

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

April 7, 2020

Curtis Family Living Trust
1920 Baptist Road
Monument CO 80132

Forsgren Associates, Inc.
56 Inverness Drive East, Suite 112
Englewood, CO 80112

RE: Curtis – Minor Subdivision – (MS-19-005)

This is to inform you that the above-reference request for approval of minor subdivision was heard and approved by the El Paso County Planning Commission on April 7, 2020, at which time a recommendation for approval was made for a minor subdivision of a 36.65 acre parcel in the RR-5 (Residential Rural) zoning district. The subdivision will create two (2) single-family lots along with the dedication and reservation of right-of-way for the future realignment of Roller Coaster Road. The site is located at the northwest corner of the Roller Coaster Road and Baptist Road intersection and is located within the boundaries of the Tri-Lakes Comprehensive Plan (1999).
(Parcel No. 61000-00-519)

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. The County may require the access along Baptist Road to be relocated when the future segment of Roller Coaster Road is constructed.
7. The Subdivider(s) agrees on behalf of him/herself and any developer or builder 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 recording.
9. Fees in lieu of school land dedication in the amount of \$616.00 shall be paid to El Paso County for the benefit of Lewis Palmer School District No. 38 at the time of plat recording.
10. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.

NOTATION

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

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

Nina Ruiz, Planning Manager

File No. MS-19-005