

SF-03-011

433.21

**FINAL PLAT
HAY CREEK RANCH**

A request by Hay Creek Ranch LLC for Final Plat approval of a 10-lot single-family residential subdivision on 50.243 acres. The property is zoned PUD (Planned Unit Development) District and is located west of Interstate 25, off Baptist Road on the south side of Hay Creek Road in northern El Paso County. Assessor's Tax Schedule #71000-00-319.

APPLICABLE RESOLUTIONS

Approval Page 1
Disapproval Page 2

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 Count Commissioners"
 - a. In conjunction with the Final Plat process the applicant shall be required to participate in a fair and equitable manner in the upgrading of the rail crossing on Baptist Road. The applicant shall provide data defining the anticipated impacts on the rail crossing related to the proposed subdivision and the pro-rata proportionate share of the cost of the upgraded rail crossing.
 - b. All concerns of the Department of Transportation will be addressed either through resolution, or by submittal to the Planning Department of a clear description of any remaining areas of disagreement.
 - c. The Letter of Map Amendment shall be approved by FEMA and documentation to that affect shall be provided to the Planning Department and the Regional Floodplain Administrator.
 - d. A copy of the LOMA application and supporting documentation shall be provided to the Planning Department and the Regional Floodplain Administrator.
 - e. Verification shall be given to the Planning Department by the Tri-Lakes Fire Department that the subdivision as proposed meets their standards and requirements.
 - f. Verification shall be given to the Planning Department that the concerns of the US Air Force Academy have been met.