

EL PASO  **COUNTY**
COLORADO

COMMISSIONERS:
MARK WALLER (CHAIR)
LONGINOS GONZALEZ, JR. (VICE-CHAIR)

HOLLY WILLIAMS
STAN VANDERWERF
CAMI BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

April 28, 2020

SR Land, LLC
20 Boulder Crescent Street, Suite 102
Colorado Springs, CO 80903

M&S Civil
102 E. Pikes Peak Avenue
Colorado Springs, CO 80903

RE: Homestead at Sterling Ranch Filing No. 2 – Final Plat – (SF-19-004)

This is to inform you that the above-reference request for approval of final plat was heard and approved by the El Paso County Board of County Commissioners on April 28, 2020, at which time a recommendation for approval was made to create and authorize the development of A request by SR Land, LLC, for approval of a final plat for the Homestead at Sterling Ranch Filing No. 2 subdivision to create and authorize the development of 104 single-family lots, three (3) tracts to be utilized for open space, drainage, public utilities, and rights-of-way. The proposed 29.68-acre plat area is zoned RS-5000 (Residential Suburban) and is located south of the future extension of Briargate Parkway-Stapleton Road, east of Vollmer Road and is within Section 33, Township 12 South, Range 65 West of the 6th P.M. The parcel is located within the boundaries of the Falcon Peyton Small Area Plan (2008) and the Black Forest Preservation Plan (1987) planning areas.

The Homestead at Sterling Ranch Filing No. 2 final plat is consistent with the RS-5000 (Residential Suburban) zoning district and approved preliminary plan. The final plat application meets the submittal and review criteria for a final plat as well as the general development standards of Chapter 6, the final plat review criteria of Chapter 7, and the subdivision design requirements of Chapter 8 of the El Paso County Land Development Code (2019). (Parcel No. 52331-01-003)

This approval is subject to the following:

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



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

www.ELPASOCO.COM

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. 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.

10. A Parks Land Agreement between the applicant and the Board of County Commissioners is anticipated to be approved and recorded. If the Agreement is not approved and recorded, the requirement for payment of park fees in lieu of land dedication for regional parks (Area 2) in the amount of \$47,424 and urban parks (Area 3) in the amount of \$29,952.00 shall be paid at the time of plat recordation.
11. School fees in lieu of land dedication for Academy School District No. 20 in the amount of \$31,824 shall be paid at the time of plat recordation.
12. This final plat shall comply with the provisions of the subdivision improvement agreement (SIA) approved in conjunction with Sterling Ranch Filing No. 1 final plat (SF-16-13) as recorded at Reception No. 218061175.
13. Construction of Wheatland Drive and two lanes of Briargate Parkway, as shown in the approved construction drawings provided with Sterling Ranch Filing No. 1, shall be completed within six months of this plat recording as provided for in the Subdivision Improvements Agreement.
14. Drainage and bridge fees for the Sand Creek basin, in the amounts of \$258,392.36 and \$75,839.66, respectively, shall be paid at the time of final plat recording. If credits have been established prior to recordation of the final plat, the credits may be applied towards the fees due.
15. The developer, property owner and/or Sterling Ranch Metropolitan District shall be responsible for maintenance of Sand Creek adjacent to the final plat until construction of the necessary channel improvements by the developer is complete and the channel improvements have been accepted by El Paso County.
16. The construction drawings and the final drainage report (SF-19-004) shall be approved by the Planning and Community Development Department and collateral shall be provided from the applicant to guarantee said improvements prior to the recordation of the Homestead at Sterling Ranch Filing No. 2 final plat.
17. The maintenance access trail required on the west side of Sand Creek shall be designed and constructed to meet County criteria with the Sand Creek channel improvements required in accordance with the Sterling Ranch Filing No. 1 Subdivision Improvements Agreement.

NOTATION

1. Final plats not recorded within 12 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.

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,



Kari Parsons, Planner III

File No. SF-19-004