

**EL PASO**  **COUNTY**  
**COLORADO**

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

March 9, 2021

Avatar Riverbend, LP  
6800 Jericho Trail #120 West  
Syosset, NY 11791

Catamount Engineering  
P.O. Box 221  
Woodland Park, CO 80866

RE: Riverbend Residential – Preliminary Plan – (SP-18-007)

This is to inform you that the above-reference request for approval of preliminary plan was heard and approved by the El Paso County Board of County Commissioners on March 9, 2021, at which time an approval was made to create 203 single family residential lots, public rights-of-way, and tracts for open space, detention, and utilities. A concurrent application is under review for a map amendment (rezone) from the PUD (Planner Unit Development) to the RS-5000 (Residential Suburban) zoning district. The 51.99-acre development area is located at the southwest corner of the Highway 85-87 and Southmoor Drive intersection and is within Section 14, Township 15 South, Range 66 West of the 6th P.M. The property is not within the boundaries of a small area plan. (Parcel Nos. 65141-00-034 and 65141-00-033)

This 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,

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

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 18-471), 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.

#### **NOTATIONS**

1. This Preliminary Plan approval does not authorize future final plat filings to be approved administratively.
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.

This represents the Planning and Community Development Department's understanding of the action taken by 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, Planning Manager

File No. SP-18-007