

EL PASO



COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

August 21, 2018

GTL, Inc.
3575 Kenyon Street, Suite 200
San Diego, CA 92110

NES Inc.
619 N Cascade Ave, Suite 200
Colorado Springs, CO 80903

RE: Winding Walk at Meridian Ranch Filing No. 1 – Final Plat – (SF-18-002)

This is to inform you that the above-reference request for approval of final plat was heard by the El Paso County Planning Commission on August 21, 2018, at which time a recommendation for approval was made to approve a final plat to create 345 single-family lots, rights-of-way, and an open space tract. The 113.9 acre parcel is zoned PUD (Planned Unit Development) and is located at the northwest corner of the Eastonville Road and Stapleton Drive intersection and is within Sections 29 and 30, Township 12 South, Range 64 West of the 6th P.M. The parcel is included within the boundaries of the Falcon/Peyton Small Area Master Plan (2008). (Parcel Nos. 42000-00-413 and 42000-00-415)

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.

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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. Park fees in lieu of land dedication for urban park fees shall be paid at time of plat recordation if a park lands agreement is not completed with El Paso County Parks Division.
10. Drainage fees in the amount of \$289,389.00 and bridge fees in the amount of \$111,005.00 for the Bennett Ranch drainage basin (CHWS1200) shall be paid to El Paso County at the time of plat recordation.
11. The Haegler Ranch drainage and bridge fees are \$258,505.00 and \$38,151.00 respectively. The approved Haegler Ranch Drainage Basin Planning Study (2013) identified Pond SR-01 (aka Pond H) as a reimbursable facility with a construction cost estimate of \$220,957.00 to be constructed with this filing. Drainage fees equal to the pond construction cost estimate will be deferred resulting in \$37,548.00 in drainage fees due at the time of plat recording. Upon completion of the construction of Pond SR-01, the developer shall follow the procedures outlined in Chapter 3 of the Drainage Criteria Manual to assess the actual construction cost and determine if

additional fees are due from the developer or reimbursement/credit are owed to the developer.

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. Per Board of County Commissioners Resolution 13-41, property within the Woodmen Road Metropolitan District is currently exempt from participation within the El Paso County Road Impact Fee Program.
3. No fees in lieu of school land dedication are required with the recordation of the final plat. All school land dedication requirements have been satisfied for the Meridian Ranch Development.

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, Project Manager/Planner II

File No. SF-18-002