

# EL PASO



# COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

**TO:** El Paso County Planning Commission  
Jim Egbert, Chair

**FROM:** Kari Parsons, PM/Planner II  
Jeff Rice, PE Engineer III  
Craig Dossey, Executive Director

**RE:** Project File #: SF-17-007  
Project Name: Silverado Ranch Filing No. 1  
Parcel No.: 35000-00-082

OWNER:	REPRESENTATIVE:
Silverado Ranch Inc. Stan Searle, President 18911 Cherry Springs Ranch Drive Monument, CO. 80132	JPS Engineering 19 East Willamette Avenue Colorado Springs, CO. 80903

**Commissioner District: 2**

Planning Commission Hearing Date:	12/19/2017
Board of County Commissioners Hearing Date	01/09/2018

### EXECUTIVE SUMMARY

Silverado Ranch, Inc., requests approval of the Silverado Ranch Filing No. 1 final plat. The 318.88 acre parcel is located south of Drennan Road, west of Ellicott Highway, and east of Peyton Highway and is within Section 16, Township 15 South, Range 63 West of the 6th P.M. The parcel is located within the boundaries of the Highway 94 Comprehensive Plan (2003). The applicant is proposing to plat 50.61 acres of the overall development with Filing 1. The overall 318.88 acre development will include 64 single-family lots, an equestrian facility located in a tract, and six (6) additional tracts to

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PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
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be utilized for drainage, open space, equestrian uses, utilities, and a private roadway to become public right-of-way at the time the second phase is developed.

The Silverado Ranch Filing No. 1 final plat of 50.61 acres includes: ten single-family residential lots, a privately owned equestrian facility and three (3) tracts to be utilized for drainage, roadway, open space, equine uses, and utilities to serve the proposed development. The initial ten lots and equestrian facility will gain access via a private gravel road which will be constructed by the developer and owned and maintained by the homeowners association. The number of overall development phases is not yet defined.

Pursuant to the PUD development plan/preliminary plan's Condition of Approval No. 7, at the time of the second phase, the private gravel roadway shall be upgraded to County road standards by the developer and dedicated or deeded to the County for ownership and maintenance. The condition has been carried forward with this final plat request and is included as recommended Condition of Approval No. 12 below. Staff is also recommending inclusion of Condition of Approval No. 13, which requires the subdivision improvement agreement associated with this final plat include similar language requiring that the private road be upgraded to County road standards.

The anticipated amendment to the Silverado PUD development plan and preliminary plan allow a privately owned equestrian facility on a tract and associated equine uses within the single-family lots and the platted tracts. The tracts are to be owned and maintained by the homeowners association. The overall density will remain one (1) dwelling unit per 4.98 acres, which is generally consistent with the adjacent RR-5 (Residential Rural) zoned properties.

#### **A. REQUEST/WAIVERS/AUTHORIZATION**

**Request:** Silverado Ranch, Inc., requests approval of a final plat for the Silverado Ranch Filing No. 1 subdivision to create and authorize the development of 10 single-family lots, a privately owned equestrian facility and three (3) tracts to be utilized for drainage, roadway, open space, equine uses, and utilities.

**Waiver(s):** No waivers are requested with this request.

**Authorization to Sign:** Final Plat, Subdivision Improvements Agreement, Detention Pond Maintenance Agreement and any other documents necessary to carry out the intent of the Board of County Commissioners.

## **B. PLANNING COMMISSION SUMMARY**

**Request Heard:**

**Recommendation:**

**Waiver Recommendation:**

**Vote:**

**Vote Rationale:**

**Summary of Hearing:**

**Legal Notice:**

## **C. APPROVAL CRITERIA**

In approving a final plat, Section 7.2.1.D.3 of the Land Development Code (2016) states that the Board of County Commissioners shall find that:

- The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is in substantial conformance with the approved preliminary plan;
- The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;
- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;
- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of this Code;
- All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. §30-28-133(6)(c)];
- Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;
- Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;

- The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;
- Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;
- Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;
- The subdivision meets other applicable sections of Chapter 6 and 8; and
- The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §34-1-302(1), et seq.]

