

VR-03-005

432.07, 531.12

**FINAL PLAT  
BECKETT AT WOODMEN HILLS FILING NO. 3**

A request by Beckett Development LLP for a Final Plat of Beckett at Woodmen Hills Filing No. 3. The plan is a replat of Lots 1, 2 and 8 of Beckett at Woodmen Hills Filing No. 1, and Lots 1, 3 and 4 of Beckett at Woodmen Hills Filing No. 2 and Tract D of Woodmen Hills No. 7D. The plat consists of 9.2 acres currently zoned PBC (Planned Business Center) District and is proposed to be replatted into eight lots and two small tracts. The property is located south of Woodmen Road, on the west side of McLaughlin Road, in the Falcon/ Peyton Comprehensive Plan Area. Tax Schedule # 43072-02-006, 008, 009, 014, 015, and 016.

WAIVER: Of Section 49.2 C. of the El Paso County Land Development Code requiring all lots to have frontage on a public road.

**APPLICABLE RESOLUTIONS**

Approval                      Page 13  
Disapproval                  Page 14

**PLANNING DEPARTMENT RECOMMENDATION:** The Planning Department recommends approval of the waiver and **approval of the replat**, with the following conditions and notations:

**CONDITIONS**

1. Prior to scheduling this item for consideration by the Board of County Commissioners the applicant shall:
  - a. 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.
  - b. Submit a signed copy of the Modification Agreement, updating the Beckett at Woodmen Hills Participation Agreement: Proposed Woodmen Road Improvement District, ready for County signatures and recording.
  - c. Correctly identify, on the drawing on sheet 2, that Tracts B, C and D are from Woodmen Hills Fil. No. 7D.
  
2. Prior to recording the plat:
  - a. Any and all deed of trust holders shall ratify the plat.
  - b. The applicant shall submit the mylar to Enumerations for addressing.