR ALL MATTERS OF RECORD. NO OTHER EASEMENTS OF RECORD HAVE BEEN FOUND EXCEPT AS FOUND HEREON. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED ON SCHEDULE B, PART II, EXCEPTIONS IN THE ABOVE REFERENCED COMMENTARY.
- 4) THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR EASEMENTS OF RECORD SHOWN HEREON, THE SURVEYOR HAS REVIEWED ALTA/NSPS RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, RECEPTION NUMBER 220291 (COUNTY DEPARTMENT JANUARY 26, 2022 AT 8:42 A.M.) AND PROVIDED NO OTHER EASEMENTS OF RECORD EXCEPT FOR ALL MATTERS OF RECORD. NO OTHER EASEMENTS OF RECORD HAVE BEEN FOUND EXCEPT AS FOUND HEREON. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED ON SCHEDULE B, PART II, EXCEPTIONS IN THE ABOVE REFERENCED COMMENTARY.
- 5) THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND EASEMENT GRANTED TO EL PASO COUNTY TELEPHONE COMPANY IN INSTRUMENT RECORDED MAY 17, 1971 IN BOOK 2408 AT PAGE 849. (NOT PLOTTABLE)
- 6) THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND EASEMENT GRANTED TO EL PASO COUNTY TELEPHONE COMPANY IN INSTRUMENT RECORDED NOVEMBER 24, 2003 AT RECEPTION NO. 200374858. (AS SHOWN HEREON)
- 7) THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. IN INSTRUMENT RECORDED FEBRUARY 9, 2004 AT RECEPTION NO. 204022987. (AS SHOWN HEREON)
- 8) THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND EASEMENT GRANTED TO EL PASO COUNTY TELEPHONE COMPANY IN INSTRUMENT RECORDED FEBRUARY 9, 2004 AT RECEPTION NO. 200374858. (AS SHOWN HEREON)
- 9) THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND EASEMENT GRANTED TO EL PASO COUNTY TELEPHONE COMPANY IN INSTRUMENT RECORDED MAY 17, 1971 IN BOOK 2408 AT PAGE 849. (NOT PLOTTABLE)
- 10) THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND EASEMENT GRANTED TO EL PASO COUNTY TELEPHONE COMPANY IN INSTRUMENT RECORDED NOVEMBER 24, 2003 AT RECEPTION NO. 200374858. (AS SHOWN HEREON)
- 11) THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. IN INSTRUMENT RECORDED FEBRUARY 9, 2004 AT RECEPTION NO. 204022987. (AS SHOWN HEREON)
- 12) THE PROPERTY IS SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS COMPAINED IN QUILTAW DEED CONVEYING MINERAL RIGHTS FROM RHONDA L. WALKER TO Z INVESTMENTS, LLC RECORDED ON JANUARY 12, 2021 AT RECEPTION NO. 221006829. (NOT PLOTTABLE)
- 13) ALL LINEAL UNITS DEPICTED ON THIS SUBDIVISION PLAT SURVEY ARE U.S. SURVEY FEET.
- 14) ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- 15) WATER WILL BE PROVIDED BY INDIVIDUAL ON-SITE SEPTIC SYSTEMS. INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
- 16) THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 17) ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THIS PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, TREES, MATERIALS OR LANDSCAPING COULD IMPED THE FLOW OF RUNOFF. STALLS NOT BE PLACED IN DRAINAGE EASEMENT.
- 18) ACCESS, NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- 19) BUILDING SETBACKS TO BE: FRONT YARD - 25', SIDE YARD - 25', AND REAR YARD - 25' UNLESS OTHERWISE NOTED.
- 10) MAXIMUM BUILDING HEIGHT: 30 FEET
- 11) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 12) AN EVALUATION OF SHALLOW GROUNDWATER IS REQUIRED BEFORE THE ISSUANCE OF BUILDING PERMITS. TO DETERMINE THE NEED FOR DRAIN SYSTEMS, FOR SHALLOW FOUNDATIONS, AND THE FEASIBILITY OF BASEMENT, OR OTHER BELOW-GRADE HABITABLE AREAS, IF DESIRED.