**D. LOCATION**

North: RR-5 (Residential Rural)	Single-family residential
South: RR-5 (Residential Rural)	State of Colorado/Vacant
East: RR-5 (Residential Rural)	Vacant/Grazing
West: RR-5 (Residential Rural)	Single-family residential/Grazing

**E. BACKGROUND**

The parcel was zoned RR-3 (Residential Rural) in 1983. Subsequent nomenclature changes have renamed the RR-3 zoning district as the RR-5 (Residential Rural) zoning district. The property within the development was then rezoned from RR-5 to PUD (Planned Unit Development) (PUD-07-002) on August 28, 2008. The PUD included 64 single-family lots and 83 acres of open space. The minimum lot size established with the original PUD development plan is 2.5 acres with an average gross density of one dwelling (1) unit per 4.98 acres. The original PUD development guidelines did not incorporate dimensional standards or uses for equestrian facilities within the overall development.

A preliminary plan (SP-07-003) was also approved by the Board of County Commissioners on August 28, 2008, which included 64 single-family lots and 83 acres of open space.

An amendment to the PUD development plan and associated development guidelines to allow a privately owned equestrian facility on a tract and to allow equestrian uses on the 64 single-family residential lots and the open space tracts, which are to be owned and maintained by the homeowners association is anticipated to be heard by the Board on December 12, 2017. A PUD modification allowing the temporary private gravel roadway where an asphalt roadway would

otherwise be required for the first phase of development to be owned and maintained by the homeowners association was also approved for the first phase of the development. The PUD development plan was approved as a preliminary plan as authorized by the Code. A condition of approval was placed on the PUD development/preliminary plan that states:

The developer shall re-construct the Phase 1 gravel roadway (depicted in the first final plat) to County Road standards with Phase 2 (the next final plat filing). The developer or the homeowners association, if one is legally created, shall own and maintain the gravel roadway until the County accepts the roadway into the County maintenance system. All roadways outside of Phase 1 shall be constructed to County Road standards.

This condition is proposed to be carried forward with this plat application as recommended Condition of Approval No. 12. No change to the approved overall density occurred with the PUD development plan/preliminary plan amendment nor is it proposed with this final plat request.

This final plat request, known as Silverado Ranch Filing No. 1, is for the first phase of the Silverado Ranch development. The number of overall phases is not known at this time. The final plat consists of ten single-family lots, a tract for the privately owned equestrian facility, three (3) tracts for drainage, open space, utilities and the private roadway.

## **F. ANALYSIS**

### **1. Land Development Code Compliance**

This final plat application meets the final plat submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (2016).

### **2. Zoning Compliance**

The Silverado Ranch Filing No. 1 final plat is consistent with the approved PUD development plan and PUD development guidelines. The Silverado Ranch PUD development plan provides permitted uses; use, density, and dimensional standards such as setbacks, maximum lot coverages, and maximum building heights; as well as landscaping requirements.

### **3. Policy Plan Analysis**

A finding of consistency with the El Paso County Policy Plan (1998) was made with the approved Silverado Ranch PUD development plan and preliminary plan. The proposed final plat is consistent with the approved PUD development plan and preliminary plan.

### **4. Small Area Plan Analysis**

The parcel is within the Highway 94 Comprehensive Plan (2003) area. Specifically, the proposed development is within Sub-Area 5, South Central, of the Highway 94 Plan. A finding of consistency with the Plan was made with the approved PUD development plan and preliminary plan.

### **5. Other Master Plan Elements**

The Master Plan for Mineral Extraction (1996) identifies potential upland deposits in the area of the subject property. A mineral rights certification was prepared by the applicant indicating that, upon researching the records with El Paso County, no severed mineral rights exist.

## **G. PHYSICAL SITE CHARACTERISTICS**

### **1. Hazards**

A geology, soils, and hazards report was submitted and reviewed with the approved PUD development plan and preliminary plan. The report did not identify any hazards that would preclude development.

### **2. Wildlife**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the property as having a low wildlife impact potential. El Paso County Community Services Department, Environmental Division, was sent a referral and has no outstanding comments.

