

June 8, 2018

Gabe Sevigny  
Planning & Community Development  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

**Re: Les Schwab Tire Center – Falcon, CO – Replat – VR-18-004 – First Review Comments**

Dear Gabe,

Please find below our re-submittal package addressing the comments received on May 4, 2018. To facilitate your review, we have included the original comments in *italicized* font, and have provided our responses in **bold**.

**Current Planning**

- *Prior to recording we will need the recording fee, tax valorem showing a zero balance, and title dated within 30 days. The Mylar will need to be signed by all parties other than the Director and have the PPRBD stamp placed on it. NOTE: this is an FYI for closing out the project. Do not complete this step until the PM has told you that you are ready for recording.*

**Response: Noted, thank you.**

- *See redlines*

**Response: Redline comments from County have been addressed on each file as commented. Please see Galloway responses included with resubmittals for PPR 18-016, VR 18-004, and AL 18-008.**

- *Application cannot be scheduled for approval until all issues have been satisfied.*

**Response: Per conversation with Nina Ruiz and confirmation with Gabe Sevigny, no hearing is anticipated to be required for approval of this project.**

**Engineering Department**

- *Comments have been provided to the project manager in the form of redline drawings that will be uploaded by the Project Manager.*

**Response: Redline comments from County have been addressed on each file as commented. Please see Galloway responses included with resubmittals for PPR 18-016, VR 18-004, and AL 18-008.**

**El Paso County Health Department**

- *El Paso County Public Health has no issue with combining the 2 platted parcels and vacating the interior easements for the proposed 2.48 acre commercial development.*

**Response: Thank you.**

- *The proposed parcel has a 28Dec2017 Will Serve Letter from Falcon Highlands Metropolitan District for water. There is a finding of sufficiency in terms of quality for water from this Colorado Department of Public Health and Environment regulated community water system. PWSID #CO0121247*

**Response: Thank you.**

- *Wastewater service will be provided by Woodmen Hills Metropolitan District (WHMD). There is a Will Provide Letter from WHMD dated 08Aug2016 confirming wastewater service to the parcel.*

**Response: Thank you.**

- *Earthmoving activity in excess of one acre, but less than twenty-five acres, requires a local Construction Activity Permit from El Paso County Public Health. Go to <https://www.elpasocountyhealth.org/service/air-quality/construction-activity-application> for more information.*

**Response: Noted, thank you.**

#### **Mountain View Electric Association**

- *This area is within MVEA certificated service area. MVEA will serve this area according to our extension policy. Connection requirements may include provisions for necessary line extensions and or other system improvements, and payment of all fees under MVEA line extension policy. Information concerning these requirements can be obtained by contacting the Engineering Department of MVEA.*

**Response: MVEA extension agreement will be coordinated separately with MVEA's Engineering Department.**

- *Meridian Crossing, Filing #1 was recorded with utility easements granted. MVEA request these utilities easements are shown on the plat along with platting of existing MVEA facilities. Additional easements will be required once a review of civil drawings with grading, erosion and equipment plan is provided to MVEA.*

**Response: Existing easements are shown on proposed Meridian Crossing Filing No. 1A. Any additional easements required will be coordinated with MVEA separately with service application and design.**

- *MVEA has existing facilities near and within this parcel of land. If there is any removal or relocation of facilities it will be at the expense of the applicant.*

**Response: Noted, thank you.**

- *Mountain View will require that the owner or developer of this project coordinate with it and the El Paso County concerning the location of any roads or other public improvements that it constructs, including any offsite modifications to existing roads or other public improvements, in order that arrangements can be made, in advance of entering into any construction contracts affecting such facilities, to complete any necessary relocation of Mountain View facilities prior to construction of said improvements, all in accordance with Colorado law and Mountain View's published policies and Bylaws. Mountain View will not proceed to relocate any facilities until after such coordination is complete and Mountain View has been paid those relocation costs that are properly owned it under its published policies and Bylaws and Colorado law.*

**Response:** Any proposed public improvements will be coordinated with El Paso County, and will coordinate any improvements with MVEA separately with service application and design.

