

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

January 15, 2019

Rankin Holdings LP, Eugenia M & Basil E. Trust, Judy Timm
630 Southpointe Ct., Suite 200
Colorado Springs, CO 80903

Stantec
31 N Tejon St., Suite 500
Colorado Springs, CO 80903

RE: Springs East at Waterview -- Preliminary Plan - (SP-17-010)

This is to inform you that the above-reference request for approval of a preliminary plan for Springs East at Waterview subdivision was heard by El Paso County Board of County Commissioners on February 12, 2019, at which time an approval was made for a preliminary plan of 195.25 acres to create 713 residential lots and 8 commercial lots. The parcel is split zoned RS-5000 (Residential Suburban) (166.89 acres) and CS (Commercial Services) (28.36 acres). The property is located east of Powers Boulevard and south of Bradley Road and is within Section 9, Township 15 South, Range 65 West of the 6th P.M. The property is not located within a small area plan. (Parcel No.55000-00-135)

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,

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. Each final plat shall deposit into an escrow account its fair share contribution toward the construction of a traffic signal at the intersection of Bradley Road / "A" Street.
6. A noise barrier fence shall be constructed along Powers Boulevard and shall be included in the Subdivision Improvement Agreement for future final plat filings for parcels located along Powers Boulevard.

NOTATIONS

1. 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.
2. 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.

WAIVER

A waiver is being requested from, Section 8.4.3.C.3.a, Limited Use of Double Frontage and Reverse Frontage Lots, of the El Paso County Land Development Code (2018). Should the request be approved, plat notes would be included on the final plat limiting access to the double frontage lots.

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,

A handwritten signature in black ink, appearing to read 'Nina'.

Nina Ruiz, Planner II
File No. SP-17-010