

# EL PASO



# COUNTY

COMMISSIONERS:  
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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

December 18, 2018

Case L G  
2432 Parkview Ln  
Colorado Springs, CO 80906

Nancy Barber Starr  
5001 S Clinton St  
Englewood, CO 80111

N.E.S., Inc.  
619 N Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

*COPY  
mailed  
12/19/18*

RE: Claremont Commercial Filing No. 2 – Preliminary Plan – (SP-17-004)

This is to inform you that the above-reference request for approval of Preliminary Plan for Claremont Commercial Filing No. 2 was heard and a recommendation for approval was made by the El Paso County Planning Commission on December 18, 2018, at which time a recommendation for approval was made to approve a preliminary plan to create 16 commercial lots, public right-of-way, and two (2) non-buildable tracts to be used for drainage and open space. The four (4) parcels, totaling 13.72 acres, are zoned CS (Commercial Services) and are located at the southeast corner of the Meadowbrook Parkway and Marksheffel Road intersection, and are within Sections 5 and 8, Township 14, Range 65. The parcels are not included within a small area plan. (Parcel Nos. 54054-12-003, 54054-12-002, 54054-12-001, and 54081-01-053)

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.

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



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

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.
4. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.

#### **NOTATIONS**

1. Approval of the Preliminary Plan will expire after twenty-four (24) months unless a final plat has been approved and recorded or an extension to the time to record a final plat has been granted.
2. Preliminary plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.
3. The subdivision is located within the boundaries of the Central Marksheffel Metropolitan District and is not assessed any additional fees through the El Paso County Road Impact Fee per Resolution No. 12-387. The Central Marksheffel Metropolitan District collects a separate fee at the time of building permit.

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,



Nina Ruiz, Planner II

File No. SP-17-004