**911 Authority – El Paso/Teller County**

- *Hello, No action necessary for 911, no new street names requested. Thank you.*

**Response:** Thank you.

**Falcon Fire Protection District**

- *Falcon Fire has no objects to this replat request.*

**Response:** Thank you.

**Pikes Peak Regional Building Department**

Enumerations

- *Since the entire previous subdivision plat is being referenced, all addresses from prior plat need to be show. Addresses should be running parallel with N Meridian Road and placed as far north on lots as possible. Addressing to be placed on the mylar: Proposed lot 1: 7105-7115, existing lot 2: 7225, existing lot 1: 7255, existing lot 5: 7125-7153, existing lot 6: 7165-7189 N Meridian Road.*

**Response:** Revised as requested, thank you.

- *On the AS RE-PLATTED all lot numbers new and old should be noted on the lots with the subdivision name*

**Response:** Revised as requested, thank you.

- *Standard Final Plat comments: ENUMERATIONS/FLOODPLAIN WILL REVIEW THE MYLAR PRIOR TO PLAT FOR ADDRESS PLACEMENT, ROAD NAMING, TITLE BLOCK, & FLOODPLAIN STATEMENT. No platting fee due at the time of the review of the mylar, addresses are already established. A COPY OF THE FINAL RECORDED PLAT IS REQUIRED PRIOR TO APPROVAL IN ENUMERATIONS DEPARTMENT ON ANY COMMERCIAL PLANS SUBMITTAL.*

Gabe Sevigny  
Les Schwab Tire Center - Replat  
June 8, 2018

**Response: Noted, thank you.**

Floodplain

- *Since The floodplain rate map number listed on the plat is incorrect, should be 0841C0575F-not 765F.*

**Response: Revised as requested, thank you.**

Sincerely,  
**Galloway & Company, Inc.**

Aaron McLean  
Site Development Project Manager  
[AaronMcLean@GallowayUS.com](mailto:AaronMcLean@GallowayUS.com)

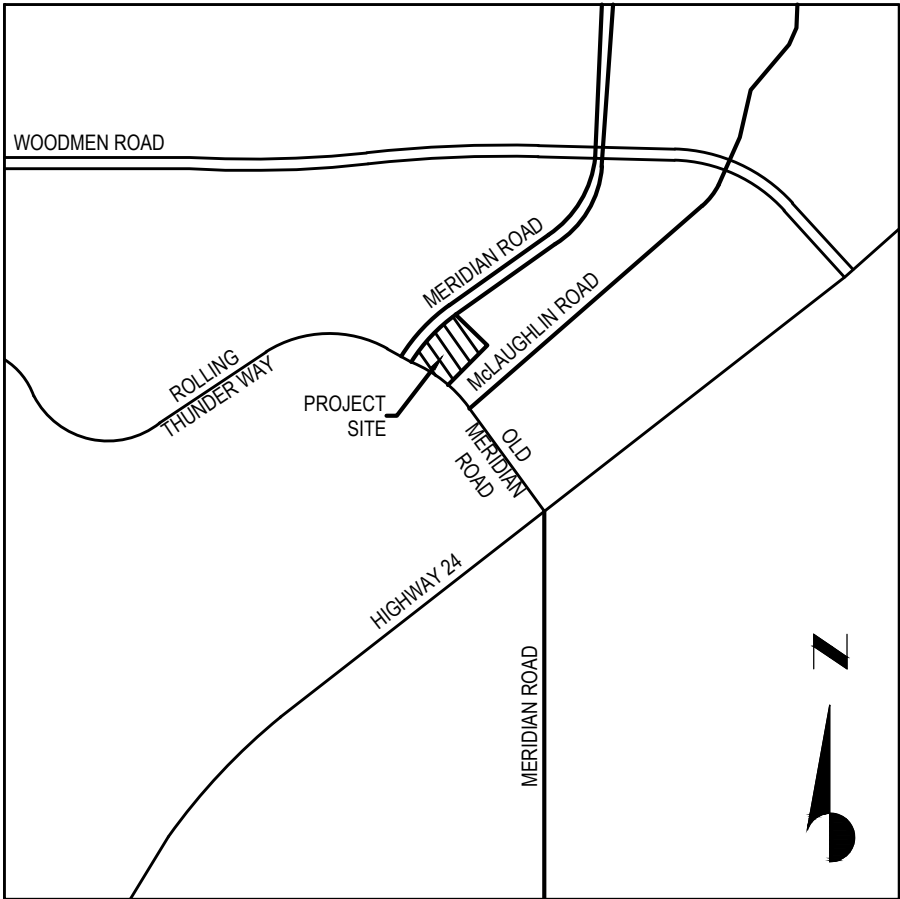
MERIDIAN CROSSING FILING NO. 2 1 A

ADDRESSED

REPLAT OF LOTS 3 AND 4, MERIDIAN CROSSING FILING NO. 1,  
IN THE NORTHEAST QUARTER OF SECTION 12, T13S, R65W OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO

Title here is a "Vacate  
and Replat of..."

