

VR-02-016

624.24

**VACATION/ REPLAT
SANFORD SUBDIVISION FILING #3**

A request by Daryl Sanford to divide Lot 2 of the Sanford Subdivision Filing #2 into four (4) lots. The property is zoned RR-3 (Rural Residential) District and consists of 29.10 acres. The property is located north of Old Ranch Road and east of Milam Road in the Briargate Transition area of the Black Forest Comprehensive Plan. Assessor's Tax Schedule #62240-04-004.

APPLICABLE RESOLUTIONS

Approval Page 13
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PLANNING DEPARTMENT RECOMMENDATION: The Planning Department recommends **approval**, subject to the following:

CONDITIONS

1. Prior to scheduling this item for hearing by the Board of County Commissioners, a revised Plat shall be submitted indicating the following:
 - A. Add the following notes:
 - 1) Water in the Denver Basin Aquifers is allocated based on a 100-year aquifer life; however, for El Paso County planning purposes, water in the Denver Basin Aquifers is evaluated based on a 300-year aquifer life. Applicants and all future owners in the subdivision should be aware that the economic life of a water supply based on wells in a given Denver Basin Aquifer may be less than either the 100 years or 300 years indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.
 - 2) Individual wells are the responsibility of each property owner. Permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits.
 - 3) The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.