

MS-02-013

711.03

**MINOR SUBDIVISION
EHRICH**

A request by William L. Ehrich Trustee and Louise G. Ehrich Trustee and Louis G. Ehrich Revocable Trust for a two-lot Minor Subdivision on 10.077 acres. Lot sizes will be one 9.703-acre parcel and one 10.375-acre parcel. The property is in the RR-3 (Rural Residential) District and is located ½ mile west of Beacon Lite Road and south of County Line Road within the Elephant Rock Sub-Area of the Tri-Lakes Planning Area. Assessor's Tax Schedule #71030-00-033.

WAIVER: The applicants request the following waiver: Section 49.2 C.3. of the El Paso County Land Development Code, which requires all subdivisions have a minimum of 60 feet of frontage on a public street and all lots created in the subdivision process shall have a minimum of 30 feet of frontage on a public street.

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 recording the Plat:
 - a. School fees (Lewis-Palmer District #38) in the amount of \$616.00 shall be paid.
 - b. Regional Park fees in the amount of \$614.00 shall be paid.
 - c. Applicable Drainage and Bridge fees (Bald Mountain) shall be paid.
 - d. The applicant shall submit the mylar to Enumerations for addressing.
 - e. All Deed of Trust holders shall ratify the Plat.
 - f. Colorado statute requires that at the time of the approval of platting, the subdivider provides the certification of the County Treasurer's Office that all ad valorem taxes applicable to such subdivided land, for years prior to that year in which approval is granted, have been paid. Therefore, this plat is approved by the Board of County Commissioners on the condition that the subdivider or developer must provide to the Planning Department, at