ADDRESSED



VICINITY MAP  
NOT TO SCALE

ADDRESSED

KNOW ALL MEN BY THESE PRESENTS:

THAT PARK PLACE ENTERPRISES, L.L.C., A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION:

ALL OF LOTS 3 AND 4, MERIDIAN CROSSING FILING NO. 1, SITUATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FALCON, COUNTY OF EL PASO, STATE OF COLORADO.

DEDICATION:

THE ABOVE OWNER HAS CAUSED SAID LOTS TO BE COMBINED INTO A SINGLE LOT AND AN EASEMENT TO BE VACATED AS SHOWN HEREON. THE UNDERSIGNED DOES HEREBY GRANT AND CONVEY TO THE COUNTY OF EL PASO ALL STREETS AND EASEMENTS FOR PUBLIC USE. THIS TRACT OF LAND HEREIN PLATTED SHALL BE KNOWN AS "MERIDIAN CROSSING FILING NO. 2 1 A" IN THE COUNTY OF EL PASO, STATE OF COLORADO.

ADDRESSED

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO A LOT AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF MERIDIAN CROSSING FILING NO. 2 1 A, PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, AL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

BY: PARK PLACE ENTERPRISES, L.L.C., A COLORADO LIMITED LIABILITY COMPANY.

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

Include to Note 1 the note from previous Plat "There shall be no direct lot access to Meridian Road, Old Meridian Road, or Flower Road except for the following: A right in only on Meridian Road between filing 1 lots 2 & 3. A full movement access on Flower Road between filing 1 lots 1 & 6, and a full movement access to McLaughlin Road between filing 1 lots 5 & 6."

PLAT NOTES:

- ACCESS TO THE PROPERTY IS OBTAINED INDIRECTLY VIA ACCESS EASEMENT FROM MERIDIAN ROAD AND MCLAUGHLIN ROAD AND FLOWERS ROAD.
- THE PURPOSE OF THE REPLAT IS TO ACCOMMODATE FUTURE SITE DEVELOPMENT.
- FIELD WORK WAS COMPLETED ON: MARCH 12, 2018.
- BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARINGS ARE BASED ON THE NORTHWESTERLY LINE OF MERIDIAN CROSSING FILING NO. 1, LOTS 1 & 2, ASSUMED TO BEAR N51°13'14"E. MONUMENTED AS SHOWN.
- PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 08041C0756F HAVING AN MAP REVISED DATE OF MARCH 17, 1997, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
- ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- THIS MAP DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY & COMPANY, INC. TO DETERMINE OWNERSHIP OR THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT OF WAY OR TITLE THEREOF, GALLOWAY & COMPANY INC. RELIED UPON THE INFORMATION OR TITLE COMMITMENT/REPORT PROVIDED AT THE TIME OF SURVEY BY THE CLIENT. TITLE COMMITMENT PROVIDED BY CLIENT AND PREPARED BY LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. SC55058819-2, WITH AN EFFECTIVE DATE OF MARCH 21, 2018 AT 5:00 AM.
- THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE PROPERTY WITHIN THIS REPLAT.
- CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS EXHIBIT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.
- 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 LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS.
- THE PROPERTY IS SUBJECT TO RESERVATIONS AS CONTAINED IN PATENT OF THE UNITED STATES RECORDED FEBRUARY 01 1877 IN BOOK 20 AT PAGE 421.
- THE PROPERTY MAY BE SUBJECT TO RESERVATIONS AS CONTAINED IN PATENT OF THE UNITED STATES RECORDED SEPTEMBER 08 1891 IN BOOK 143 AT PAGE 48 (DOCUMENT IS ILLEGIBLE).
- THE PROPERTY IS SUBJECT TO THE RESERVATION OF MINERAL RIGHTS AS CONTAINED IN DEEDS RECORDED DECEMBER 16, 1964 IN BOOK 2049 AT PAGE 330 AND JANUARY 7, 1965 IN BOOK 2051 AT PAGE 997.
- THE PROPERTY IS SUBJECT TO THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE UPPER BLACK SQUIRREL CREEK GROUND WATER MANAGEMENT DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 11, 1979, IN BOOK 3260 AT PAGE 701.
- THE PROPERTY IS SUBJECT TO THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE FALCON FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 02, 1980, IN BOOK 3380 AT PAGE 670 AND AS RECORDED FEBRUARY 17, 1981 IN BOOK 3404 AT PAGE 587. NOTICE OF ORGANIZATION RECORDED DECEMBER 2, 1980 IN BOOK 3380 AT PAGE 675 AND RECORDED FEBRUARY 17, 1981 IN BOOK 3404 AT PAGE 582.
- THE PROPERTY IS SUBJECT TO THE NOTICE CONCERNING UNDERGROUND ELECTRIC CABLES AND FACILITIES OF MOUNTAIN VIEW ELECTRIC ASSOCIATION RECORDED MAY 9, 1983 IN BOOK 3718 AT PAGE 812.
- THE PROPERTY IS SUBJECT TO THE COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER RECORDED APRIL 3, 2001 UNDER RECEPTION NOS. 201040729, 201040730 AND 201040731.
- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED SEPTEMBER 09, 2008 AT RECEPTION NO. 208099913.
- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF PUBLIC RIGHT OF WAY LANDSCAPING LICENSE AGREEMENT RECORDED SEPTEMBER 09, 2008 AT RECEPTION NO. 208099916.
- THE PROPERTY IS SUBJECT TO THE EFFECT OF NOTICE, RECORDED SEPTEMBER 09, 2008, UNDER RECEPTION NO. 208099923 SECOND AMENDMENT RECORDED DECEMBER 12, 2017 UNDER RECEPTION NO. 217150098.

