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NEW DOC



EL PASO COUNTY

COMMISSIONERS:
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WAYNE WILLIAMS
AMY LATHEN

DEVELOPMENT SERVICES DEPARTMENT

August 6, 2008

FKJ Properties, LLC
c/o Franklin R. Moore, Jr.
5165 Granby Circle
Colorado Springs, Colorado 80919

Park Place Enterprises, LLC
c/o Wayne Harris
15 ;Mirada Road
Colorado Springs, Colorado 80906

RE: Final Plat – Meridian Crossing (SF-07-024)

This is to inform you that the above-referenced request final plat approval for Meridian Crossing was heard and approved by the Board of County Commissioners on July 10, 2008. The proposed approximate nine-acre subdivision is in the CR (Commercial Regional) Zone District. The subdivision includes six commercial lots ranging in size from approximately one acre to over 2.13 acres. The property (Schedule No. 53121-07-001, 53121-06-005 and a part of 53121-00-009) is located at the northeast corner of Old Meridian Road and the proposed Meridian Road extension, approximately 300 feet northwest of McLaughlin Road, north of Rolling Thunder and is within the Falcon/ Peyton Comprehensive Planning Area.

This approval is subject to the following:

CONDITIONS OF APPROVAL

1. A completed U.S. Army Corps of Engineers permit shall be provided to the El Paso County Planning Department prior to project commencement if ground-disturbing activities would occur in wetland areas. Alternatively, a letter from a qualified wetland scientist indicating why such a permit is not required for this project may be acceptable.
2. 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.
3. 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, for years prior to that year in

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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 Development Services 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.

4. 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.
5. The Subdivision Improvements Agreement, including the Estimate of Guaranteed Funds as approved by the El Paso County Development Services Department shall be filed at the time of the recording of the final plat.
6. Collateral sufficient to ensure that the public improvements as listed in the approved Estimate of Guaranteed Funds shall be provided when the final plat is recorded.
7. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.
8. Drainage fees (Falcon Drainage Basin) for this subdivision are \$62,325.00 and bridge fees \$25,261.00 for a total of \$87,586.00.
9. Applicant shall submit the mylar to Enumerations for addressing prior to recording the final plat.
10. Offsite construction easements for McLaughlin Road shall be reviewed and approved by the County Attorney and Development Services Department and recorded prior to or concurrent with the recordation of the final plat.
11. Offsite temporary drainage easements shall be reviewed and approved by the County Attorney and Development Services Department and recorded prior to or concurrent with the recordation of the final plat.
12. Parcel 5312100007 shall be deeded to El Paso County for public right of way prior to recording of the final plat. All remnant parcels shall be deeded to the applicant or quitclaim deeded prior to recordation of the final plat.
13. The developer shall participate in the cost of improvements to US Highway 24 required to reconfigure the existing Meridian Road access at US Highway 24 to a right in right out. The developer cost shall be finalized prior to approval by the Board of County Commissioners.
14. A driveway access permit will be required from the El Paso County Development Services Department for any access to a county maintained roadway.

15. Approval is contingent upon the development participating in a fair and equitable manner in the Woodmen Road Metropolitan District.
16. Offsite construction drawings for the intersection of Flower Road and Meridian Road shall be reviewed and approved prior to construction drawing approval.
17. In conjunction with recording the final plat the applicant shall record a Title 32 Special District Annual Report and Disclosure Form satisfactory to the Development Services Department.
18. The owner / developer / builder of each lot within this subdivision shall have the responsibility of meeting the 2003 International Fire Code (IFC) standards. At the time of approval of this project, this property is located within the Falcon Fire Protection District, which has adopted the 2003 IFC requiring fire sprinklers for covered structures over 6,000 square feet in size, and other fire mitigation requirements depending upon the level of fire risk associated with the property and structures. The owner of any lot should contact the fire district to determine the exact development requirements relative to the 2003 IFC.
19. The applicant shall pay \$408,559.00 toward the Falcon Small Area Traffic Study. This amount shall be included in the Subdivision Improvements Agreement and the fees shall be paid to El Paso County with the recordation of the final plat. The subdivision will not be subject to Falcon Small Area Traffic Study fee updates.
20. Cygnet, LLC and Falcon Highlands Metropolitan District shall be signatory on the final plat.
21. Prior to recording the final plat an overall landscape plan shall be reviewed and approved by the Development Services Department staff for compliance with the Land Development Code and the landscape plan shall be recorded with the Conditions Covenants and Regulations (CCRs).
22. Individual site development plans shall be pre-approved by the Meridian Crossing Architectural Control Committee (ACC) and a written approval from the ACC shall be submitted with each site development plan to the Development Services Department.
23. A public right-of-way license agreement for Meridian Crossing Subdivision addressing landscape and irrigation in the public right(s)-of-way shall be signed and recorded prior to the recordation of the final plat. The maintenance of the irrigation and landscaping in the public right(s)-of-way shall be addressed under the maintenance heading in the Conditions Covenants and Regulations (CCRs) document.

FKJ Properties, LLC
Park Place Enterprises, LLC
August 6, 2008
Page 4

NOTATIONS

1. The applicant may file for cost recovery for the proposed off-site improvements in accordance with the Land Development Code, Section 8.7.2.
2. Failure to record the Plat within one (1) year following Board of County Commissioner approval will require reconsideration by the Board. Said reconsideration may involve compliance with new criteria, regulations and updated fees.

This action will not become a matter of public record, nor can building permits be issued or lots conveyed based upon this action, until the Plat has been filed with the El Paso County Clerk and Recorder. This is done through our office but, in order to accomplish such filing, it will be necessary for you to contact us regarding recording fees which must be paid and make an appointment to pay the fees and submit the plat for recordation.

Please note the El Paso County Clerk and Recorder will no longer accept documents for recording unless they have a minimum one-inch clear margin at the top of each page.

This represents the Development Services Department's understanding of the action taken by the Board of County Commissioners. A copy of their Resolution will be forwarded to you, once that document is available.

Should you have any questions or if I can be of further assistance, please contact me at (719) 520-6300.

Sincerely,



Carol Weber, Project Management Group Manager

cc: Springs Engineering
Charles Cothorn
25 North Tejon Street, Suite 200
Colorado Springs, Colorado 80903

File: Prompt/ SF-07-024