

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

**TO:** El Paso County Planning Commission  
Jay Carlson, Chair

**FROM:** Kylie Bagley, Principal Planner  
Bret Dilts, P.E., Senior Engineer

**RE:** Project File Number: SF246  
Project Name: Silverado Ranch Filing No. 2  
Parcel Number: 3516000001  
Commissioner District: 4

<b>OWNER:</b>	<b>REPRESENTATIVE:</b>
Silverado Ranch Inc. 18911 Cherry Springs Ranch Drive Monument, CO 80132	Patten Associates, Inc. 4271 Horse Gulch Loop Colorado Springs, CO 80924
<b>Planning Commission Hearing Date:</b>	<b>7/17/2025</b>
<b>Board of County Commissioners Hearing Date:</b>	<b>7/24/2025</b>

## EXECUTIVE SUMMARY

A request by Silverado Ranch Inc. for approval of a 48.94-acre Final Plat creating fifteen single-family lots. The property is zoned PUD (Planned Unit Development) and is located directly southeast of the intersection of Drennan Road and Peyton Road and directly southwest of the intersection of Drennan Road and Harding Farm Lane.



**Zoning Map**

**A. AUTHORIZATION TO SIGN:** Final Plat and any other documents necessary to carry out the intent of the Board of County Commissioners.

**B. APPROVAL CRITERIA**

In approving a Final Plat, the BoCC shall find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (as amended):

- *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;*
- *Either 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 the Code, or, with respect to applications for administrative Final Plat approval, such finding was previously made by the BoCC at the time of Preliminary Plan approval;*
- *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 the 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 the 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 the 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 the 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 of the Code;*
- *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 of the Code; 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.].*

### **C. LOCATION**

North:	RR-5 (Residential Rural)	Single-Family Residential
South:	RR-5 (Residential Rural)	Single-Family Residential
East:	RR-5 (Residential Rural)	Single-Family Residential
West:	RR-5 (Residential Rural)	Single-Family Residential

### **D. BACKGROUND**

The subject property, Silverado Ranch, received zoning approval to PUD (PCD File No. PUD07002) and approval of a Preliminary Plan (PCD File No. SP07003) in 2007. The Preliminary Plan allows for 64 single-family lots on 318 acres, with development being phased. This equates to roughly 4.98 acres per dwelling unit. Silverado Ranch Filing 1 was approved in 2018 and is composed of 10 single-family lots. The current request will create 15 single-family lots and is consistent with the previously approved Preliminary Plan.

### **E. LAND DEVELOPMENT CODE AND ZONING ANALYSIS**

The 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 (as amended).

The applicant requests a Waiver from Section 8.4.4.C of the Code to allow a private road to be constructed in lieu of a public road. Pursuant to Section 8.4.3.B.2.e, lots shall have a minimum of 30 feet of frontage on and have access from a public road, except where private roads are approved by the BoCC pursuant to a Waiver granted under Section 8.4.4.E. Generally, private roads shall be

constructed and maintained to ECM standards except as may be otherwise determined in the Waiver. private road waivers may only include design standards for the following:

- *Right-of-way width where suitable alternative provisions are made for pedestrian walkways and utilities;*
- *Design speed where it is unlikely the road will be needed for use by the general public;*
- *Standard section thickness minimums and pavement type where suitable and perpetual maintenance provisions are made;*
- *Maximum and minimum block lengths; and*
- *Maximum grade.*

The applicant is requesting a 70 foot private road to service the proposed 15 lots. The previous 10 lots in Filing 1 are also serviced by a 70 foot private road. The new road will connect to the existing road. The Ellicott Fire Protection District and El Paso County Department of Public Works have reviewed the private road and have required two turn arounds for fire protection. The Final Plat depicts the two turn around easements.

## **F. MASTER PLAN COMPLIANCE**

### **1. Your El Paso County Master Plan**

#### **a. Placetype Character:** Rural

*The Rural placetype comprises ranchland, farms, and other agricultural uses. The primary land use in this placetype is agriculture however residential uses such as farm homesteads and estate residential are allowed as support uses. Residential lot development within the Rural placetype typically cover 35 acres or more per two units with the minimum lot area consisting of 5-acres per unit. The Rural placetype covers most of the eastern half of the County.*

*Rural areas typically rely on well and septic and parcels for residential development tend to be substantial in size. Rural areas are remotely located and distant from high activity areas or dense suburban or urban places, making access to regional transportation routes, such as Highway 24 and Highway 94, vital to the quality of life for rural community residents.*

*The agricultural lands that Rural areas contain represent a valuable economic resource and unique lifestyle that should be preserved. The Rural placetype includes agricultural lands which represent a valuable economic resource and allow for a unique lifestyle that should be preserved. As growth occurs, some Rural areas may develop and transition to another placetype, however leapfrog development should be discouraged, by pro-actively permitting changing areas contiguous to existing development to another placetype.*

## Recommended Land Uses:

### Primary

- Agriculture
- Parks/Open Space
- Farm/Homestead Residential

### Supporting

- Estate Residential (Minimum 1 unit/5-acres)
- Institutional

## b. Area of Change Designation: Minimal Change: Undeveloped

*The character of these areas is defined by a lack of development and presence of significant natural areas. These areas will experience some redevelopment of select underutilized or vacant sites adjacent to other built-out sites, but such redevelopment will be limited in scale so as to not alter the essential character. New development may also occur in these areas on previously undeveloped land, but overall there will be no change to the prioritized rural and natural environments.*

## c. Key Area Influences: The property is not located within a key area.

## d. Analysis

The subject property is located within the Rural placetype. Rural areas are remotely located and distant from high activity areas or dense suburban or urban places, making access to regional transportation routes, such as Highway 24 and Highway 94, vital to the quality of life for rural community residents. The proposed residential development has an overall density of 4.98 acres per unit and is consistent with the supporting residential density.

The level of change proposed with the Final Plat is consistent with the level of change identified in the Minimal Change: Undeveloped designation, as the property will transition from vacant land to residential homes. The overall development will have a net density of 4.98 dwelling units per acre.

**Objective LU1-1:** Some areas of the County should be planned for new development, while other areas should be preserved, protected, or see little new development.

**Objective HC2-1:** While large expanses of undeveloped land exist throughout the County, particularly in the Rural placetype, development should be prioritized elsewhere to efficiently



utilize and extend existing infrastructure, conserve water resources, and strengthen established neighborhoods.

**Objective HC2-6:** Continue to carefully analyze each development proposal for their location, compatibility with the natural environment, and cohesion with the existing character.

## **2. Water Master Plan Analysis**

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

**Goal 1.1** – *Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.*

**Policy 1.1.1** – *Adequate water is a critical factor in facilitating future growth and it is incumbent upon the County to coordinate land use planning with water demand, efficiency and conservation.*

**Goal 1.2** – *Integrate water and land use planning.*

**Goal 4.1** – *Develop an understanding of the differences in water supply sources, and any water quality issues within the County.*

**Goal 4.5** – *Plan for water resources in a thoughtful way that recognizes the nonrenewable nature of water resources in the area, accommodates existing and historical uses, and allows for sustainable, planned growth.*

The Water Master Plan includes demand and supply projections for central water providers in multiple regions throughout the County. The property is located within Planning Region 4c of the Plan. The following information pertains to water demands and supplies in Region 4c for central water providers:

The Plan identifies the current demand for Region 4c to be 2,970 acre-feet per year (AFY) with a current supply of 2,970 AFY. The projected demand in 2040 for Region 4c is at

3,967 AFY with a projected supply of 3,027 AFY in 2040. The projected demand at build-out in 2060 for Region 4c is at 4,826 AFY with a projected supply of 3,027 AFY in 2060. This means that by 2060 a deficit of 1,799 AFY is anticipated for Region 4c.