PLAT NOTES (CONTINUED):

- THE PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED APRIL 08, 2009, UNDER RECEPTION NO. 209035923.
- THE PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED SEPTEMBER 09, 2008, UNDER RECEPTION NO. 208099925, AND AS AMENDED IN INSTRUMENT RECORDED APRIL 08, 2009 UNDER RECEPTION NO. 209035924.

EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOTS ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT (USE 5 FEET FOR LOTS SMALLER THAN 2.5 ACRES) PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT (USE 7 FEET FOR LOTS SMALLER THAN 2.5 ACRES) PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

Where is the 10' easement coming from? Clean up the wording.

Provide within the Plat Notes the following notes, referenced from the original Plat No. 12864: ADDRESSED

6. No structures, fences or major material storage activities permitted within the designated drainage easements; fences shall not impede runoff from reaching drainage swales. ADDRESSED

4. All structural foundations shall be located and designed by a professional engineer, currently registered in the State of Colorado. ADDRESSED

12. All property owners are responsible for maintaining proper storm water drainage in and through their property. ADDRESSED

All notes from previous plat, Meridian Crossing Filing No. 1, need to be transfered over, unless specifically vacated with proper documentation, notes 2, 7, 10, 13, 14, 16, 17, 18, 19, 20, 21, 22, 23, 23, 24, 25, 26, 28 are not present on current application. ADDRESSED

Note 2 of this plat is not correct format, the purpose is to make two lots into one. ADDRESSED

Note 3 of this plat is not needed ADDRESSED

Note 7 of this plat is in contradiction of note 10 of previous plat note, floodplain needs to be address ADDRESSED

WORDING HAS BEEN REVISED TO REFLECT 20' EASEMENTS AS STATED IN PRIOR PLAT

The site is located in the Falcon Drainage Basin, studied in 2013. There will be a drainage and bridge fee of \$27,762 and \$3,814, respectively, per impervious acre. NOTED

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITTS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

COUNTY APPROVALS:

ON BEHALF OF THE COUNTY OF EL PASO, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "MERIDIAN CROSSING FILING NO. 2"

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR MERIDIAN CROSSING FILING NO. 2 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS, TRACTS, EASEMENTS, JUST THOSE APPLICABLE) ARE ACCEPTED, BUT THE PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PREVIOUS PLAT NAME IN ENTIRETY IS VACATED AND AMENDED FOR THE AREAS DESCRIBED BY THIS REPLAT. SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, RECEPTION # \_\_\_\_\_

CHAIR, BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_

SURVEYOR'S CERTIFICATE:

I, BRIAN J. DENNIS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BRIAN J. DENNIS \_\_\_\_\_ DATE \_\_\_\_\_  
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069  
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

CLERK AND RECORDER

STATE OF COLORADO  
COUNTY OF EL PASO  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O' CLOCK \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018 A.D., AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: \_\_\_\_\_  
EL PASO COUNTY CLERK AND RECORDER

FEES:

FEE: \_\_\_\_\_ SURCHARGE: \_\_\_\_\_

DRAINAGE FEE: \_\_\_\_\_ BRIDGE FEE: \_\_\_\_\_

SCHOOL FEE: \_\_\_\_\_ PARK FEE: \_\_\_\_\_

Provide the project file number in bottom right of Final Plat in order to reference location of documentation. ADDRESSED

Galloway

Planning, Architecture, Engineering.  
6162 S. Willow Drive, Suite 320  
Greenwood Village, CO 80111  
303.770.8884 O  
www.gallowayUS.com

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ADDRESSED

MERIDIAN CROSSING  
FILING NO. 2 1 A

COUNTY OF EL PASO  
STATE OF COLORADO

REPLAT OF LOTS 3 AND 4, MERIDIAN  
CROSSING FILING NO. 1,

IN THE NORTHEAST QUARTER OF SECTION  
12, T13S, R65W OF THE 6TH P.M.

