

# EL PASO



# COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

January 2, 2018

Four Gates Land Development, LLC.  
17435 Roller Coaster Road  
Monument, CO. 80132

M.V.E. Inc.  
1903 Lelaray Street, Suite 200  
Colorado Springs, CO. 80909

RE: Final Plat – Jackson Ranch Filing No. 4 - (SF-17-016)

This is to inform you that the above-reference request for approval of a final plat was heard and a recommendation of approval was made by the El Paso County Planning Commission on January 2, 2018, to create and authorize the development of eight (8) single-family lots, two (2) tracts to be used for open space and drainage, and the creation of rights-of-way. The proposed 31.18 acre plat area is zoned RR-2.5 (Residential Rural) and is located east of Roller Coaster Road, north of Higby Road and west of Sahara Road in Section 21, Township 11 South, Range 66 West of the 6<sup>th</sup> P.M. The final plat area is located within the Tri-Lakes Comprehensive Plan (2000) area.

The Jackson Ranch Filing No. 4 final plat is consistent with the approved Jackson Ranch preliminary plan. The final plat application meets the submittal and review criteria for a final plat as well as the general development standards of Chapter 6, the final plat review criteria of Chapter 7, and the subdivision design requirements of Chapter 8 of the El Paso County Land Development Code (2016).

(Parcel Nos. 61210-00-020, 61210-00-022, 61210-00-023)

This is 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.

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



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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. The 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 Parks and 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 anticipated 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 Subdivision Improvements Agreement, including the Financial Assurance Estimate, as approved by the ECM Administrator, shall be filed at the time of recording the Final Plat.
8. Collateral sufficient to ensure that the public improvements as listed in the approved Financial Assurance Estimate shall be provided when the final plat is recorded.
9. The subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that the subdivider and/or said successors and assignees shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 16-454), 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.

10. Park fees amount of \$3,256.00 in lieu of land dedication for regional parks (Area 2) and urban park (N/A) fees shall be paid at time of plat recordation.

11. Fees in the amount of \$2,464.00 in lieu of school land dedication shall be paid to El Paso County for the benefit of Lewis Palmer School District No. 38 at time of plat recording.

#### **NOTATIONS**

1. Final plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.
2. The subject property is located within the West Cherry Creek Drainage Basin. This drainage basin has not been studied and does not require the payment of drainage or bridge fees.

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,



Kari Parsons, Project Manager/Planner II

File No. SF-17-016