

**EL PASO**  **COUNTY**  
**COLORADO**

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

June 22, 2021

Feathergrass Investments, LLC  
4715 North Chestnut Street  
Colorado Springs, CO 80907

Thompson Thrift Development, Inc.  
d/ba Watermark  
111 Monument Circle  
Suite 1600  
Indianapolis, IN 46204

RE: Upland Flats at Watermark Filing No. 1 – Final Plat – (SF-21-012)

This is to inform you that the above-reference request for approval of final plat was heard and approved by the El Paso County Board of County Commissioners on June 22, 2021, at which time an approval of a vacation and replat of Tract DD Hannah Ridge at Feathergrass Filing No. 1 to create one (1) multi-family residential lot. The 15.39 acre property is zoned RM-30 (Residential Multi-Dwelling) and CAD-O (Commercial Airport Overlay), and is located at the northwest corner of the Marksheffel Road and Constitution Avenue intersection and is within Section 32, Township 13 South, and Range 65 West of the 6th P.M. (Parcel No. 53324-04-001)

This 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

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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. Collateral sufficient to ensure that the public improvements as listed in the approved Financial Assurance Estimate shall be provided following approval of the site development plan and prior to the start of site grading or construction.
8. 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.
9. Park fees in lieu of land dedication for regional parks (Area 2) in the amount of \$138,000.00 and for urban parks (Area 3) in the amount of \$87,000.00 shall be paid at the time of plat recordation.

10. Fees in lieu of school land dedication in the amount of \$39,600 shall be paid to El Paso County for the benefit of Falcon School District No. 49 at the time of plat recording.
11. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.
12. Drainage fees in the amount of \$200,404.21 and bridge fees in the amount of \$81,972.37 for the Sand Creek drainage basin (FOFO4000) shall be paid to El Paso County at the time of plat recordation.
13. The Subdivider(s) shall participate in a fair and equitable manner in offsite transportation improvements, specifically the cost of lengthening the eastbound Constitution Avenue left turn lane approaching Akers Drive.
  - a. An escrow agreement for the offsite improvements to Constitution Avenue, as approved by the Planning and Community Development Department Director and the County Attorney's Office, shall be completed at the time of final plat recordation.
  - b. A fair share contribution toward the offsite improvements, based on proportional calculated traffic generation shall be deposited by the Subdivider(s) in conjunction with the final plat recordation.

## **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 or 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.
3. A determination will be made to approve or deny the proposed right-in/right-out access upon review of the completed TIS and access permit application to be provided with the subsequent site development plan.

This represents the Planning and Community Development Department's understanding of the action taken by the Board of County Commissioners.

The final plat action is not completed until such time as the final plat and associated documentation have been recorded. You must contact the assigned planner to schedule the recordation meeting with 12 months of the date of the BoCC approval. Please see

attached for the final recording checklist which outlines the documentation you must provide at the time of the recording meeting as well as an estimation of those anticipated recording fees.

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. SF-21-012