See the Water section below for a summary of the water findings and recommendations for the proposed subdivision.

### **3. Other Master Plan Elements**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. El Paso County Environmental Services and Colorado Parks and Wildlife were each sent a referral and have no outstanding comments.

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

## **G. PHYSICAL SITE CHARACTERISTICS**

### **1. Hazards**

A Soils and Geology report was submitted with Silverado Ranch Filing No. 2. The report identified areas with artificial fill, hydro compaction, expansive soils, potentially seasonal ground water areas and potential for elevated radon levels. Colorado Geologic Survey reviewed the soils and geology report and agrees with the geologic conditions identified as well as the no build areas. The applicant has depicted the no build areas on lots 10 and 11 and identified that no improvements should be planned within those areas.

### **2. Floodplain**

This site is not located within a defined floodplain as determined by the Federal Emergency Management Agency (FEMA) Flood Rate Insurance Map (FIRM) number 08041C0815G and 08041C1025G which have an effective date of December 7, 2018.

### **3. Drainage and Erosion**

The property is in the Drennan Drainage Basin (CHDS0400) which is not a part of the El Paso County Drainage Basin Fee program. No drainage fees or bridge fees apply.



Existing flows on the site generally flow from west to east. Developed runoff for the site will be conveyed via swales and roadside ditches along the internal roads within the subdivision. Flows will be conveyed to a porous landscape detention area (PLD) located on the southeast side of the subdivision. The porous landscape detention area will be owned and maintained by the Silverado Ranch Homeowner's Association.

#### **4. Transportation**

A traffic study was submitted with the Final Plat request. Access is proposed via the extension of Silverado Hill View which is a private road and will be built to El Paso County standards. The private roadway is owned and maintained by the Silverado Ranch Homeowners Association. The subdivision is anticipated to generate about 169 vehicle trips on the average weekday. Offsite improvements were not identified in the traffic impact study. Drennan Road is identified in the 2024 MTCP as a Gravel Road Upgrade project. Two deviation requests were submitted and approved with the project. These deviation requests were in regard to cul-du-sac length and road surface type. The proposed cul-du-sac will have a length of 4,595 feet which exceeds the ECM standard length of a temporary cul-du-sac of 600 feet. Ellicott Fire Department has reviewed and approved of the proposed additional length. The road surface type has been approved to be crushed asphalt instead of the ECM standard gravel surface.

The Road Impact Fee as approved by Resolution 24-377 will be assessed at the last land-use approval.

### **H. SERVICES**

#### **1. Water**

Water will be provided by individual onsite wells. Water sufficiency has been analyzed with the review of the proposed subdivision. The applicant has shown a sufficient water supply for the required 300-year period. The State Engineer and the County Attorney's Office have recommended that the proposed subdivision has an adequate water supply in terms of quantity and dependability. El Paso County Public Health has recommended that there is an adequate water supply in terms of quality.

#### **2. Sanitation**

Wastewater will be provided by onsite wastewater treatment systems.

### **3. Emergency Services**

The property is within the Ellicott Fire Protection District, which is committed to providing fire protection services to the proposed development. The District was sent a referral and has no outstanding comments. All comments provided by the District regarding fire turnarounds have been addressed and depicted on the plat.

### **4. Utilities**

Mountain View Electric Association will provide electricity to the subject property.

### **5. Metropolitan Districts**

The property is not located within the Ellicott Metropolitan District.

### **5. Parks/Trails**

Fees in lieu of park land dedication in the amount of \$7,575 for regional park fees (Area 4) will be due at the Final Plat recording.

### **6. Schools**

Fees in lieu of school land dedication in the amount of \$2,775 shall be paid to El Paso County for the benefit of Ellicott School District 22 at the Final Plat recording.

## **I. STATUS OF MAJOR ISSUES**

There are no outstanding major issues.

## **J. RECOMMENDED CONDITIONS AND NOTATIONS**

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 (as amended) staff recommends the following conditions and notations:

### **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 Final Plat.
4. Driveway permits will be required for each access to an El Paso County owned and maintained roadway. Driveway permits are obtained from the appropriate El Paso County staff.
5. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated May 23, 2025, as provided by the County Attorney's Office.

## **NOTATIONS**

1. The following fees are required to be paid to El Paso County at the time of Final Plat recordation:
  - a. Park fees in lieu of land dedication for regional parks (Area 4) in the amount of \$7,575.
  - b. Fees in lieu of school land dedication in the amount of \$2,775 shall be paid for the benefit of Ellicott School District 22.
2. Final Plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired unless an extension is approved.
3. Site grading or construction, other than installation or initial temporary control measures, may not commence until a Preconstruction Conference is held with Planning and Community Development Inspections and a Construction Permit is issued by the applicable County staff.

4. 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 resolution No. 24-377, 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.

## **K. WAIVER REQUESTS**

Should the Planning Commission and the Board of County Commissioners find that the Waiver request meets the criteria for approval outlined in Section 7.3.3 of the El Paso County Land Development Code (as amended), the following Waivers will be considered for approval:

A Waiver from Section 8.4.4.E of the Code to allow for a private road where a public road is required.

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

The Planning and Community Development Department notified 22 adjoining property owners on July 1, 2025 for the Planning Commission and Board of County Commissioner meetings. Responses will be provided at the hearing.

