

**EL PASO**  **COUNTY**  
**COLORADO**

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

July 7, 2020

Lorson, LLC Nominee for Murray Fountain, LLC  
212 N. Wasatch Ave.  
Colorado Springs, CO. 80903

James Houk  
3 N. Nevada Avenue  
Colorado Springs, CO 80903

RE: Creekside South at Lorson Ranch - (PUDSP-20-001)

This is to inform you that the above-reference request for approval of a map amendment (rezoning) from an overall zoning and a conceptual PUD (Planned Unit Development) to a site-specific PUD (Planned Unit Development) to develop 200 single-family detached residential lots, rights-of-way, drainage, open space, and utility tracts was heard by the Planning Commission and a recommendation for approval was made at the July 7, 2020 hearing. In accordance with Section 4.2.6.E of the El Paso County Land Development Code (2019), a PUD Development Plan May be Approved as a Preliminary Plan; the applicant is also requesting the PUD development plan be approved as a preliminary plan with a finding of water sufficiency for water quality, dependability and quantity. Approval by the Board of County Commissioners of the preliminary plan with a finding of sufficiency for water quality, quantity, and dependability authorizes the Planning and Community Development Department Director to administratively approve all subsequent final plat(s). The applicant is also requesting approval to perform pre-development site grading. The parcel is located east of Marksheffel Road, along the east side of the East Tributary of Jimmy Camp Creek, and south of Lorson Boulevard and is within Section 23, Township 15 South, Range 65 West of the 6<sup>th</sup> P.M. The subject property is not located within the boundaries of a small area plan. **Parcel Nos.: 55000-00-406, 55000-00-424, 55000-00-422, 55231-00-005; (Anticipated Parcels Assessor Map Update: 55000-00432, 55000-00-433, 55000-00-434, 55231-00-005)**

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This is recommendation for approval is subject to the following:

### **CONDITIONS**

1. Development of the property shall be in accordance with this PUD development plan. Minor changes in the PUD development plan, including a reduction in residential density, may be approved administratively by the Director of the Planning and Community Development Department consistent with the Land Development Code. Any substantial change will require submittal of a formal PUD development plan amendment application.
2. Approved land uses are those defined in the PUD development plan and development guide.
3. All owners of record must sign the PUD development plan.
4. The PUD development plan shall be recorded in the office of the El Paso County Clerk & Recorder prior to scheduling any final plats for hearing by the Planning Commission. The development guide shall be recorded in conjunction with the PUD development plan.
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 threatened species.
6. Applicable park, drainage, bridge, and traffic fee shall be paid to El Paso County Planning and Community Development at the time of final plat(s) recordation.
7. The developer shall obtain approval of the necessary pre-development site grading construction documents prior to scheduling a preconstruction meeting with the Planning and Community Development Department Inspections staff.
8. Access to Creekside South at Lorson Ranch requires construction of Trappe Drive and the other roads within Lorson Ranch East Filing No. 4 south of Lorson Boulevard, which construction shall be completed or collateral provided for the incomplete portions, and the plat for Lorson Ranch East Filing No. 4 recorded prior to recording any final plat within Creekside South at Lorson Ranch.

## NOTATIONS

1. Subsequent Final Plat Filings may be approved administratively by the Planning and Community Development Director pursuant to Section 7.2.1.3.D of the Land Development Code.
2. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
3. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.
4. Preliminary plans not forwarded to the Board of County Commissioners within 12 months of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.
5. Approval of the preliminary plan will expire after two (2) years unless a final plat has been approved and recorded or a time extension has been granted.

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, Planner III

File No. PUDSP-20-001