

EL PASO

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COUNTY

STAN VANDERWERF
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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

February 6, 2018

Eagle Development Company
212 N. Wasatch Avenue, Suite 301
Colorado Springs, CO 80903

Core Consulting Group
Rich Schindler
15004 1st Avenue South
Burnsville, MN 55306

RE: Final Plat – Pioneer Landing at Lorson Ranch Filing No. 3 - (SF-17-022)

This is to inform you that the above-reference request for approval of a final plat was heard and a recommendation of approval was made by the El Paso County Planning Commission on February 6, 2018, to authorize the development of 12 single-family lots located on 1.836 acres. The proposed plat, if approved, will vacate and replat Tracts G, H, and K of the Pioneer Landing at Lorson Ranch Filing No. 2 subdivision which is included in the approved Lorson Ranch, Pioneer Landing 2 and 3 PUD development plan and preliminary plan. These tracts were planned as buildable lots but were previously encumbered by a Federal Emergency Management Agency (FEMA) floodplain designation. That designation has since been removed from the property through the Letter of Map Revision (LOMR), a FEMA process. The site is located on the north side of Fontaine Boulevard, east of Marksheffel Road within Section 14, Township 15 South, Range 65 West of the 6th P.M. east of Jimmy Camp Creek. The property is within the boundaries of the Highway 94 Comprehensive Plan (2003).

(Parcel Nos. 55144-08-090, 55144-08-091, 55144-25-018)

This is 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.

*-copy -
mailed
2/7/18*

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



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

2. Colorado statute requires that at the time of the approval of a plat, the subdivider shall provide the certification from 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 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. 16-454), 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 4) and urban park (Area 4) fees shall be paid at time of plat recordation.

NOTATIONS

1. Final plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.
2. No school fees are due upon plat recordation pursuant to a Site Dedication and Waiver of Fees in Lieu of Land Dedication agreement between Lorson, LLC, Widefield School District No. 3, and El Paso County, as originally approved by the Board of County Commissioners on April 12, 2012 and as amended by approval of the Board of County Commissioners on August 23, 2016.

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, Project Manager/Planner II

File No. SF-17-022