## **M. ATTACHMENTS**

Map Series

Letter of Intent

Plat Drawing

State Engineer's Letter

County Attorney's Letter

Draft Resolution



## Aerial Map

File No. SF246

Map Series No. 1



0 0.10.1 0.2 Miles





# Zoning Map

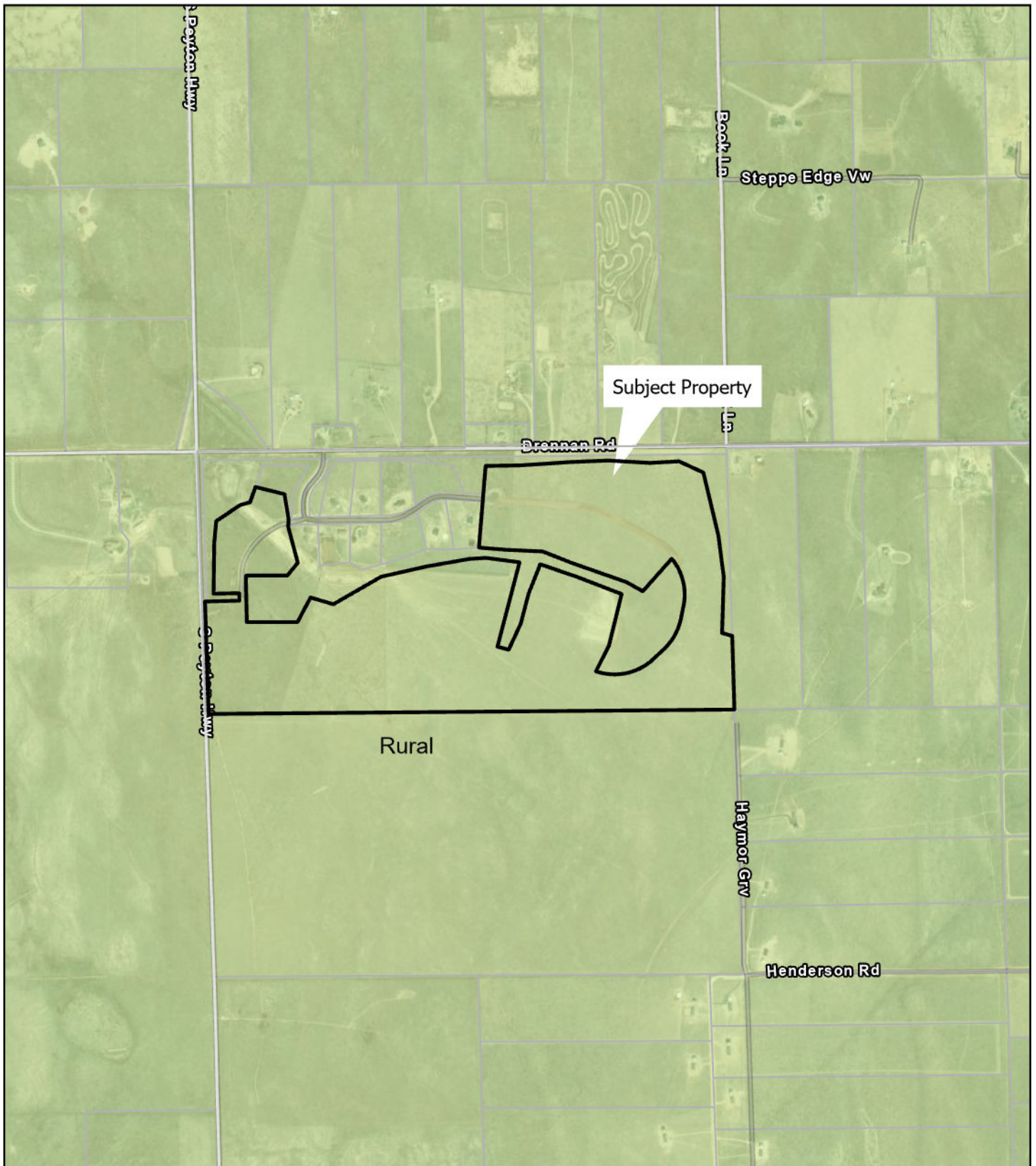
File No. SF246

Map Series No. 2



0 0.10.1 0.2 Miles





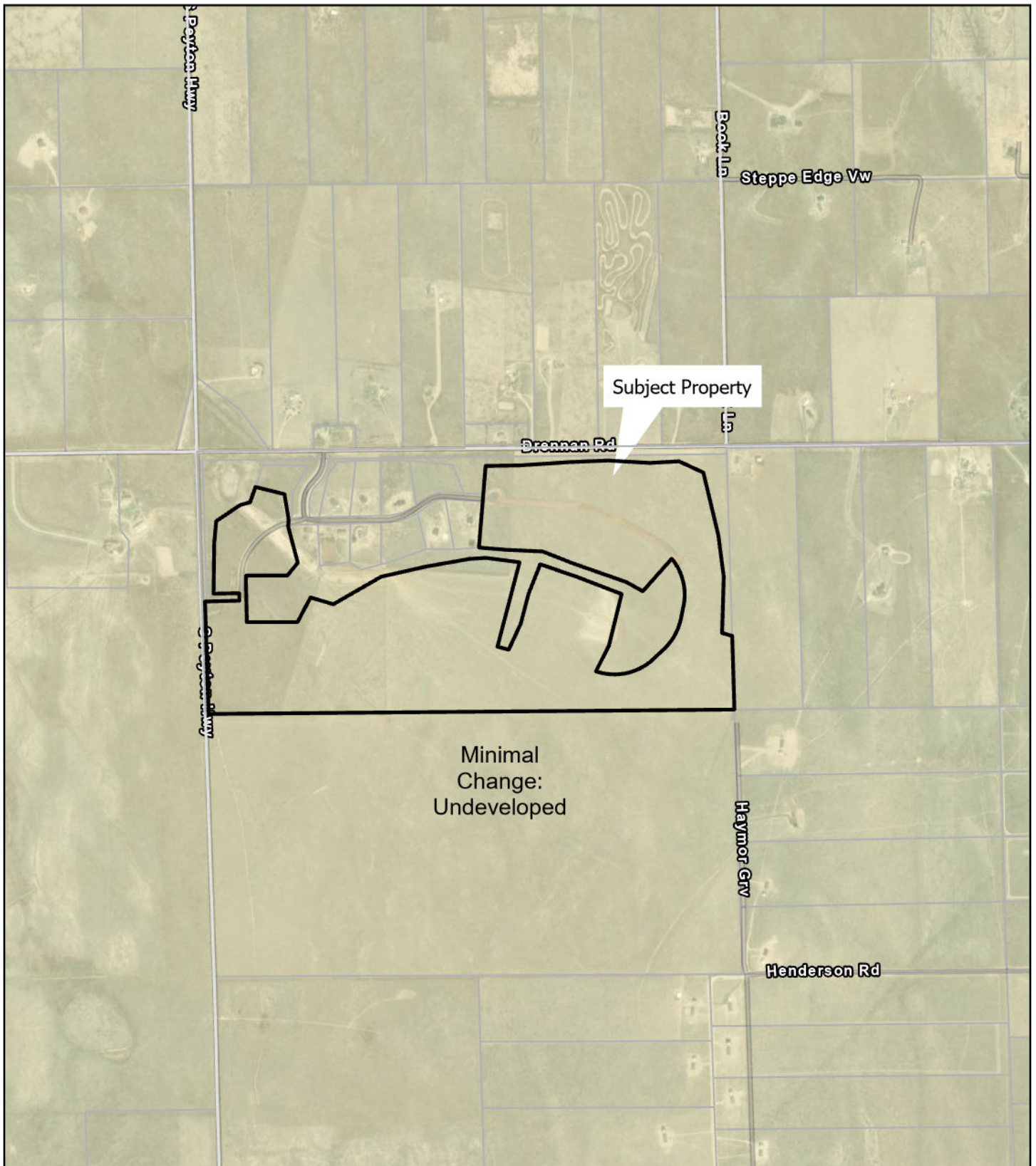
## Placetypes Map

File No. SF246

Map Series No. 3



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## Areas of Change Map

File No. SF246

Map Series No. 4



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## Letter of Intent

### Final Plat of Silverado Ranch Filing No. 2

Owner/Applicants: Silverado Ranch Inc. (Stan Searle and Gary Lake)

Telephone: (719) 649-9590; email: [stansearle@gmail.com](mailto:stansearle@gmail.com)

Consultant: Peter Patten, Patten Associates, Inc. (970)846-9111; [ppatten@pattenassociates.com](mailto:ppatten@pattenassociates.com)

Property Address: No address

Parcel Number: 351600001

Current Zoning and Acreage: PUD/48.9 acres in SRF2

**Background:** Silverado Ranch is a rural equestrian-oriented PUD of 64 2.5-acre minimum lots southeast of Schriever AFB, bordered on the north by Drennan Road and on the west by Peyton Highway. The PUD zoning and Preliminary Plan were approved in 2008. The Final Plat for Filing No.1 (10 lots) was approved in 2018 and is approximately 50 % built out.

