

SF-03-001

341.14

**FINAL PLAT
SPRINGS EAST VILLAGE**

A request by Even-Preisser Inc. and Even-Preisser Investments, LLC for a Final Plat of Springs East Village, consisting of 30 single-family residential lots on 7.48 acres, zoned PUD (Planned Unit Development) District. The property is in the Ellicott Valley Comprehensive Plan and is located on the south side of State Highway 94, 1¼ miles west of the Ellicott Highway. Assessor's Tax Schedule #34000-00-259, -260.

PREPARED BY

Barry Holmes
10/4/04

APPLICABLE RESOLUTIONS

Approval Page 1
Disapproval Page 2

PLANNING DIVISION RECOMMENDATION: If water sufficiency can be found, the Planning Division recommends **approval**, with the following conditions and notations:

CONDITIONS

1. Prior to scheduling this item for hearing by the Board of County Commissioners:
 - A. All concerns of the Engineering Division shall be addressed either through resolution, or by submittal to the Planning Division of a clear description of any remaining areas of disagreement.
 - B. The applicant shall contact Karen Rostvold, Enumerator, Pikes Peak Regional Building (719-327-2908) and obtain addresses for the lots.
2. Prior to scheduling this item for hearing by the Board of County Commissioners, the plat will be modified/corrected as follows:
 - A. Add the following note: "Prior to the establishment of any driveway onto a County road, an access permit must be granted by the El Paso County Department of Transportation."
 - B. Proposed ownership of Tracts will be identified.
 - C. The following note will be added: "All property owners are responsible for maintaining proper storm water drainage in and through their property."