

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

August 6, 2019

Loudermilk Living Trust
Arvin and Cheryl Loudermilk – Trustees
13395 Voyager Pkwy #130-551
Colorado Springs, CO 80921

Bradley Design, LLC
Brad Buss
22555 County Road 5
Elbert, CO 80106

RE: Loudermilk Minor Subdivision (MS-19-002)

This is to inform you that the above-reference request for approval of final plat was heard and approved by the El Paso County Planning Commission on August 6, 2019, at which time a recommendation for approval was made to create a two (2) lot minor subdivision. The action will reconfigure two legally created parcels totaling 19.87 acres into one 14.87 acre single-family residential lot and one 5 acre single-family residential lot. The two parcels are zoned RR-5 (Residential Rural) and are located on the west side of East Goshawk Road, approximately 0.4 miles north of Hodgen Road and is within Section 23, Township 11 South, Range 65 West of the 6th P.M. The property is located within the Black Forest Preservation Plan (1987). (Parcel Nos. 51230-00-013 and 51230-00-014)

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 the 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 Subdivider(s) agrees on behalf of him/herself and any 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.
8. Park fees in lieu of land dedication for regional parks (Area 2) in the amount of \$912.00 shall be paid at the time of plat recordation.
9. Fees in lieu of school land dedication in the amount of \$480 shall be paid to El Paso County for the benefit of Falcon School District No. 49 at the time of plat recording.
10. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.

NOTATIONS

1. Final plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.

WAIVERS

A waiver of Section 8.4.3.C.e of the Land Development Code (2019) that requires lots to have a minimum of 30 feet of frontage on and have access from a public road, except where private roads are approved by the BoCC pursuant to waiver granted under Section 8.4.4.E of the Code.

A waiver of Section 8.4.3.A.1 of the Code, which requires a division of land to have 60 feet of frontage on a public road, is being requested.

The proposed minor subdivision does not front a public road, nor does it have immediate access to a public road. Goshawk Road is a private road. The closest public road is Hodgen Road approximately 0.4 miles to the south. Existing access is granted by a reciprocal easement for a roadway in Book 2356, page 170.

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 'Gabe Sevigny', with a stylized flourish at the end.

Gabe Sevigny, Planner II

File No. MS-19-002