### **3. Floodplain**

As indicated on FEMA Flood Insurance Rate Map (FIRM) panel numbers 08041C0825F and 08041C1025F, the property is located entirely outside of the current 100-year regulatory floodplain

### **4. Drainage and Erosion**

The site is located within the Drennan Drainage Basin. The basin has not been studied; therefore, no drainage or bridge fees will be due at the time of final plat recordation. The site slopes generally to the southeast. The applicant proposes to utilize existing natural retention ponds to offset developed flows. The drainage

report identifies necessary easements and improvements to the ponds that need to be completed by the applicant in order to meet the current drainage criteria.

## **5. Transportation**

The development is located at the southeast corner of the Peyton Highway and Drennan Road intersection. The applicant is proposing a single, gravel road access from Drennan Road. The next filing (Phase 2) will provide an additional access from Peyton Highway and will trigger the requirement to pave the subdivision roads to County standards.

Drennan Road is shown on the Major Transportation Corridors Plan Update (MTCP) (2016) as a collector on both the 2040 Roadway Plan and 2060 Corridor Preservation Plan. Peyton Highway is shown as a minor arterial on both the 2040 Roadway Plan and 2060 Corridor Preservation Plan. These roads are adequate to serve the 10-lot subdivision and 64-lot PUD. Additional right-of-way for Drennan Road is being dedicated with this final plat. The development is subject to the County Road Impact Fee Program. The fee will be collected at the time of building permit issuance.

Silverado Ranch Filing No. 1 will construct approximately 2,650 linear feet of local gravel roads. Once paved and deeded to the County concurrent with Silverado Ranch Filing No. 2, these roads will be accepted for County maintenance.

## **H. SERVICES**

### **1. Water** The site is proposed to be served by individual wells.

Sufficiency: Sufficient

Quality: Sufficient

Quantity: Sufficient

Dependability: Sufficient

Attorney's summary: The County Attorney's Office made a favorable recommendation for a finding of sufficiency with regard to water quantity and dependability at the time of the preliminary plan approval. El Paso County Public Health has also made a favorable recommendation regarding water quality. The Board of County Commissioners made a finding for water sufficiency, including quality, quantity, and dependability, at the time of the approval of the preliminary plan.

**2. Sanitation**

The development is proposed to be served by individual on-site wastewater treatment systems (OWTS). El Paso County Public Health has reviewed the wastewater report submitted with this application and has no concerns.

**3. Emergency Services**

Ellicott Fire Protection District has committed to serve the development.

**4. Utilities**

Mountain View Electric Association will provide electrical service to the development. Private propane gas companies will supply the individual propane tanks and provide ongoing refueling service to the development. Public utility easements, as applicable, are depicted on the final plat.

**5. Metropolitan Districts**

The development is within the Ellicott Metropolitan District. The District provides athletic programs for youth in the Ellicott area.

**6. Parks/Trails**

Regional park (Area 4) fees in the amount of \$4070.00 in lieu of land dedication shall be paid at the time of final plat recordation.

**7. Schools**

School fees in the amount of \$1850.00 in lieu of land dedication shall be paid at the time of final plat recordation for the benefit of Ellicott School District No. 22.

**I. APPLICABLE RESOLUTIONS**

Approval            Page 19  
Disapproval        Page 20

**J. STATUS OF MAJOR ISSUES**

There are no issues or concerns.

**K. CONDITIONS AND NOTATION**

Should the Planning Commission and Board of County Commissioners find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (2016) staff recommends the following conditions and notation:

## **CONDITIONS**

1. All Deed of Trust holders shall ratify the plat. The applicant shall provide a current title commitment at the time of submittal of the Mylar for recording.
2. 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, or 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 and Community Development Department, at the time of recording the plat, a certification from the County Treasurer's Office that all prior years' taxes have been paid in full.
3. The subdivider or developer must pay, for each parcel of property, the fee for tax certification in effect at the time of recording the plat.
4. The Applicant shall submit the Mylar to Enumerations for addressing.
5. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.
6. Driveway permits will be required for each access to an El Paso County owned and maintained roadway. Driveway permits are obtained from the El Paso County Planning and Community Development Department. Driveway permits for lots in Silverado Filing No. 1 shall be updated by the developer as applicable when the roads are accepted for County maintenance concurrently with Filing No. 2.
7. The Subdivision Improvements Agreement, including the Financial Assurance Estimate, as approved by the El Paso County Planning and Community Development Department, shall be filed at the time of recording the final plat.
8. Collateral sufficient to ensure that the public improvements as listed in the approved Financial Assurance Estimate shall be provided when the final plat is recorded.

9. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 16-454), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
10. Park fees in lieu of land dedication for regional parks (Area 4) and urban park (N/A) fees shall be paid at time of plat recordation.
11. Fees in lieu of school land dedication shall be paid to El Paso County for the benefit of Ellicott School District No. 22 at time of final plat recording.
12. The developer shall re-construct the Phase 1/Filing No. 1 gravel roadway to County Road standards with Phase 2 (the next final plat filing). The developer or the homeowners association, if one is legally created, shall own and maintain the gravel roadway until the County accepts the roadway into the County maintenance system. All future road construction beyond Phase 1/Filing No. 1 shall be, designed, paved and constructed to County standards.
13. The subdivision improvement agreement (SIA) associated with the final plat under concurrent review shall incorporate language to ensure the Phase 1/Filing No. 1 roadway is upgraded to paved County road standards by the developer and dedicated or deeded to the County for ongoing ownership and maintenance. The SIA shall also include language that the homeowners association shall remain under control of the developer until such improvements have been preliminarily accepted by the County.

#### **NOTATION**

1. Final plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.

#### **L. PUBLIC COMMENT AND NOTICE**

The Planning and Community Development Department notified 17 adjoining property owners on November 28, 2017, for the Planning Commission meeting. Responses will be provided at the hearing.

**M. ATTACHMENTS**

Vicinity Map

Letter of Intent

Plat Drawing

# El Paso County Parcel Information

File Name: SF-17-007

PARCEL	NAME
3500000082	SILVERADO RANCH INC

Zone Map No.: --

ADDRESS	CITY	STATE
18911 CHERRY SPRINGS RANCH DR	MONUMENT	CO

ZIP	ZIPLUS
80132	8378

Date: November 28, 2017



Please report any parcel discrepancies to:  
 El Paso County Assessor  
 1675 W Garden of the Gods Rd  
 Colorado Springs, CO 80907  
 (719) 520-6600



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## LETTER OF INTENT

August 18, 2017

### **Silverado Ranch Filing No. 1**

**PARCEL NUMBER:** 35000-00-082

### **OWNER**

Silverado Ranch, Inc.  
Stan Searle, President  
18911 Cherry Springs Ranch Dr.  
Monument, CO 80132

### **DEVELOPER**

Silverado Ranch, Inc.  
18911 Cherry Springs Ranch Dr.  
Monument, CO 80132  
(719) 481-3735  
stansearle@gmail.com

### **SITE INFORMATION**

The 318.88 acre PUD is situated in the Southeast corner of Drennan Road and Peyton Highway and comprises the North ½ of Sec. 16, Twp 15 S, R63W of the 6<sup>th</sup> P.M. The property is zoned for a planned unit development consisting of 64 single family residential home sites with a minimum lot size of 2.5 acres. The Planned Unit Development includes perimeter and lateral riding and hiking trails. Currently in agricultural use for cattle and horses, the property has two existing barns, cross fencing and livestock pens.

### **REVISION REQUEST**

The applicant is requesting a final plat for 10 lots in the northwest part of the Silverado Ranch PUD. Access to Filing No. 1 will be provided by construction of Drover Canyon Lane extending south from Drennan Road, along with a part of Silverado Hill Loop. The final plat for Filing No. 1 is being processed concurrently with an Amendment to the Silverado Ranch PUD and Preliminary Plan. The PUD Amendment includes no changes that would affect lot sizes, net density, public areas, water allocations, or any departure from the El Paso County Master Plan.

The Revised PUD permits livestock within the development, subject to provisions of the HOA Covenants, Conditions and Restrictions. The 4.7 acre Equestrian Facility on Tract A will be privately owned and maintained, utilizing existing barns and livestock facilities. The HOA shall have a right-of-first-refusal on Tract A should it be offered for sale.

