

EL PASO

COMMISSIONERS:
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COUNTY

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

November 20, 2018

Space Village Retail LLC
90 S Cascade Avenue, Ste. 1500
Colorado Springs, CO 80903

Olsson Associates
ATTN: Josh Erramouspe
1880 Fall River Drive Suite 200
Loveland, CO 80538

RE: Space Village Filing No. 3 -- Preliminary Plan - (SP-17-009)

This is to inform you that the above-reference request for approval of a preliminary plan for Space Village Filing No. 3 subdivision was heard by EL Paso County Planning Commission on November 20, 2018, at which time a recommendation for approval was made to authorize three (3) parcels, totaling 4.13 acres, are zoned C-1 (Commercial) zoning district and are located on the southeast corner of Space Village Avenue and Peterson Road intersection within section 17, Township 14 South, Range 65 West of the 6th P.M. The parcels are not located within a small area plan, but are located within the Peterson Gateway and Cherokee Metropolitan Districts. (Parcel No.54170-00-022)

This recommendation for approval is subject to the following:

CONDITIONS

1. Applicable traffic, drainage and bridge fees shall be paid with each final plat.
2. Applicable school and park fees shall be paid with each final plat.
3. 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.

*COPY
mailed
11/21/18*

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

4. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the Countywide Transportation Improvement Fee Resolution (Resolution 12-382), as amended, 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.
5. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.
6. No building permits shall be issued for any individual lot within the subdivision unless and until the required public improvements triggered by the development of that lot have been constructed and completed in accordance with the approved construction plans, preliminary acceptance of said public improvements has been received from El Paso County, and defect warranty collateral has been posted with the County. In the alternative, the owner of a particular lot may enter into a development agreement, in association with the required Site Development Plan, with El Paso County which will allow for the issuance of a building permit upon the provision of public improvement construction collateral.

NOTATIONS

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.
3. 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.

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,

Gave Sevingy, Planner II
File No. SP-17-009