

SP-04-004

432.07

**PRELIMINARY PLAN  
FALCON VISTA VACATION AND REPLAT**

A request by Mile High Capital Group for approval of a Vacation and Replat for Falcon Vista. The replat consists of 29.1 acres, proposed for 112 residential lots and one commercial lot in the PUD (Planned Unit Development) District. The property is at the northeast corner of Meridian Road and Falcon Highway, in the Falcon/ Peyton Comprehensive Plan area. Assessor's Tax Schedule #43073-04-011 (one of 47 parcel numbers).

**PREPARED BY**

Barry Holmes  
6/4/04

**APPLICABLE RESOLUTIONS**

Approval                      Page 9  
Disapproval                  Page 10

**PLANNING DIVISION RECOMMENDATION:** If the Falcon Vista PUD amendment request, PUD-04-001, is approved, the Planning Division recommends **approval** of this request, subject to the following conditions and notations:

**CONDITIONS**

1. Prior to scheduling this request for the Board of County Commissioners, the plat shall be corrected as follows:
  - a. Revise all notes to comply with the PUD development regulations as adopted.
  - b. Note proposed ownership of all tracts.
  - c. Add a note referencing the current FIRM (Flood Insurance Rate Map) 08041C0575F dated March 17, 1997 and LOMR (Letter of Map Revision) 01-08-226P Effective date 05-14-2002.
2. Applicable School, Park, Drainage, Pond and Bridge fees shall be paid prior to recording any Final Plat.