Natural features, including trees and grass lands will be protected and incorporated into the design of the project. Only stick-built and manufactured homes which conform to the International Building Code will be permitted on residential lots. A maximum of two accessory buildings will be permitted on each lot—subject to size and use parameters set by the HOA. There shall be no size limitation on buildings located on non-residential tracts. However, construction of any kind shall require prior approval of the Architectural Control Committee of the Silverado Ranch HOA.

An essential feature of the Subdivision is the Equestrian Center and the provision for residents to own and enjoy horses. The Developer's preference is to construct the subdivision with gravel roads in the interest of safety of horses and riders. Important even in dry conditions, this is absolutely essential during winter months. Safety of young riders is a fundamental objective. We understand that the County Engineer was not supportive of a deviation request to allow gravel roads for ultimate development of the subdivision. However, current County standards permit gravel roads for the initial ten lots. Based on further discussion with the County Engineer, the Filing No. 1 roads will be constructed as private gravel roads, with maintenance provided by the Owner / Developer and/or HOA. Future phases of development will be required to construct asphalt paved roads per County standards.

The proposed Silverado Ranch PUD includes the following PUD Modifications:

- Private gravel roads during Filing No. 1 (Modification to LDC Section 8.4.4.B-C).
- Interim lack of 60 feet frontage on a public road during Filing No. 1; roads ultimately to be dedicated as public right-of-way during future phases (Modification to LDC Section 8.4.3.A).
- Interim cul-de-sac length of approximately 2,770 linear feet, which exceeds the standard maximum length of 1,000 feet; temporary turn-around provided to meet local fire district standards (Modification to ECM Section 2.3.8).

## **JUSTIFICATION FOR REQUEST**

The previously approved Planned Unit Development (PUD-07-002) erroneously omitted any provision for equine facilities, contrary to the Developer's clear intent to permit horses within the subdivision. This Revision also specifically prohibits modular and mobile homes.

While enforcement of Covenants is the responsibility of the HOA, this Letter of Intent acknowledges the advent of marijuana production in Eastern El Paso County, as reported by Law Enforcement, and the necessity of excluding such activity within the Subdivision in order to create and protect the family-friendly environment envisioned by the Silverado Ranch developer.

## **SITE ANALYSIS**

The Property is primarily native prairie grassland with shallow swales and gentle slopes. There are several ponderosa pines, a few spruce trees and more than 100 pinon pines on the west third of the Property. Historic natural drainage retains any runoff in a 10 acre basin near the eastern boundary of the Property. Four permanent vehicular accesses into the site are provided for via Drennan Road, Peyton Highway and undeveloped land to the east and south of the Property.

Water and sewage are provided by individual well and septic systems. Water is allocated to provide for up to 40 head of horses as well as landscaping on tract A.

## **STATEMENT OF PURPOSE AND INTENT**

Silverado Ranch Subdivision is a planned residential community consisting of a maximum of 64 single family residential units. The minimum lot size is 2.5 acres.

The following principles will be followed in achieving a planned community which can respond to market conditions, while serving the needs of a rural residential equestrian-friendly community;

- ~ Encourage flexibility in site design with respect to spacing, heights and density of buildings and open space;
- ~ Encourage placement of improvements to take advantage of terrain features, especially with respect to allowing Front Range views from every lot;
- ~ Encourage improvement locations that minimize disturbance of terrain and native vegetation;
- ~ Provide appropriate transitions between external and internal land uses while permitting agricultural use of unoccupied lots and tracts.
- ~ Provide well maintained trails and open space and high quality all-weather roadways suitable to both vehicular traffic and horseback riders;
- ~ Provide and protect wildlife habitat
- ~ Reduce Wildfire hazards.

## **AUTHORITY**

These standards are adopted pursuant to the Planned Unit Development Act of 1972, C.R.S. 24-67-101, et. seq., and the El Paso County Land Development Code, and shall apply to all property contained in the approved Silverado Ranch Planned Unit Development Plan. The regulations and requirements shall become the governing standards for review, approval and modification of all development activities occurring on the Property. The subdivision and zoning regulations for

El Paso County shall apply where the provisions of this document or the Development Plan do not address a specific subject.

