

# EL PASO

COMMISSIONERS:  
DARRYL GLENN (PRESIDENT)  
MARK WALLER (PRESIDENT PRO TEMPORE)



# COUNTY

STAN VANDERWERF  
LONGINOS GONZALEZ  
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

April 10, 2018

Gary and Brenda Brinkman  
4507 Silver Nell Drive  
Colorado Springs, CO 80908

Jerome Hannigan and Associates, Inc.  
19360 Spring Valley Road  
Monument, CO 80132

RE: Settler's View Preliminary Plan - (SP-17-006)

This is to inform you that the above-reference request for approval of a preliminary plan for Settler's View subdivision was heard and approved by EL Paso County Board of County Commissioners on April 10, 2018, at which time an approval was made to authorize the development of 14 single-family lots located on 40.61 acres. The site is located north of Hodgen Road, south of Silver Nell Drive, East of the Walden Development and west of Stepler Road and is within Section 23, Township 11 South, Range 66 West of the 6<sup>th</sup> P.M. The parcel is included within the boundaries of the Black Forest Preservation Plan (1987) area. (Parcel No.61000-00-463). The applicant is requesting a waiver of Section 8.4.4.D.2, a maximum of 25 lots on a dead end roadway.

This approval is subject to the following:

## CONDITIONS

1. Applicable traffic fees shall be paid with each final plat.
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

*COPY  
mailed  
4/11/18*

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



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

required to pay traffic impact fees in accordance with the Countywide Transportation Improvement Fee Resolution (Resolution 12-382), 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.
6. The applicant shall construct Silver Nell Lane to the eastern edge of the subject property as depicted on the preliminary plan map with the platting of a fourth lot.
7. A finding of sufficiency for water quality, quantity and dependability shall be required at the time of final plat approval.
8. Development of the property shall be in accordance with the preliminary plan. Minor changes in the preliminary plan, including a reduction in residential density, and lot line adjustments may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. No decrease in lot size is permitted. Any substantial change will require submittal of a formal preliminary plan amendment application.

#### **NOTATIONS**

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.
2. Preliminary Plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.
3. The applicants may be responsible for constructing or providing escrow toward offsite improvements to Stepler Road with the appropriate final plat as identified in the traffic impact study.

**Waiver(s):** The applicant is requesting a waiver of Section 8.4.4.D.2, a maximum of 25 lots on a dead end roadway.

*The Section 8.4.4.D.2 Code states that where more than 25 lots would front and take access to a dead-end road, a second means of access shall be provided. The second access shall be either public road or a road located within an easement specifically constructed for emergency purposes.*

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 blue ink, appearing to read 'Kari Parsons', with a long horizontal flourish extending to the right.

Kari Parsons, Project Manager and Planner II

File No. SP-17-006