#	Date	Issue / Description	Init.
1.	3/29/2018	NEW TITLE COMMITMENT	AJA
2.	4/4/2018	ADDED ADD BOUNDARY INFO	AJA
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			

Project No:	LST000067
Drawn By:	AJA
Checked By:	BJD
Date:	03/23/2018

REPLAT OF LOTS 3 AND 4, MERIDIAN CROSSING FILING NO. 1,  
IN THE NORTHEAST QUARTER OF SECTION 12, T13S, R65W OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO

Title here is a "Vacate  
and Replat of..."

ADDRESSED

Refer to previous plat, all adjacent property must be labeled, also flood plain has been omitted from this plat

ADDRESSED

All site triangles have been omitted from plat

ADDRESSED

Provide all length dimensions for the existing easements and property boundaries.

ADDRESSED

Reference comments for the PPR, permanent drainage easements will be needed for lot 5 for the proposed WQ pond and the associated pipes leading from the newly created lot 1. The reviewer recommends that because lot 5 is owned by the same company it may be more efficient to do this at the plat and not a separate easement document.

OFF SITE DETENTION  
POND IS NO LONGER  
NECESSARY AND IS NOT  
ADDRESSED

Please show the 35' x 91.55' drainage easement shown on original plat.

AS RE-PLATTED

Provide Line of Sight Triangles at all intersections and entrances.

ADDRESSED


AS PLATTED

not as platted, please refer to previous plat  
and include all information

ADDITIONAL INFORMATION AS LISTED ON PRIOR PLAT HAS BEEN ADDED



### LEGEND


 FOUND MONUMENT (AS DESCRIBED)  
 PROPERTY BOUNDARY  
 EXISTING EASEMENT  
 SECTION LINE  
 ALIQUOT CORNER

**Galloway**  
Planning Architecture Engineering

**Planning. Architecture. Engineering.**  
6162 S. Willow Drive, Suite 320  
Greenwood Village, CO 80111  
303.770.8884 O  
[www.gallowayUS.com](http://www.gallowayUS.com)

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MIDIAN CROSSING  
 FILING NO. 21 A

ADDRESSED

COUNTY OF EL PASO  
STATE OF COLORADO

REPLAT OF LOTS 3 AND 4; MERIDIAN  
CROSSING FILING NO. 1,  
IN THE NORTHEAST QUARTER OF SECTION  
12, T13S, R65W OF THE 6TH P.M.

[illegible]

Project No:	LST000067
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Drawn By: AJA

Checked By: BJD

Date: 3/23/2018



Are you indicating there is a mineral estate owner, and if so they will need to be sent the same letter as the adjacent neighbor notification with proof of certified mailing

MINERAL ESTATE OWNER INFORMATION COULD NOT BE FOUND. NO LETTER WILL BE SENT.

CERTIFICATION:

I GEORGE CRUZ researched the records of the El Paso County Clerk and Recorder and established that there was/was not a mineral estate owner(s) on the real property known as MELIDIAN CROSSING. An initial public hearing on TBO which is the subject of the hearing, is scheduled for 2008.

Pursuant to §24-65.5-103(4), C.R.S., I certify that a Notice of an initial public hearing was mailed to the mineral estate owner(s) (if established above) and a copy was mailed to the El Paso County Planning Department on TBO, 2008.

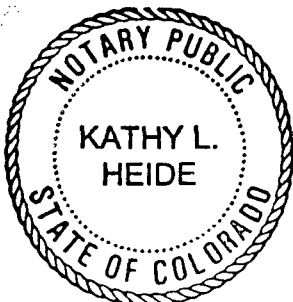
Dated this 29 day of APRIL, 2008.

STATE OF COLORADO )  
 ) s.s.  
COUNTY OF EL PASO )

The foregoing certification was acknowledged before me this 29<sup>TH</sup> day of APRIL, 2008, by George L. CRUZ.

