

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

May 14, 2019

PRI #2 LLC
6385 Corporate Drive, Suite 200
Colorado Springs, CO 80919

Classic Consulting Engineers and Surveyors
619 N Cascade Ave, Suite 200
Colorado Springs, CO 80903

RE: Flying Horse North Lot 35 – Final Plat – (SF-18-042)

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 May 14, 2019, at which time an approval of a vacation and replat of Lot 35 of the Flying Horse North Filing 1 Final Plat into two (2) residential lots. The 7.341 acre parcel is zoned PUD (Planned Unit Development) and is located 1.5 miles west of Black Forest Road south of Old Stagecoach Road and is within Section 36 Township 11, Range 66. The parcel is included within the Black Forest Preservation Plan (1987) area. (Parcel No. 61360-04-004)

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

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 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 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.
8. Park fees in lieu of land dedication for regional parks (Area 2) in the amount of \$430.00 shall be paid at time of plat recordation. No urban park fees will be due.
9. Fees in lieu of school land dedication in the amount of \$306.00 shall be paid to El Paso County for the benefit of Academy School District No. 20 at time of plat recording.

NOTATION

1. Drainage and bridge fees for the Black Squirrel Creek drainage basin were accounted for by lot density with the Flying Horse North Filing No. 1 (SF 18-001) Final Drainage Report and paid at recording of that plat.

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 dark ink, appearing to read 'Nina', with a stylized flourish at the end.

Nina Ruiz, Planner II

File No. SF-18-042