#### Specific Requests

##### 1. Approval of a Final Plat for SRF2 of Silverado Ranch.

Silverado Ranch SRF2 (SRF2) will add 15 lots to the east of the 10 lots in Filing 1. Silverado Hill View, the existing main subdivision road, will be extended to the east to provide access to the 15 new lots. The current temporary cul-de-sac will be relocated to the end of the extended road. Roads will be private and maintained by the HOA. A Deviation is requested for the temporary cul-de-sac for the maximum length of cul-de-sac.

SRF2 road and lot layout is very similar to the approved PUD. SRF2 will be almost entirely surrounded by open space that was included in Filing 1. This open space includes a buffer on the north from Drennan Road ranging between 60-110' and a wider buffer from existing homes on the east. Trails will be constructed on various portions of the open space. The only Tract proposed is for the private roads. Lots 10 and 11 will be located partially within an existing detention pond. The average gross lot size in SRF2 is 2.98 acres (see table on following page). Twelve of the lots have over 200 feet of street frontage and 3 lots are flag lots with 30+ feet of street frontage.

##### 2. Relief from PUD Preliminary Plan Note relating to two accesses

The original PUD in 2007 contained the following note (highlighting added):

NO PHASE WILL BE DEVELOPED WITH MORE THAN TEN LOTS WITHOUT A SECOND ACCESS. THE PLANNING DIRECTOR OR THEIR REPRESENTATIVE MAY APPROVE A MODIFICATION TO THIS PHASING PLAN IF MARKET DEMANDS VARY OR ENGINEERING SITUATIONS VARY FROM WHAT IS KNOWN TODAY.

This PUD note includes a provision that this requirement can be modified by the Planning Director “or their representative”. The applicant requests this modification to the phasing plan for SRF2. The current EPC Land Use Code allows for 25 lots on a single access road as shown below:

#### **8.4.4 D**

##### **(1) Maximum Number of Lots on Dead-End Road**

The maximum number of lots fronting and taking access from a dead-end road is 25.

Thus, “engineering situations vary from what is known today” (today meaning 2007 per the note). A second access will be constructed during the next phase of Silverado Ranch.

### **3. Deviation for Road Surface**

Crushed asphalt road surfacing for the entire subdivision was requested via a Waiver along with the application for a Filing 1 Plat Amendment. It was the applicant’s understanding that this was approved. Through a discussion with staff, we now understand that it was not approved, and we are now required to apply for a Deviation. This Deviation Request has been submitted.

#### **Justification for the Requests:**

##### **1. Approval of a Final Plat for SRF2 of Silverado Ranch.**

SRF2 is simply a continuation of the approved Silverado Ranch PUD which is being constructed in phases based on market demand. The SRF2 site plan and lot layout is entirely consistent with the approved PUD. Roads and utilities will be extended to the east from Filing 1. Roads, utilities and drainage improvements will be constructed to EPC standards. A Deviation is requested for maximum length of temporary cul-de-sac. All submittal requirements for the subdivision have been submitted. SRF2 contains no constraints, hazards, and potentially sensitive natural or physical features (e.g., wetlands, protected species habitat, floodplain, geological, etc.). As discussed below, SRF2 complies with the criteria for a final plat.

##### **2. PUD Note Modification**

The current EPC Land Use Code allows for 25 lots on a single access road as shown below:

#### **8.4.4 D**

##### **(1) Maximum Number of Lots on Dead-End Road**

The maximum number of lots fronting and taking access from a dead-end road is 25.

Thus, “engineering situations vary from what is known today” (today meaning 2007 per the note). A second access will be constructed during the next phase of Silverado Ranch.

#### **Other Required LOI Items:**

- A Traffic Impact Study has been prepared and submitted.
- County Road Impact Fee will not apply as SRF2 has private roads.
- All proposed subdivision improvements will be privately owned and maintained by the HOA, including the roads.
- A Deviation is requested for length of the temporary cul-de-sac and Crushed Asphalt road surfacing.
- Current owners in Filing 1 have been made aware of the proposed SRF2. No other community outreach efforts have been made or are necessary.

### Silverado Ranch SRF2 Areas

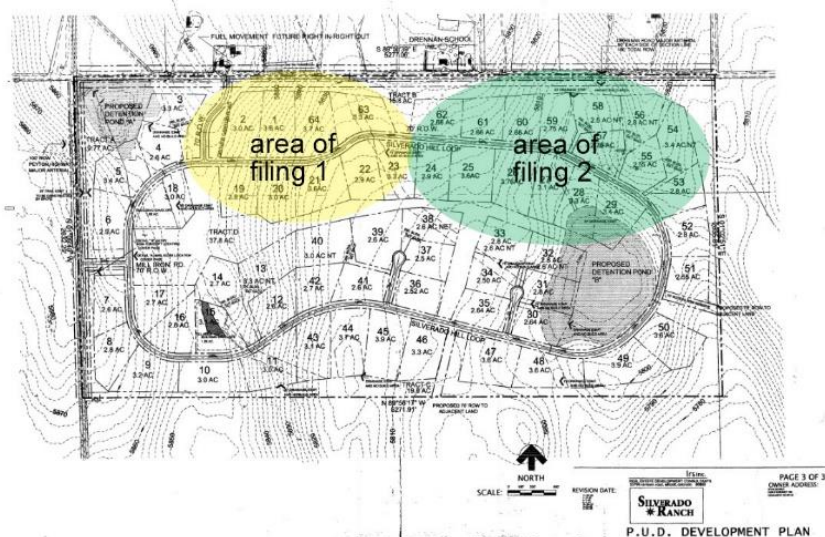
Lot #	Gross Lot Area In Acres	Comment
1.	2.60	Existing temp turnaround easement to be vacated
2.	2.62	
3.	2.65	
4.	2.65	
5.	2.72	
6.	2.76	
7.	2.78	
8.	2.69	
9.	3.81	
10.	3.13	No-build drainage area for the detention pond on south portion of lot
11.	3.66	No-build drainage area for the detention pond on south portion of lot
12.	3.19	
13.	3.84	
14.	3.68	
15.	2.91	
Lot Total	45.67	
Tract A	3.27	Tract A is the private road: Silverado Hill View
Total Subdivision Acreage	48.94	
Lot Size Average	3.04	

Note: the proposed temporary turnaround easement is not located within plat boundaries.

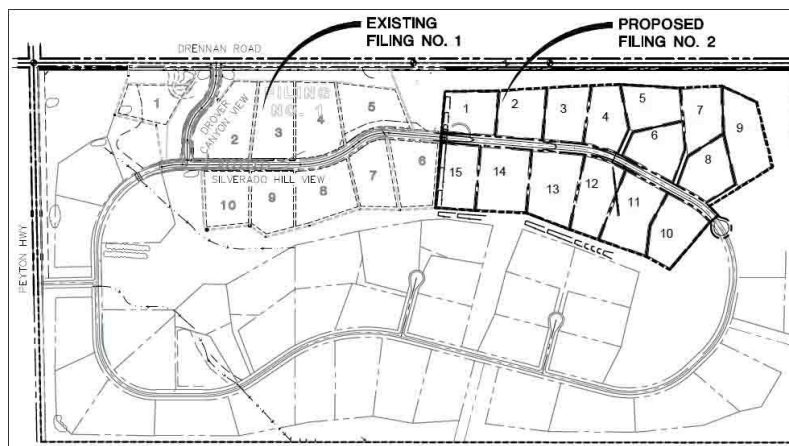
### Compliance with Criteria of Approval For Final Plat

