

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

May 6, 2021

Aeroplaza Fountain, LLC, and Heidi, LLC  
212 N. Wahsatch Ave, Suite 301  
Colorado Springs, CO 80903

Matrix Design Group, Inc.  
2435 Research Parkway, Suite 300  
Colorado Springs, CO 80920

RE: Paint Brush Hills Filing No.14 -- Preliminary Plan - (SP-20-006)

This is to inform you that the above-reference request for approval of a preliminary plan for Paint Brush Hills Filing No. 14 was heard by EL Paso County Planning Commission on May 6, 2021, at which time a recommendation for approval was authorized to create 224 single-family lots. The 88.63- acre property is zoned RS-6000 (Residential Suburban) and RS-20000 (Residential Suburban), and is located at the northwest corner of the Keating Drive and Devoncove Drive intersection, approximately 1.25 miles northwest of the Meridian Road and Londonderry Drive intersection, and is within Section 26, Township 12 South, Range 65 West of the 6th P.M. The property is located within the boundaries of both the Falcon/Peyton Small Area Master Plan (2008) and the Black Forest Preservation Plan (1987). (Parcel No. 52261-01-009)

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.

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 by the Board of County Commissioners 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,



Kari Parsons, Planner III

File No. SP-20-006