April 16, 2019

Planning and Community Development Department

Craig Dossey, Executive Director

Feathergrass Investments, LLC

4715 N. Chestnut Street

Colorado Springs CO 80907

Elite Properties of America

6385 Corporate Drive

Colorado Springs CO 80919

RE: Hannah Ridge at Feathergrass Filing No. 7 – Final Plat – (SF-18-040)

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 April 16, 2019, at which time a recommendation for approval was made to create and authorize the development of 81 single-family lots, two (2) tracts to be utilized for a future development tract, open space, drainage and public utilities and the creation of rights-of-way. The proposed 21.65 acre plat area is included in the approved Hannah Ridge at Feathergrass PUD development plan and preliminary plan. The final plat area is located north of Constitution Avenue, west of Akers Drive and is within Section 32, Township 13 South, Range 65 West of the 6th P.M. The final plat area is not located within the boundaries of a small area plan. (Parcel Nos. 53324-03-002 and 53324-03-003)

This recommendation for 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. The 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 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 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 ECM Administrator, 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. Developer has opted to be included in the Public Improvement District (PID) #2 at 10 mills. Additionally, it is subject to the 2009 Intergovernmental Agreement between the Constitution Height’s Metropolitan District and the County, Resolution Number 09-342. A fee of $923.00 per unit (lot) shall be due at time of building permit application. The final plat shall not be recorded until the plat has been reviewed and approved by the El Paso County Assessor.
11. Park fees in lieu of land dedication for regional parks (Area 2) in the amount of $34,830.00 and urban park (Area 3) fees in the amount of $22,032.00 shall be paid at the time of plat recordation.
12. Fees in lieu of school land dedication in the amount of $19,440.00 shall be paid to El Paso County for the benefit of Falcon School District No. 49 at the time of plat recording.
13. Drainage and bridge fees, for the Sand Creek basin, in the amounts of $146,090.73 and $42,878.30, respectively, shall be paid at the time of final plat recording. If credits are established prior to recordation of the final plat, the credits may be used towards the drainage fees due upon final plat recordation.
14. Prior to recordation of the Filing No. 5 final plat, the developer shall have written acceptance of the improvements to the existing seven-foot by seven-foot (7’ x 7’) box culvert under the Rock Island Trail, which is owned and maintained by the City of Colorado Springs, or have posted adequate collateral to complete repairs requested by the City of Colorado Springs.

**NOTATIONS**

1. Final plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.

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,

Kari Parsons, Planner II

File No. SF-18-040