- **The Subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.**  
*SRF2 is the second filing of an approved PUD that was found to be in general conformance with the goals, objectives, and policies of the Master Plan in effect at the time of approval of the PUD.*
- **The subdivision is in substantial conformance with the approved preliminary plan;**  
*As shown below, the SRF2 Final Plat is entirely consistent and in substantial conformance with the approved Preliminary Plan and PUD.*

## Approved PUD Development Plan



**Proposed Silverado Ranch Filing 2 within overall context of the PUD**



- 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;

*SRF2 meets 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, with the exception of the cul-de-sac length deviation.*

- 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. The PUD and Filing 1 approvals include review of water supply adequacy. Water quality has been established as conforming to State standards by an independent test laboratory. A memo from Steve Monson, water attorney, has been submitted concluding that there is adequate water supply for SRF2. Not sure we want to submit this because of the mention of horses – this needs further discussion.*



- **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;**

*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 that the 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;**

*Drainage improvements are proposed as shown on the Final Plat, Construction Drawings and Grading & Erosion Control Pland. A . A Drainage Report and Storm Water Management Plan have been submitted.*

- **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 the extension of the existing subdivision roadway, a private road maintained by the SR HOA. The private roads will be open to the public.*

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

*Necessary services, including police and fire protection, recreation, utilities, and transportation systems are being provided to Filing 1 and will continue to be provided in a similar fashion to SRF2. Letters confirming service availability have been provided by all applicable fire protection and utility companies.*

- **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 will develop SRF2 in a manner consistent with contemporary wildfire hazard mitigation techniques, as well as assuring that roads provide adequate turn-around space for emergency equipment. Note that there are no trees within SRF2.*

- **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. Additional ROW for Peyton Highway was dedicated with Filing 1 Final Plat.*

- **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 for public infrastructure will be included with the SIA. Applicable School and Park fees will be paid, if applicable, as required at the time of recording final plats. Traffic Improvement Fees, if applicable, 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 and 8; and**

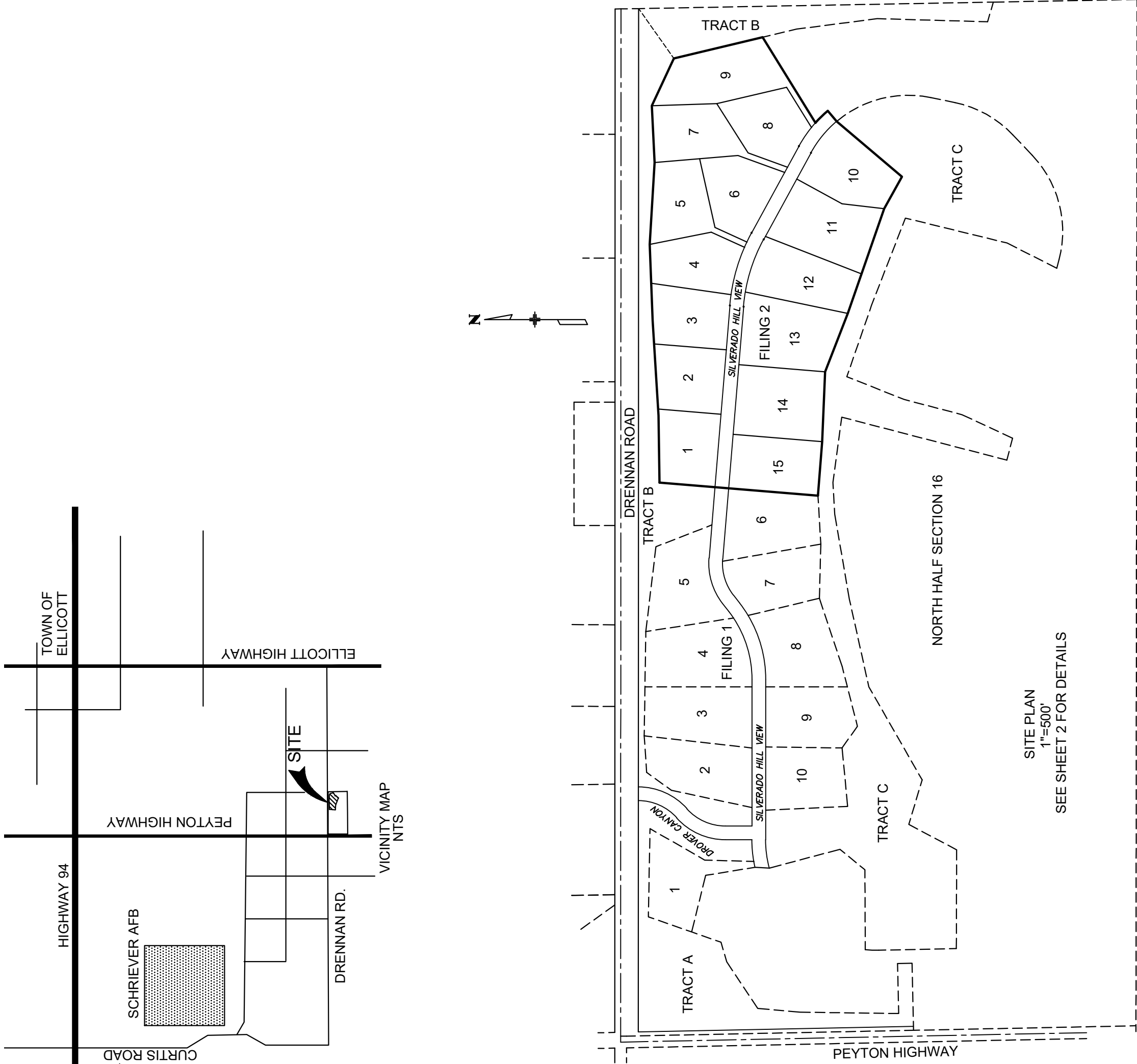
*SRF2 meets the other applicable sections of Chapter 6 and 8.*

- **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.  
The State of Colorado is a third party mineral rights owner and will be notified according to State law.*

### **Community Outreach Efforts**

*Filing 1 lot owners have been made aware of the proposed SRF2. Again, this filing is simply a continuation of an approved PUD plan.*



SILVERADO RANCH FILING NO. 2  
IN THE NORTHEAST QUARTER OF SECTION 16, T15S, R63W, 6th P.M.  
EL PASO COUNTY, COLORADO

NOTES:

