

SP-03-025

713.33

**PRELIMINARY PLAN
TANNER RANCH**

A request by Jim Matthews for approval of a Preliminary Plan for 93 single-family lots on 468.5 acres in the PUD (Planned Unit Development) Zone District. The property is located between State Highway 94 and Handle Road, on the west side of Calhan Highway in the eastern part of the Ellicott Valley Planning area. Assessor's Tax Schedule #14000-00-346 and 14000-00-437.

Waiver: Section 49.2 C.3.b.(7) of the Land Development Code: Access to areas containing in excess of ten (10) units must be by through street or loop street.

PREPARED BY

Shelia Booth
7/6/04

APPLICABLE RESOLUTIONS

Approval Page 9
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DEVELOPMENT SERVICE DEPARTMENT RECOMMENDATION: The Planning Division recommends **approval** of this request with the following conditions and notations:

CONDITIONS

1. Applicable School, Park, Drainage and Bridge fees shall be paid prior to recording of the Final Plat.
2. Prior to scheduling this request for a hearing by the Board of County Commissioners, all concerns of the Department of Transportation and the Colorado Geologic Survey, as included in a reference by the applicable entity in this staff report, shall be addressed through either resolution or written declaration of disagreement, addressing all areas of disparity, to be submitted to the Planning Division.
3. Prior to scheduling this request for hearing by the Board of County Commissioners, a revised Preliminary Plan shall be submitted to the Planning Division with the following modifications:
 - a. A note shall be added to the plan as follows: "Some lots in this plan are significantly impacted by geologic hazards and all final plats will conform, at a minimum, to the El Paso Land Development Code, Sections 49.2.E and 49.2.J.6 in identifying these hazards."