## **LAND USE SUMMARY**

The maximum total residential units within the Property shall not exceed 64 units unless the PUD Plan is amended in accordance with applicable El Paso County rules and regulations. See Section 6 of PUD Development Guidelines for permitted uses, building heights, setbacks, etc. In addition to the residential uses, tracts B, C, D, E and F of the Planned Unit Development are provided for hiking, horse trails and recreational use. These tracts are designated for ownership and maintenance by the Home Owners Association.

All roads and road rights-of-way will be designed and constructed to El Paso County standards. Roads will initially be privately owned and maintained by the Owner / Developer until such time as the HOA should decide to assume that responsibility.

## **WILDFIRE MITIGATION**

The Developer of the Silverado Ranch Subdivision is responsible for planning and developing the lots in a manner consistent with contemporary wildfire hazard mitigation techniques. The home owners and builders are responsible for designing and constructing homes that minimize the fire hazard inherent in a community situated amid prairie grasslands. The homeowners and the Home Owners Association are ultimately responsible for the maintenance of homes and open spaces in a manner consistent with provisions of the Covenants, Conditions and Restrictions, as recorded with the County Clerk.

## **APPROVAL CRITERIA**

The property is zoned PUD with a Development Plan allowing for 64 single family residential lots of a minimum of 2.5 acres each. The Subdivision is in general conformance with the goals, objectives, and policies of the Master Plan. Additional criteria are as follows:

- The subdivision is in substantial conformance with the approved preliminary plan;

*The subdivision is consistent with subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents and other supporting materials.*

- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in water supply standards [C.R.S. §30-28-133(6)(a)] and requirements of Chapter 8 of this Code;

*Sufficient water supply—including quantity and dependability for the type of subdivision proposed—has been verified by the State Engineer's Office. Water quality has been established as conforming to State standards by an independent test laboratory.*

- The method of sewage disposal proposed complies with State and local laws and regulations, [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of this Code;

*Individual wells and septic systems will be subject to County and State permitting requirements. Adequate drainage improvements are proposed that comply with C.R.S. §30-28-133(3)(c)(VIII) and the requirements of the Land Development Code and the ECM;*

- All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and proposed subdivision is compatible with such conditions [C.R.S. §30-28-133(6)(c)];

*There are no known areas within the proposed subdivision which involve soil or topographical conditions presenting hazards or requiring special precautions.*

- Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;

*With the exception of existing drainage retention ponds located in no-build tracts within the subdivision, there are no topographical features or conditions requiring special treatment.*

- Legal and physical access is provided to all parcels by public rights-of-way or recorded easements, acceptable to the County in compliance with this Code and the ECM;

*Legal and physical access will be provided to all lots from subdivision roadways acceptable to the County. In the initial phase, access will be provided by private gravel roads. Ultimate development of the subdivision will include public roadways per County standards.*

- Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;

*Letters confirming service availability have been provided by MVEA, Century Link, and the Ellicott Fire Dept. The El Paso County Sheriffs Dept. provides law enforcement coverage for the area. A cooperative arrangement for the Ellicott Schools to utilize the Equestrian Center, as suggested by the County Parks Dept., has been proposed to the School District.*

- The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;

*The Developer of the Silverado Ranch Subdivision is responsible for planning and developing the lots in a manner consistent with contemporary wildfire hazard mitigation techniques, as well as assuring that roads provide adequate turn-around space for emergency equipment.*

- Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;

*Studies have identified no off-site impacts requiring mitigation.*

- Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;

*Appropriate financial assurances will be posted for public infrastructure in accordance with the SIA. Applicable School and Park fees will be paid as required at the time of recording final plats. Traffic Improvement Fees will be paid in full by individual builders or lot owners as building permits are obtained for each lot.*

- The subdivision meets other applicable sections of Chapter 6 (General Development Standards) and Chapter 8 (Subdivision Design).

- The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et seq.]

*There is no extraction of any mineral or hydrocarbon deposits occurring on or near the proposed subdivision.*

Submitted by  
Silverado Ranch, Inc.

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Stan Searle  
President