1. THERE SHALL BE NO DIRECT LOT ACCESS TO DRENNAN ROAD. LOT ACCESS SHALL BE FROM SILVERADO HILL VIEW.
2. NO LOT OR INTEREST THEREIN SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT. NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ACCEPTED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER 218138383 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO THE APPLICANT/OWNER BY THE APPLICANT/OWNER TO THE SATISFACTION OF EL PASO COUNTY, COLORADO, AND THE APPLICANT/OWNER AND ENGINEERING CRITERIA MANUAL, ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
3. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEOWNERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER IN A MANNER THAT COULD CAUSE OR CONTRIBUTE TO ANY OF THE FOLLOWING: (A) EROSION OF THE LOT OR ADJACENT LOT; (B) OBSTRUCTION OR IMPEDENCE OF THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS. LOTS 2.5 ACRES OR LARGER SHALL BE LIMITED TO A MAXIMUM OF 10% IMPERVIOUS AREA.
4. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM SILVERADO HILL VIEW PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3, AS AMENDED, DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO COMPLY WITH THE ELLICOTT FIRE PROTECTION DISTRICT REQUIREMENTS.
5. THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. 218138384 OF THE RECORDS OF EL PASO COUNTY. THE SILVERADO RANCH HOA IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
6. THIS PROPERTY IS LOCATED WITHIN ZONE X AREAS UNDER AN OPEN SPACE EASEMENT, RECORDED AT RECEPTION NO. 218138383.
7. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NO. 218130622 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND AS SUBSEQUENTLY AMENDED.
8. THE 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, 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.
9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ADDRESS OF THE CHAIN OF TITLE FOR THE PROPERTY.
10. EROSION CONTROL SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
11. INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS. REFER TO THE GEOLOGIC REPORT FOR SPECIFIC RECOMMENDATIONS REGARDING WELL DESIGN AND INSTALLATION, PARTICULARLY AN ADEQUATE SURFACE SEAL AT INSTALLATION. (SEE THE REPORT REFERENCED IN NOTE 16. C)
12. WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100-YEAR AQUIFER LIFE. HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300-YEAR AQUIFER LIFE, WHICH IS BASED ON AN ALLOCATION APPROACH. APPLICANTS, THE HOME OWNERS ASSOCIATION AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON A 100-YEAR AQUIFER OR THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON A 300-YEAR AQUIFER. THEREFORE, FUTURE WATER SUPPLIES SHOULD NOT BE SOLELY DEPENDENT ON NON-RENEWABLE AQUIFERS AND ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
13. THE OWNER, ITS SUCCESSORS AND ASSIGNS, AT THE TIME OF LOT SALES, SHALL CONVEY BY SPECIAL WARRANTY DEED TO INDIVIDUAL LOT OWNERS SUFFICIENT WATER RIGHTS IN THE LARAMIE- FOX HILLS AQUIFER UNDERLYING EACH LOT TO SATISFY THE DEMAND REQUIREMENT OF 0.39 ACRE-FEET ANNUALLY AND AT LEAST 117.0 ACRE-FEET TOTAL OVER 300 YEARS, FROM WHICH THE ANNUAL 4% REPLACEMENT REQUIRED BY DETERMINATION OF WATER RIGHT NO. 325-BD MUST BE MET. INDIVIDUAL LOT OWNERS WILL BE RESPONSIBLE FOR MAKING THE REQUIRED ANNUAL FOUR PERCENT (4%) REPLACEMENT OF THE AMOUNT WITHDRAWN ANNUALLY, PER THE DETERMINATION.
14. THIS PROPERTY IS LOCATED WITHIN THE ELLICOTT FIRE PROTECTION DISTRICT. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT FOR FIRE PROTECTION REQUIREMENTS.
15. THIS SUBDIVISION IS REGULATED BY A RUD DEVELOPMENT PLAN WHICH PROVIDES DEVELOPMENT GUIDELINES AND STANDARDS AS RECORDED AT RECEPTION NO. 217000869 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER. HOMEOWNERS WILL BE RESPONSIBLE FOR SEPTIC AND WATER.
16. THE FOLLOWING REPORTS ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
  - A) NATURAL FEATURES
  - A) WILDLIFE HAZARD AND VEGETATION
  - B) GEOLOGY AND SOILS (SOIL AND GEOLOGY STUDY, PREPARED BY ENTECH ENGINEERING, INC., DATED 10/8/2024)
  - D) FINAL DRAINAGE REPORT
  - F) EROSION CONTROL PLAN
  - F) EROSION CONTROL NUMBER "SP-07-003"
  - F) RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENT WAS DONE BY FIDELITY NATIONAL TITLE FILE NO. 570-F0570738-370ACSG, AMENDMENT NO. 1, EFFECTIVE DATE 3/27/18.
18. THE PROPERTY IS SUBJECT TO THE EASEMENTS GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION BY THE INSTRUMENT RECORDED ON APRIL 03, 1987 IN BOOK 2174 AT PAGE 658 AND BY RECEPTION NO. 216142286, (BLANKET EASEMENT)
19. THE PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO EL PASO COUNTY MUTUAL TELEPHONE COMPANY BY THE INSTRUMENT RECORDED ON APRIL 05, 1971 IN BOOK 2399 AT PAGE 682. (BLANKET EASEMENT)
20. SOIL AND GEOLOGY CONDITIONS: THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO EROSION PER THE PRELIMINARY GEOLOGY, SURFACE SOILS EVALUATION AND SEWAGE DISPOSAL EVALUATION BY FRONT RANGE GEOTECHNICAL, INC., DATE OCTOBER 5, 2006.
21. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
22. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL. THESE SYSTEMS MAY COST MORE TO DESIGN, INSTALL AND MAINTAIN.
23. DUE TO VARIOUS SOIL AND GEOLOGIC CONDITIONS, SEPTIC SYSTEMS MAY NEED TO BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
24. PRIVATE TURN-AROUND EASEMENT: THE TURN-AROUND EASEMENT WILL BE VACATED WHEN SILVERADO HILL VIEW IS EXTENDED. IN THE EVENT THAT SILVERADO HILL VIEW IS NOT EXTENDED, THIS EASEMENT WILL REMAIN IN EFFECT. THE FUTURE DEVELOPER OF THIS PROPERTY WILL BE RESPONSIBLE FOR THE COSTS TO VACATE AND RECLAIM THE CUL-DE-SAC.
25. PROPERLY WITHIN THIS SUBDIVISION IS SUBJECT TO THE TERMS AND PROVISIONS OF THE EL PASO COUNTY ROAD IMPACT FEE PLAN, AS AMENDED, RECORDED AT RECEPTION NO. 218138383. FUTURE DEVELOPERS OF THIS SUBDIVISION SHALL BE PAID IN FULL AT THE TIME OF BUILDING PERMIT ISSUANCE.
26. ROADS IN THIS FILING OF SILVERADO RANCH SUBDIVISION AND ALL SUBSEQUENT FILINGS SHALL BE PRIVATE AND BE CONSTRUCTED TO EL PASO COUNTY STANDARDS, INCLUDING APPROVED DEVIATIONS, WITH MAINTENANCE BEING THE RESPONSIBILITY OF THE SILVERADO RANCH HOMEOWNERS ASSOCIATION. ALL ROADS WILL BE ACCESSIBLE BY EL PASO COUNTY.
27. ELECTRIC: THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT. ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION, SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS.
28. TRACT A SHALL BE UTILIZED AS A PRIVATE ROAD AND AN ACCESS AND UTILITY EASEMENT WITH OWNERSHIP AND MAINTENANCE VESTED WITH SILVERADO RANCH HOMEOWNERS ASSOCIATION.
29. WATERSHED DAM NOTE: NO IMPROVEMENTS SHALL BE PLACED WITHIN THE HIGH WATER LINE OF THE DETENTION AREA ON LOTS 10 AND 11. IF DEVELOPMENT ACTIVITIES ASSOCIATED WITH THIS SUBDIVISION RESULT IN REQUIRED MODIFICATIONS, REPAIRS, ENLARGEMENTS TO, OR REPLACEMENT OF, ANY DAM, SPILLWAY, CHANNELED OR OTHER WATER DETENTION FACILITY LOCATED WITHIN, OR ASSOCIATED WITH THIS DEVELOPMENT, DEVELOPER, THE HOME OWNERS ASSOCIATION AND/OR THE DAM OWNER SHALL BE RESPONSIBLE OR LIABLE FOR SUCH MODIFICATIONS, REPAIRS, ENLARGEMENTS OR REPLACEMENT AND THE COSTS THEREOF. HOWEVER, EL PASO COUNTY SHALL NOT BE RESPONSIBLE OR LIABLE FOR SUCH MODIFICATIONS, REPAIRS, ENLARGEMENTS OR REPLACEMENT, THE COSTS THEREOF OR VIRTUE OF THIS SUBDIVISION APPROVAL.
30. THE PERMANENT EASEMENT (TURN-AROUND) RECORDED AT RECEPTION NUMBER 218138387 WITHIN LOTS 1 AND 16 AND TRACT A, SHALL REMAIN FOR FIRE PROTECTION PURPOSES, BUT MAY BE VACATED UPON COMPLETION OF SILVERADO HILL VIEW AND A SECOND ACCESS TO THE DEVELOPMENT.

