

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

January 7, 2020

Mule Deer Investments, LLC
2727 Glen Arbor Drive
Colorado Springs, CO 80920

NES, Inc.
619 N Cascade Avenue
Colorado Springs, CO 80903

RE: Gardens at North Carefree – Final Plat – (SF-19-005)

This is to inform you that the above-reference request for approval of final plat was heard and approved by the El Paso County Planning Commission on January 7, 2020, at which time a recommendation for approval was made to create 70 single-family lots. A request by Mule Deer Investments, LLC, for approval of a final plat to create 70 single-family residential lots. The PUD development plan and preliminary plan for The Gardens at North Carefree was approved by the Board of County Commissioners on February 12, 2019, and included development of 71 single-family residential lots, rights-of-way, and open space and utility tracts within an 11.56 acre development area. A minor amendment to reconfigure the lots and reduce the number of lots from 71 to 70 was approved administratively by the PCD Director. The two parcels, totaling 11.56 acres are located at the southeast corner of the Akers Drive and North Carefree Circle intersection and are within Section 29, Township 13 South, Range 65 West of the 6th P.M. The parcels are not included within a small area plan. (Parcel Nos. 53294-00-012 and 53294-11-002)

This 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.

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 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.
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 El Paso County Planning and Community Development Department, 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. Park fees in lieu of land dedication for regional parks (Area 2) in the amount of \$32,376.00 and urban park (Area 3) fees in the amount of \$20,448.00 shall be paid at the time of final plat recordation.
11. Fees in lieu of school land dedication in the amount of \$16,800 shall be paid to El Paso County for the benefit of Falcon School District No. 49 at the time of final plat recording.
12. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.


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. Site grading or construction, other than installation of initial temporary control measures, may not commence until a preconstruction conference is held with Planning and Community Development Inspections staff and a construction permit is issued by the Planning and Community Development Department.

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,

A handwritten signature in black ink, appearing to read 'Nina'.

Nina Ruiz, Planner III

File No. SF-19-005