Witness my hand and official seal.

My Commission Expires: 04-16-2009



My Commission Expires 04-16-2009

Notary Public

March 28, 2018

Adjacent Owner  
Address  
Address

You have indicated a mineral rights owner, they must also receive a copy of the letter and a Certified Mailing receipt uploaded for them as well.

**MINERAL ESTATE  
OWNER  
INFORMATION COULD  
NOT BE FOUND. NO  
LETTER WILL BE  
SENT.**

**Re: Les Schwab Tire Center – New Construction – Meridian Crossing Lots 3 & 4**

Phantom II Partners LLC,

1. This letter is being sent to you because Galloway & Company, Inc. is proposing a land use project in El Paso County at the referenced location (see item #3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contacts in Item #2. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. If applicable, at that time, you will be given the El Paso County contact information, the file number, and an opportunity to respond either for, or against or expressing no opinion in writing or in person at the public hearing for this proposal.
2. For questions specific to this project, please contact:

Consultant:

Aaron McLean  
Site Development Manager  
Galloway & Company, Inc.  
6162 S Willow Dr, Suite 320  
Greenwood Village, CO  
80111  
[AaronMcLean@GallowayUS.com](mailto:AaronMcLean@GallowayUS.com)

Applicant:

SFP-E, LLC  
PO Box 5350  
Bend, OR  
97708

Owner:

Park Place Enterprises, LLC  
15 Mirada Rd.  
Colorado Springs, CO  
80906

3. Site Information:

Address: TBD  
Location: Southeast corner of Meridian Rd and Old Meridian Rd  
Size: 2.48 acres  
Zoning: CR – Commercial Regional

4. Request and Justification:

**Special Use:**

Galloway is requesting a special use review for the proposed Les Schwab Tire Center as a “Vehicle Repair Garage” use within the Commercial Regional zone district. The Les Schwab Tire Center brand is primarily retail and service oriented, and focuses specifically on tire, brakes, and shocks. The store does not perform any heavy vehicle service, but strictly services tires, brakes, and shocks. As part of the brand’s corporate identity, stores are located amongst neighboring retail to encourage consumers to engage in their daily trading while being serviced at Les Schwab. Galloway believes that the Les Schwab Tire Center Use is a natural fit within the Commercial Regional zone, as a light vehicle service provider, and retail tire center.

**Vacation and Replat:**

Galloway is requesting a vacation and replat process on behalf of SFP-E, LLC to remove the lot line dividing Lots 3 (Parcel 5312106009) and 4 (Parcel 5312106010) of the Meridian Crossing Subdivision. The proposed Les Schwab Tire Center has a footprint of approximately 12,813sf, and would not, feasibly fit on either individual parcel as currently platted. Lot 3 is currently 55,282sf in size, and Lot 4 is 52,904sf in size – the Les Schwab Tire Center building would cover 23% and 24% respectively of these existing lots, leaving insufficient remaining square footage to meet landscaping, parking, and additional El Paso County zoning requirements. As a combined lot, the proposed Les Schwab Tire Center covers only 11.8% of the lot, leaving more than adequate area to meet the County’s site design requirements. In order to meet the requirements of El Paso County, as well as provide an operationally functional site layout, Galloway is requesting the vacation and replat of Lots 3 and 4 of the Meridian Crossing Subdivision.

5. Existing and proposed facilities, structures, roads, etc.

The site is currently bounded by the completed Meridian and Old Meridian Roads. There is also an existing internal road bounding the site along the northeast and southeast edges of the site.

Water service is provided by Falcon Highlands Metropolitan, via the existing 12” main lines in Old Meridian Rd and private road southeast of site. Galloway has engaged in discussion with Falcon Highlands Metropolitan regarding water availability, and Falcon Highlands Metropolitan, satisfied with the proposed water usage of the Les Schwab, has provided a Will Serve letter for the site. Sanitary Sewer service is provided by Woodmen Hills Metro District, via the existing 6” main line abutting the site. Electric service is provided by Mountain View Electric Association, via the existing infrastructure abutting the site. Gas service is provided by Colorado Springs Utilities, via the existing main line abutting the site.

Currently, the site is a vacant lot neighbored by a McDonald’s to the east, and Falcon Liquor Outlet to the southeast. The subdivision has been graded and developed with the anticipation of commercial development at the proposed location.