RECORDING:

STATE OF COLORADO) SS  
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M., THIS DAY OF \_\_\_\_\_, 2025, AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER

SEE: \_\_\_\_\_

SURCHARGE: \_\_\_\_\_

SF246

FEES:

DRAINAGE FEES: NA

BRIDGE FEES: NA

SCHOOL FEES: \_\_\_\_\_

PARK FEES: \_\_\_\_\_

CHAIR, BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR SILVERADO RANCH FILING NO. 2 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS DAY OF \_\_\_\_\_, 2025, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, TRACTS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

ACCEPTANCE CERTIFICATE FOR TRACT:

THE DEDICATION OF THE TRACT AS A PRIVATE ROAD AS SHOWN ON THIS PLAT IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY SILVERADO RANCH HOMEOWNERS ASSOCIATION

BY:

STAN SEARLE, PRESIDENT  
SILVERADO RANCH HOMEOWNERS ASSOCIATION

NOTARIAL:

STATE OF COLORADO) SS  
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF \_\_\_\_\_, 2025 BY STAN SEARLE, PRESIDENT  
SILVERADO RANCH HOMEOWNERS ASSOCIATION

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

EASEMENTS:  
SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE PROPERTY OWNERS.

OWNERS CERTIFICATION:

SILVERADO RANCH, LLC, STAN SEARLE, MANAGER, BEING THE OWNER, MORTGAGEE, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE NAME AND SUBDIVISION OF SILVERADO RANCH FILING NO. 2. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR THE SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE. ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, UPON ACCEPTANCE BY RESOLUTION. ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY. HEREON, THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

IN WITNESS WHEREOF:

THE AFOREMENTIONED SILVERADO RANCH, INC., HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

SILVERADO RANCH, INC.  
STAN SEARLE

NOTARIAL:

STATE OF COLORADO) SS  
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 BY STAN SEARLE, SILVERADO RANCH, INC.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

SURVEYOR'S CERTIFICATION:

I, KEVIN M. O'LEARY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE NAME AND SUBDIVISION OF SILVERADO RANCH FILING NO. 2. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID SURVEYOR DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR THE SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE. ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, UPON ACCEPTANCE BY RESOLUTION. ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY. HEREON, THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

KEVIN M. O'LEARY \_\_\_\_\_ DATE \_\_\_\_\_

COLORADO REGISTERED PL S #28658  
FOR AND ON BEHALF OF  
LWA LAND SURVEYING, INC.

PREPARED BY

REVISED MAY 26, 2025  
**LWA LAND SURVEYING, INC.**

953 EAST ELLMORE STREET

COLORADO SPRINGS, COLORADO 80907

Phone (719) 636-5179

SHEET 1 OF 2







March 15, 2024

Kylie Bagley  
El Paso County Planning and Community Development  
Transmission via EDARP portal

**Re: Silverado Ranch Filing 2 EA21137 SF246**  
**Section 16, T15S, R 63W 6<sup>th</sup> PM**  
**Water Division 2, Water District 10**  
**Upper Black Squirrel Creek Designated Ground Water Basin**  
**CDWR Subdivision No. 31244**

Dear Kylie Bagley;

We have reviewed your March 11, 2024 submittal concerning the above referenced proposal to subdivide 48.9 acres into 15 lots ranging in size from 2.6 acres to 3.8 acres.

This office provided a letter dated April 12, 2017 on the adequacy of the proposed water supply to the Silverado Ranch Preliminary Plan (PUD) as well as on the Silverado Ranch Filing No. 1 on May 21, 2018.

#### **Water Supply Demand**

According to the submittal, the proposed uses and estimated water requirements for the fifteen lots are household use (0.25 acre-feet per lot) and irrigation of up to 2,600 square feet (0.14 acre-feet per lot) totaling 0.39 acre-feet per lot or 5.85 acre-feet total for the filing.

#### **Source of Water Supply**

The proposed source of water is individual on lot wells producing from the nontributary Laramie-Fox Hills aquifer that will operate pursuant to the Determination of Water Right No. 325-BD. The allowed average annual amount of withdrawal provided for in Determination of Water Right no. 325-BD is 76.8 acre-feet

The subdivision lies within the allowed place of use of Determination of Water Right no. 325-BD, and the proposed uses are uses allowed by that Determination.

The proposed source of water for this subdivision is a bedrock aquifer in the Denver Basin. The State Engineer's Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. According to 37-90-107(7)(a), C.R.S., "Permits issued pursuant to this subsection (7) shall allow withdrawals on the basis of an aquifer life of 100 years." Based on this allocation approach, the annual amounts of water determined in 325-BD are equal to one percent of the total amount, as determined by rule 5.3.2.1 of the Designated Basin Rules, 2 CCR 410-1. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.

In the *El Paso County Land Development Code*, effective November, 1986, Chapter 5, Section 49.5, (D), (2) states:

"Finding of Sufficient Quantity - The water supply shall be of sufficient quantity to meet the average annual demand of the proposed subdivision for a period of three hundred (300) years."



The State Engineer's Office does not have evidence regarding the length of time for which this source will "meet the average annual demand of the proposed subdivision." However, treating El Paso County's requirement as an allocation approach based on three hundred years, the allowed average annual amount of withdrawal of 76.8 acre-feet/year would be reduced to one third of that amount, or 25.6 acre-feet/year, which is greater [not greater] than the annual demand for this subdivision. As a result, the water may be withdrawn in that annual amount for a maximum of 300 years.[]

#### State Engineer's Office Opinion

Based upon the above and pursuant to Section 30-28-136(1)(h)(I) [(for municipal supply, add:) and Section 30-28-136(1)(h)(II)], C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory allocation approach, for the proposed uses [(Designated Basins:)on the subdivided land] is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision

Our opinion is qualified by the following:

The Ground Water Commission has retained jurisdiction over the final amount of water available pursuant to the above-referenced decree, pending actual geophysical data from the aquifer.

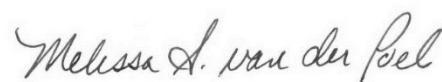
The amounts of water in the Denver Basin aquifers, and identified in this letter, are calculated based on estimated current aquifer conditions. For planning purposes the county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 300 years used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

#### Additional Comments

The application materials indicate that the project will collect storm flows in a detention pond. The applicant should be aware that, unless the structure can meet the requirements of a "storm water detention and infiltration facility" as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR's *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use *Colorado Stormwater Detention and Infiltration Facility Notification Portal*, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>, to meet the notification requirements.

Should you have any questions, please contact me in this office at 303-866-3581.

