

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

March 5, 2019

Platte Valley LLC, c/o Ron Waldthausen
1378 Promontory Bluff View
Colorado Springs, CO 80921

Associated Design Professionals, Inc.
3520 Austin Bluffs Parkway, Suite 102
Colorado Spring, CO 80918

RE: Appaloosa – Vacation and Replat – (VR-18-013)

This is to inform you that the above-reference request for approval of a vacation and replat for Appaloosa was heard by the El Paso County Planning Commission on March 5, 2019, at which time a recommendation for approval was made to vacate and replat of one (1) industrial lot to create three (3) industrial lots; with Lot 1 being 1.00 acres, Lot 2 being 1.01 acres, and Lot 3 being 2.66 acres. The 4.67-acre site is zoned I-2 (Limited Industrial), CAD-O (Commercial Airport Overlay), and is located on the east side of Amelia Street in the southeast quadrant of the intersection of Terminal Avenue and Amelia Street. The property is not within the boundaries of a comprehensive planning area. (Parcel No. 54073-17-012)

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 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 plat.
8. Collateral sufficient to ensure that the public improvements as listed in the approved Financial Assurance Estimate shall be provided when the 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. 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.
10. Drainage and bridge fees in the amount of \$26,174 and \$7,930, respectively, for Lots 1 and 2 shall be paid at the 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.

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 "Len Kendall", written in a cursive style.

Len Kendall, Planner I

File No. VR-18-013