- 13) THE SUBDIVISION AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SIBDIVISION AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (REGULATION NO. 19-471) OR ANY AMENDMENTS THERE TO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE COLLECTION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE THE SALE OF THE PROPERTY.

**NOTES (cont.):**

- 14) DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS AND OTHER AGENCY REQUIREMENTS, INCLUDING NECESSARY DRAINAGE CONVEYANCE, SUDDENLY TO THE COLORADO DIVISION OF WILDLIFE AND PARKS, AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PRAIRIE'S MEADOW LUMPING NOISE).
- 15) NO LOT OR INTEREST THEREIN SHALL BE SOLD, CONVEYED OR TRANSFERRED, EITHER BY DEED OR CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT APPROVEMENTS HAVE BEEN COMPLETED AND PRELIMINARY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS REQUIRED UNDER RECEPTION NO. COUNTY COLORADO OR, IN THE ALTERNATIVE, THE COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF THE IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY COMPLETION OF THE IMPROVEMENTS SHALL BE SUBJECT TO THE REVIEW AND APPROVAL BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND THE POLICE AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE OF THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
- 16) THERE SHALL BE NO DIRECT ACCESS TO LOT ROAD.
- 17) INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CONVEYERS FROM MCDANIELS ROAD PER LAND DEVELOPMENT CODE SECTION 6.33.C.2 AND 6.33.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE ELICOTT FIRE DISTRICT.
- 18) INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW IS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
- 19) WATER IN THE DENVER BASIN ACQUIRES IS ALLOCATED BASED ON A 100-YEAR ADJUTER USE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN ACQUIRES IS EVALUATED BASED ON A 300-YEAR ADJUTER LIFE. APPLICANTS AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC USE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN ACQUIER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NONRENEWABLE ADJUTERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A FUTURE WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- 20) SEWER TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES, THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL. THESE SYSTEMS MAY COST MORE TO DESIGN, INSTALL AND MAINTAIN.
- 21) NO STRUCTURES, FENCES OR THE STORAGE OF MATERIALS ARE PERMITTED WITHIN THE DESIGNATED "FLOODPLAIN".
- 22) THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: DRAINAGE REPORT, WATER RESOURCES REPORT, CIVIL REPORT, SOILS AND GEOLOGY REPORT, FIRE PROTECTION REPORT AND WELLS/DWLS ANALYSIS REPORT.
- 23) THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, DECEMBER 7, 2019. ANY OPERATIONS AND/OR DEVELOPMENT OF THE PROPERTY SHALL BE IN ACCORDANCE WITH STRUCTURES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREAS.
- 24) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMINGS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. 18-4-508.
- 25) SOIL AND GEOLOGY CONDITIONS: THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS, MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE SOIL, GEOLOGY AND WASTEWATER STUDY BY RMG ENGINEERS/ARCHITECTS, DATED DECEMBER 20, 2021 (AMENDED NOVEMBER 21, 2022), AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
- 26) THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, DECEMBER 7, 2019. ANY OPERATIONS AND/OR DEVELOPMENT OF THE PROPERTY SHALL BE IN ACCORDANCE WITH STRUCTURES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREAS.
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- 31) SOIL AND GEOLOGY CONDITIONS: THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS, MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE SOIL, GEOLOGY AND WASTEWATER STUDY BY RMG ENGINEERS/ARCHITECTS, DATED DECEMBER 20, 2021 (AMENDED NOVEMBER 21, 2022), AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
- 32) THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, DECEMBER 7, 2019. ANY OPERATIONS AND/OR DEVELOPMENT OF THE PROPERTY SHALL BE IN ACCORDANCE WITH STRUCTURES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREAS.
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- 35) THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, DECEMBER 7, 2019. ANY OPERATIONS AND/OR DEVELOPMENT OF THE PROPERTY SHALL BE IN ACCORDANCE WITH STRUCTURES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREAS.
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- 38) THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, DECEMBER 7, 2019. ANY OPERATIONS AND/OR DEVELOPMENT OF THE PROPERTY SHALL BE IN ACCORDANCE WITH STRUCTURES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREAS.
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