6. Waivers Requests: No waivers are being requested with this site plan.

Adjacent Owner  
Les Schwab Tire Center – Falcon, CO  
March 28, 2018

7. Vicinity Map: See below.



Sincerely,  
**Galloway & Company, Inc.**

Aaron McLean  
Site Development Manager  
[AaronMcLean@GallowayUS.com](mailto:AaronMcLean@GallowayUS.com)

April 9, 2018

Nina Ruiz  
Project Manager / Planner II  
El Paso County Planning & Community Development  
2880 International Circle  
Colorado Springs, CO 80910

Galloway - Revised per AL  
18-008 comments. Thank  
you.

Please see comments in LOI for  
AL 18-008, please make  
necessary corrections here as  
well.

**Re: Letter of Intent – Special Use, Site Development Plan and Minor Vacation  
Les Schwab Tire Center – Falcon, CO, El Paso County  
Lots 3 & 4 Meridian Crossing Filing No. 1**

## Letter of Intent

**Owner:**

Park Place Enterprises, LLC  
Attn: Wayne C. Harris, Managing  
Member  
15 Miranda Rd  
Colorado Springs, CO  
80906  
(719) 266-9300  
[Clol@Clol.com](mailto:Clol@Clol.com)

**Consultant:**

Aaron McLean  
Site Development Manager  
Galloway & Company, Inc.  
6162 S Willow Drive, Suite 320  
Greenwood Village, CO  
80111  
(303) 770-8884  
[AaronMcLean@GallowayUS.com](mailto:AaronMcLean@GallowayUS.com)

**Applicant:**

SFP-E, LLC  
P.O. Box 5350  
Bend, OR  
97708  
(541) 416-5515

Cc:  
Katie Souder  
Due Diligence Coordinator  
[KatieSouder@GallowayUS.com](mailto:KatieSouder@GallowayUS.com)

**Site Information**

Galloway is requesting a Special Use, Site Development Plan and a Minor Vacation if Interior Lot Line review on behalf of SFP-E, LLC with intent to construct a new, eight-bay linear, 12,813sf, Les Schwab Tire Center facility in the Falcon community of unincorporated El Paso County. The subject property is located within the Meridian Crossing subdivision near the southeast corner of Meridian Road and Old Meridian Road. Currently, the site is subdivided as two separate legal parcels (Parcel Numbers 5312106009 & 5312106010). As part of this application, a vacation and replat is proposed to combine the two separate parcels into one, 2.48 acre parcel.

The property is currently zoned CR (Commercial Regional), which allows by right the proposed Les Schwab Tire Center is classified as a "Vehicle Repair Garage," which is a use allowed by administrative special review.

Galloway - Revised.  
Thank you.

→ Please add VR 18-004

### **Property History**

The proposed property has historically been vacant, and most recently platted as part of the Meridian Crossing subdivision in 2008. The proposed site consists of what is currently platted as two parcels, Lots 3 and 4 of the Meridian Crossing Subdivision.

### **Request and Justification – Special Use**

Galloway is requesting a Special Use review for the proposed Les Schwab Tire Center as a “Vehicle Repair Garage” use within the Commercial Regional zone district. The Les Schwab Tire Center brand is primarily retail and service oriented, and focuses specifically on tire, brakes, and shocks. The store does not perform any body work, heavy vehicle, lube or engine services; rather strictly services tires, brakes, and shocks.

As part of LSTC business strategy, stores are located amongst neighborhood commercial centers where customers would typically engage in their daily trading while having their vehicle serviced at Les Schwab. The proposed LSTC is a compatible use within the existing neighborhood commercial center and fits within the intent of the Commercial Regional zone district, as a light vehicle service provider, and retail tire center.

### **Land Development Code Review Criteria (Compliance with LDC 5.2.2 C.)**

- Compliance with Falcon/Peyton Small Area Master Plan:
  - Proposed site is located within a “Proposed Urban Density Development” area inside a “Potential node and corridor of activity” per the Future Land Use Plan Chapter of the Falcon/Peyton Small Area Master Plan.
  - Les Schwab Tire Center as a proposed use assists in providing a balance of land uses in the Falcon area as the surrounding retail center includes a variety of existing, non-automotive uses. The proposed Les Schwab Tire Center is also a full-service provider to large vehicles, including tractors and large trucks, a necessary service to help preserve the core rural character of the area.
  - Les Schwab Tire Centers are heavily involved in the communities they join, and work to incorporate each store into the community identity.
- Proposed improvements are harmonious with neighborhood in which they are proposed, as the Meridian Crossings Subdivision is zoned and platted for commercial uses. Les Schwab Tire Center strives to choose locations which encourage customers to engage in their daily trading while having their vehicle serviced.
- Proposed improvements include adequate private facilities and connections to public facilities to avoid overburdening or exceeding capacity of public facilities. Master drainage and traffic reports have been reviewed and considered in the design of this Site Development Plan.
  - Galloway has also engaged with Falcon Highlands Water District as well as Woodmen Hills Metro District to ensure the proposed use does not exceed the capacity of the existing facilities. Please see will serve letters from all public utility providers included with this submittal.
- Proposed improvements will not create unmitigated traffic congestion, but will, in fact, reduce the traffic flow anticipated in the original traffic report for the Meridian Crossing initial traffic report.
  - Please see Meridian Crossing Les Schwab Tire Center Transportation Memorandum LSC #184190 included with this submittal. Les Schwab Tire Center also provides “on site”

