

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

April 7, 2020

COLA, LLC
7910 Gateway Blvd East #102
El Paso TX 79915

Matrix Design Group, Inc.
31 N. Tejon Street Suite 500
Colorado Springs, CO 80903

RE: Trails at Aspen Ridge Filing No. 1 – Final Plat – (SF-19-002)

This is to inform you that the above-reference request for approval of final plat was heard and approved by the El Paso County Planning Commission on April 7, 2020, at which time a recommendation for approval was made to create and authorize the development of 181 single-family lots; tracts to be utilized for open space, drainage, and public utilities; the creation of rights-of-way; and future development. The proposed 168.8 acre plat area is zoned RS-5000 CAD-O (Residential Suburban)(Commercial Airport District-Overlay) and is located at the southeast corner of the Powers Boulevard and Bradley Road intersection and is within Sections 9, Township 15 South, Range 65 West of the 6th P.M. The subject property is not located within a small area plan. (Parcel No. 555000-00-414)

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.
7. The Subdivision Improvements Agreement, including the Financial Assurance Estimate, as approved by the El Paso County Planning and Community Development Department, 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 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. 19-471), 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.
10. Park fees in lieu of land dedication for regional parks (Area 4) in the amount of \$82,536.00 and urban park (Area 4) fees in the amount of \$52,128.00 shall be paid at the time of plat recordation.

11. Fees in lieu of school land dedication in the amount of \$37,467.00 shall be paid to El Paso County for the benefit of Widefield School District No. 3 at the time of plat recording.
12. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.
13. Drainage fees in the amount of \$24,590.17 and bridge fees in the amount of \$3,175.95 for Big Johnson drainage basin (FOFO2600) shall be paid to El Paso County at the time of plat recordation.
14. Drainage fees in the amount of \$360,545.12 and bridge fees in the amount of \$106,665.57 for West Fork Jimmy Camp Creek (FOFO2000) shall be paid to El Paso County at the time of plat recordation.
15. The applicant shall complete an escrow agreement with El Paso County in the amount of \$23,781.39 to be applied towards the construction of a traffic signal at the Legacy Hill Drive and Bradley Road intersection prior to final plat recordation unless the signal improvement qualifies as an eligible reimbursable intersection improvement per the El Paso County Road Impact Fee Program.

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. Site grading or construction, other than installation of initial temporary control measures, may not commence until a Preconstruction Conference is held with Planning and Community Development Inspections and a Construction Permit is issued by the Planning and Community Development Department.

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. SF-19-002