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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

August 19, 2021

Alice Jolene Owens  
18430 Lost Ranger Road  
Peyton, Colorado 80831

RE: Pineview Estates -- Preliminary Plan - (SP-20-004)

This is to inform you that the above-reference request for approval of a preliminary plan for Pineview Estates was heard by EL Paso County Planning Commission on August 19, 2021, at which time a recommendation for approval was authorized to create seven (7) single-family residential lots. The 38.8-acre property is zoned RR-5 (Residential Rural) and is located on the west side of Highway 83 approximately one-half (1/2) mile north of the intersection of Hopper Road and Ranch Hand Road and is within Section 13, Township 11, and Range 64 West of the 6th P.M. The property is located within the Falcon/Peyton Small Area Master Plan (2008).

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.
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.

2880 INTERNATIONAL CIRCLE, SUITE 110  
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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 19-471), 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. The subsequent final plat filings may be approved administratively by the Planning and Community Development Director.
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.

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 cursive script that reads "John Green".

John Green, Planner II  
File No. SP-20-004