

SF-02-002

652.04

**FINAL PLAT
PIKES PEAK HABITAT FOR HUMANITY FILING NO. 2**

A request by Pikes Peak Habitat for Humanity for Final Plat approval of a nine-lot residential subdivision on 1.34 acres. The property is in the Stratmoor Valley area and is located south of State Highway 85-87, east of Maxwell Street and north of Claiborne Road, El Paso County, Colorado. Assessor's Tax Schedule #65041-01-064

APPLICABLE RESOLUTIONS

Approval Page 1
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PLANNING DEPARTMENT RECOMMENDATION: The Planning Department recommends **approval**, with the following conditions and notations:

CONDITIONS

1. Prior to scheduling this item for hearing by the Board of County Commissioners, the following changes shall be made to the final plat:
 - a. Show the exact location of the floodplain based upon the approved Letter of Map Revision and referenced by metes and bounds descriptions.
 - b. Provide ownership and maintenance for Tract A.
2. Prior to scheduling this item for hearing by the Board of County Commissioners, all outstanding Agency concerns, if any, shall be resolved.
3. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
4. Elevation Certificates will be required for each lot, prior to plot plan approval.
5. Soil certification and compaction tests on all of the fill for the site shall be provided to the El Paso County Floodplain Administrator and the Planning Department.
6. Prior to recording the plat:
 - a. Regional Park fees of \$2,511.00, Urban Park fees of \$1,242.72 and District 2 School Fees of \$1,665.00 shall be paid. (Park and school fees are based upon the platting of 9 single-family units.)