services, meaning that for certain large vehicles, staff members will visit the customer at their property to service their vehicles.

- Proposed improvements will comply with all applicable, local, state, and federal laws regarding air, water, light, and noise pollution.
- Proposed improvements will not be detrimental to public health and safety, as all work is performed within the provided service bays, no vehicles are left on site overnight, and adequate screening is provided within the proposed site plan.
- Proposed improvements will conform to all County rules, regulations and ordinances. Galloway has attended an early assistance meeting with the County and coordinated closely with staff to ensure requirements are met within the proposed Site Development Plan.

### **Request and Justification – Minor Vacation of Interior Lot Line**

Galloway is requesting a Minor Vacation process on behalf of SFP-E, LLC to remove the common lot line between Lots 3 (Parcel 5312106009) and 4 (Parcel 5312106010) of the Meridian Crossing Subdivision. The proposed Les Schwab Tire Center has a footprint of approximately 12,813sf, and would not, feasibly fit on either individual parcel as currently platted. Lot 3 is currently 55,282sf in size, and Lot 4 is 52,904sf in size – the Les Schwab Tire Center building would cover 23% and 24% respectively of these existing lots, leaving insufficient remaining square footage to meet landscaping, parking, and additional El Paso County zoning requirements.

As a combined lot, the proposed Les Schwab Tire Center covers only 11.8% of the lot, leaving more than adequate area to meet the County's site design requirements. In order to meet the requirements of El Paso County, as well as provide an operationally functional site layout, Galloway is requesting the vacation and replat of Lots 3 and 4 of the Meridian Crossing Subdivision.

### **Land Development Code Review Criteria (Compliance with LDC 7.2.3 A.c.)**

- The lot line proposed to be removed, was initially in place to allow for two, smaller retailers and/or fast food providers to develop on the corner of Meridian and Old Meridian. As the proposed Les Schwab Tire Center footprint is larger than a typical fast food restaurant, the additional lot line splitting the corner parcel is no longer necessary as originally platted.
- Attached is the proposed Meridian Crossing Filing No. 2 replat, renaming the parcel as Lot 1 under Filing No. 2.
- The proposed Les Schwab Tire Center use is consistent with the originally proposed commercial developments within the originally platted Meridian Crossings Filing No. 1, therefore no adverse effect to the public health, safety, and welfare of the community is anticipated.
- Coordination with the property owner and all CC&R requirements has been taken into consideration with the proposed design submitted via this SDP.

### **Existing and Proposed Facilities, Structures, Roads, Utilities, Etc.**

The site is currently bounded by the completed Meridian and Old Meridian Roads. There is also an existing internal road bounding the site along the northeast and southeast edges of the site.

Water service is provided by Falcon Highlands Metropolitan, via the existing 12" main lines in Old Meridian Rd and private road southeast of site. Galloway has engaged in discussion with Falcon

Nina Ruiz

Les Schwab Tire Center – Falcon, CO

April 9, 2018

Highlands Metropolitan regarding water availability, and Falcon Highlands Metropolitan, satisfied with the proposed water usage of the Les Schwab, has provided a Will Serve letter for the site.

Sanitary Sewer service is provided by Woodmen Hills Metro District, via the existing 6" main line abutting the site. Electric service is provided by Mountain View Electric Association, via the existing infrastructure abutting the site. Gas service is provided by Colorado Springs Utilities, via the existing main line abutting the site.

Currently, the site is a vacant lot neighbored by a McDonald's to the east, and Falcon Liquor Outlet to the southeast. The subdivision has been graded and developed with the anticipation of commercial development at the proposed location.

Sincerely,

**Galloway & Company, Inc.**

Aaron McLean

Site Development Manager

[AaronMcLean@GallowayUS.com](mailto:AaronMcLean@GallowayUS.com)