

# EL PASO

COMMISSIONERS:  
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# COUNTY

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

August 1, 2017

Meadowbrook Crossing, LLC  
90 S. Cascade Avenue, Suite 1500  
Colorado Springs, CO. 80903

Thomas and Thomas  
Jason Alwine  
702 N. Tejon Street  
Colorado Springs, CO. 80903

RE: Meadowbrook Crossing Preliminary Plan - (SP-17-002)

This is to inform you that the above-reference request for approval of a preliminary plan was heard by EL Paso County Planning Commission on August 1, 2017, at which time a recommendation for approval was made to create 114 single-family residential lots and eight (8) tracts to be used for open space, recreation, landscape, detention, drainage, utilities, and a mail kiosk serving the development. The 32.3 acre parcel is zoned RS-5000 (Residential Suburban) and CAD-O (Commercial Airport Overlay District) and is located north of Highway 24, south of the East Fork of the Sand Creek Channel, and east of Peterson Road within Section 8, Township 14 South, Range 65 West of the 6th Principal Meridian. The parcel is not located within the boundaries of a small area plan. (Parcel No.54080-00-055)

This recommendation for approval is subject to the following:

## CONDITIONS OF APPROVAL

1. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RS-5000 (Residential Suburban) zoning district and with the applicable sections of the Land Development Code (2016) and Engineering Criteria Manual (2015).
2. 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,

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particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.

3. 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.
4. The Letter of Map Revision for the FEMA floodplain shall be approved by FEMA prior to the submittal of the final plat for Meadowbrook Crossing Filing No. 2 which is anticipated to include the single-family lots within the flood plain as depicted on the preliminary plan.
5. The channel improvements within the property which are identified in the Sand Creek Drainage Basin Planning Study and preliminary drainage report shall be constructed with the Meadowbrook Crossing Filing No. 1.

#### **NOTATIONS**

1. Preliminary plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.
2. Approval of the preliminary plan will expire after twenty-four (24) months 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, Project Manager and Planner II

File No. SP-17-002