

EL PASO

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COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

May 8, 2018

Matthew & Jenna Arvidson
2310 Wakonda Way
Monument, CO 80132

M.V.E Inc
1903 Lelaray Street, Suite 200
Colorado Springs, CO 80909

COPY
mailed
5/8/18

RE: Minor Subdivision – Arvidson - (MS-17-006)

This is to inform you that the above-reference request for approval of a minor subdivision was heard and approved by the El Paso County Board of County Commissioners on May 8, 2018, for approval of a two (2) lot minor subdivision to split a 5.45 acre parcel into one 2.14 acre lot and one 2.33 acre lot and to dedicate right-of-way along Beacon Lite Road and Wakonda Way to El Paso County. (Parcel No. 71030-01-034)

This approval is subject to the following:

CONDITIONS

1. The County Attorney's Conditions of Compliance shall be adhered to at the appropriate time.
2. 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 threatened species.
3. Colorado statute requires that at the time of the approval of platting, the subdivider provide the certification of the County Treasurer's Office that all ad valorem taxes applicable to such subdivided land, for years prior to that year in which approval is granted, have been paid. The subdivider or developer must provide to the Planning

2880 INTERNATIONAL CIRCLE, SUITE 110
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and Community 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. 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. All Deed of Trust holders shall ratify the plat. The applicants shall provide a current title commitment at the time of submittal of the Mylar for recording.
5. The applicants shall submit the Mylar to Enumerations for addressing.
6. The developer shall pay regional park fees at the time of plat recordation.
7. 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 12-382), 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.
8. The developer shall pay school fees for the benefit of Lewis-Palmer School District No. 38 in lieu of land dedication at the time of plat recordation.

NOTATIONS

1. Final plats not recorded within 24 months of the Board of County Commissioner approval shall be deemed expired, unless an extension is approved.
2. Applicable park and school fees are due at time of recording. Plats not recorded within two years of the date of plat approval by the Board, are subject to the fees in place at the time of recording.

This represents the Planning and Community Development Department's understanding of the action taken by the Board of County Commissions. Should you have any questions, or if I can be of further assistance, please contact me at 719-520-6300.

Sincerely,



Mike Hrebenar for Nina Ruiz, Project Manager/Planner II
File No. MS-17-006