

EL PASO

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COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

October 3, 2017

Lorson Ranch, LLC
Lorson, LLC Nominee
212 N. Wasatch Avenue, Suite 301
Colorado Springs, CO 80903

Core Consulting Group
Rich Schindler
15004 1st Avenue South
Colorado Springs, CO 80920

RE: Carriage Meadows South at Lorson Ranch Filing No. 1 - (SF-17-011)

This is to inform you that the above-reference request for approval of a final plat was heard and approved by the El Paso County Board of County Commissioners on September 26, 2017, to authorize the development of 235 single-family lots, rights-of-way, two (2) future development tracts, and 20 drainage and open space tracts located on a total of 106.61 acres. The proposed plat, if approved, will also vacate and replat Lot 1 of the Brownsville Subdivision Filing No. 2 which is included in the approved Carriage Meadows South PUD development plan and preliminary plan. The site is located on the south side of Fontaine Boulevard, directly east of Marksheffel Road and is within Sections 22 and 23, Township 15 South, Range 65 West of the 6th P.M. west of the Jimmy Camp Creek main channel and is within the boundaries of the Highway 94 Comprehensive Plan (2003). (Parcel Nos. 55220-09-003, 55232-00-001, 55000-00-261, 55000-00-263, 55000-00-264, and 55000-00-343)

This approval is subject to the following:

CONDITIONS OF APPROVAL

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

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

www.ELPASOCO.com

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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. The 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 ECM Administrator, 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 assignees shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 16-454), 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) and urban park (Area 4) fees shall be paid at time of plat recordation.

11. The developer shall participate in a fair and equitable manner in the design and future construction of traffic signalization improvements at Marksheffel Road and Lorson Boulevard, which shall be constructed by the developer at the time signal warrants are met. The fair share attributed to Carriage Meadows South is escrow to be deposited in the amount of \$115,302, corresponding to a roughly 38.4 percent proportionate impact of the remaining Lorson Ranch subdivision filings that are anticipated to add traffic to this intersection to a level warranting signalization. An escrow agreement, including a financial assurance estimate for the intersection signalization improvements, as approved by the Planning and Community Development Department Director and the County Attorney's Office, shall be completed and escrow deposited prior to recording the final plat.

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. No school fees are due upon plat recordation pursuant to a Site Dedication and Waiver of Fees in Lieu of Land Dedication agreement between Lorson, LLC, Widefield School District No. 3, and El Paso County, as originally approved by the Board of County Commissioners on April 12, 2012 and as amended by approval of the Board of County Commissioners on August 23, 2016.

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,


Kari Parsons, Project Manager/Planner II

File No. SF-17-011