

EX-03-013

534.36

**SUBDIVISION EXEMPTION
COLORADO SPRINGS UTILITIES (DONALD WATKINS JR.)**

A request by Colorado Springs Utilities for approval of a Subdivision Exemption to allow a 40-acre tract to be divided into a 25-acre tract and a 15-acre tract to accommodate the development of the proposed Jimmy Camp Creek Reservoir. The property is zoned RR-3 (Rural Residential) District and is located at 2982 Meridian Road, between Highway 24 and Meridian Road, south of South Blaney Road in central El Paso County, Colorado. Assessor's Tax Schedule #53000-00-471.

PREPARED BY

Janice E, Fetrow
07/15/04

APPLICABLE RESOLUTIONS

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PLANNING DIVISION RECOMMENDATION: The Planning Division recommends **approval**, with the following Conditions and Notation:

CONDITIONS

1. The original (mylar) of the Land Survey (Subdivision Exemption) Plat shall be submitted to the Planning Division for all the appropriate approvals and signatures. The Subdivision Exemption will not be recorded until the original (mylar) plat has been submitted along with the recording fee made payable to the El Paso County Clerk and Recorder
2. Prior to scheduling this item for consideration by the Board of County Commissioners, the applicant shall provide four (4) copies of the Land Survey Plat modified as follows:
 - a. Include a notation that vehicular access for Tract A shall be provided via the same existing access easement or secondary access used prior to Subdivision Exemption.
 - b. General Note No. 5 on Sheet 1 of 3 of the Land Survey Plat shall be amended as follows: Tract 'A' is retained for zoned use and building purposes in accordance with all applicable Federal, State and El Paso County Land Development Code regulations in effect at said time. Tract