Sincerely,



Melissa A. van der Poel, P.E.  
Water Resources Engineer

cc: Subdivision File 31244





**KENNETH R. HODGES, COUNTY ATTORNEY**

Nathan J. Whitney, First Assistant County Attorney | Steven A. Klaffky, Chief Deputy County Attorney

May 23, 2025

SF-24-6 Silverado Ranch Filing No. 2

Reviewed by: Lori L. Seago, Senior Assistant County Attorney  
April Willie, Paralegal

**WATER SUPPLY REVIEW AND RECOMMENDATIONS**

Project Description

1. This is a proposal for approval of Silverado Ranch Filing No. 2, an application by Silverado Ranch Inc. ("Applicant") for a 15-lot subdivision on a parcel of 48.9 acres of land (the "property"). The property is zoned PUD (Planned Unit Development).

Estimated Water Demand

2. Pursuant to the *Water Supply Information Summary* ("WSIS"), the water demand for the 15 residential lots is estimated to include household use of 3.3 acre-feet/year (0.26 acre-feet/year per lot), 1.95 acre-feet per year of irrigation per year (0.13 acre-feet/year per lot) for a total estimated demand of 5.85 acre-feet per year for the 15 lots or 0.39 acre-feet/year per lot.

In addition, Colorado Ground Water Commission Determination of Water Right No. 325-BD ("Determination") imposes a 4% replacement requirement, resulting in the need for Applicant to provide an additional 0.234 acre-feet per year for replacement supply (or 0.016 per lot based on a per-lot demand of 0.39 acre-feet per year). This results in a total annual per-lot demand of 0.41 acre-feet/year. Therefore, Applicant must be able to provide a total supply of 1,845 acre-feet of water (6.15 acre-feet per year x 300 years) to meet the County's 300-year water supply requirement.

Proposed Water Supply

3. The Applicant has provided for the source of water to derive from one or more individual on-lot wells withdrawing from the Laramie-Fox Hills aquifer as provided in Colorado Ground Water Commission Determination of Water Right No. 325-BD ("Determination"), permitting a total withdrawal of 76.8 acre-feet per year of groundwater from the Laramie-Fox Hills aquifer (for a total of 25.6 acre-feet per over 300 years). Silverado Ranch Filing No. 1, approved in 2018, platted 10 lots with an estimated total demand of 4.16 acre-feet/year. This leaves 21.44 acre-feet/year in the

Laramie-Fox Hills aquifer available under the Determination for this property. The proposed water supply for Silverado Ranch Filing No. 2 are wells not yet constructed operating pursuant to the Determination.

#### State Engineer's Office Opinion

4. In a letter dated March 15, 2024, the State Engineer stated that the proposed water supply for the 15 lots includes new wells constructed in the Laramie-Fox Hills aquifer operating pursuant to Determination No. 325-BD. The Determination permits total withdrawals of up to 76.8 acre-feet/year for 100 years (or 25.6 acre-feet/year for 300 years) but the current demand for each lot is 0.25 acre-feet per year for household uses and 0.14 acre-feet per year for irrigation a total of .39 acre-feet per year, per lot for a total of 5.85 acre-feet per year.<sup>1</sup>

Finally, the State Engineer provided their opinion, “. . . pursuant to section 30-28-136(1)(h)(l), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.”

#### Recommended Findings

5. Quantity and Dependability. Applicant's water demand for Silverado Ranch Filing No. 2 is 6.15 acre-feet per year. This results in a demand of 1,845 acre-feet for the subdivision for 300 years. Under the Laramie-Fox Hills Determination and subtracting the amount allocated to Silverado Ranch Filing No. 1, Applicant has the right to withdraw up 21.44 additional acre-feet per year based on a 300-year allocation for use within the subdivision.

**Based on the water demand of 1,845 acre-feet total or 6.15 acre-feet/year (0.41 acre-feet per lot per year) for Silverado Ranch Filing No. 2 and the right to withdraw up to 17.6 additional acre-feet per year from the Laramie-Fox Hills aquifer, the County Attorney's Office recommends a finding of sufficient water quantity and dependability for Silverado Ranch Filing No. 2.**

6. The water quality requirements of Section 8.4.7.B.10.g. of the El Paso County Land Development Code must be satisfied. **El Paso County Public Health shall provide a recommendation as to the sufficiency of water quality.**

7. Basis. The County Attorney's Office reviewed the following documents in preparing this review: a *Water Resources Report* dated May 4, 2007, the *Water Supply Information Summary*, the *State Engineer's Office Opinion* dated March 15, 2024, and Determination of Water Right No. 325-BD entered on December 11, 2002. The recommendations herein are based on the information contained in such documents and on compliance with the requirements set forth below. ***Should the information relied upon be found to be incorrect, or should the below requirements not be met, the County Attorney's Office reserves the right to amend or withdraw its recommendations.***

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<sup>1</sup> The *Water Supply Information Summary* has been updated to allocate 0.26 acre-feet for in-house uses to comply with the El Paso County Land Development Code requirements and 0.13 acre-feet for irrigation, with the same total for each lot of 0.39 acre-feet.

**REQUIREMENTS:**

A. Applicant and its successors and assigns shall comply with all requirements of the Colorado Ground Water Commission Determination of Water Right No. 325-BD ("Determination") including that all water withdrawn from the Laramie-Fox Hills aquifer shall not exceed 25.6 combined acre-feet per year for 300 years. At least four percent (4%) of the allowed amount of water withdrawn annually must be returned to the uppermost aquifer in the vicinity of the permitted point of withdrawal.

B. Applicant may create a homeowners' association ("HOA") for the purpose of enforcing covenants and assessing any necessary fees related to compliance with the water determinations for the property. For minor subdivisions such as this, however, in which a replacement plan is not required, Applicant may elect to solely rely on covenant provisions required below and forego creation of an HOA.

C. Applicant shall create restrictive covenants upon and running with the property which shall advise and obligate future lot owners of this subdivision and their successors and assigns regarding all applicable requirements of the Laramie-Fox Hills Determination.

Covenants shall specifically address the following:

1) Identify the water rights associated with the property. The Covenants shall reserve to the property 1,845 acre-feet of nontributary Laramie-Fox Hills aquifer water pursuant to the Determination to satisfy El Paso County's 300-year water supply requirement for the 15 lots utilizing the Laramie-Fox Hills aquifer in Silverado Ranch Filing No. 2. The Covenants shall further identify that 123 acre-feet (0.41 acre-feet/year) of Laramie-Fox Hills aquifer water is allocated to each lot.

2) Advise of responsibility for costs. The Covenants shall advise the lot owners and their successors and assigns of their obligations regarding the costs of complying with the Determination, which include the installation and/or maintenance of totalizing flow meters.

3) Require reserve return flows. The Covenants shall require each lot owner return at least four percent (4%) of the amount of water withdrawn annually to the uppermost aquifer in the vicinity of the permitted points of withdrawal. Determination of Water Right No. 325-BD does not specify the manner in which the return flows are generated or applied.

4) Address future lot conveyances. The following or similar language shall be included in the Covenants to address future conveyances of the lots subsequent to the initial conveyance made by Applicant/Declarant:

"The water rights referenced herein shall be explicitly conveyed; however, if a successor lot owner fails to so explicitly convey the water rights, such water rights shall be intended to be conveyed pursuant to the appurtenance clause in any deed conveying said lot, whether or not the and the water rights therein are specifically

referenced in such deed. The water rights so conveyed shall be appurtenant to the lot with which they are conveyed, shall not be separated from the transfer of title to the land, and shall not be separately conveyed, sold, traded, bartered, assigned or encumbered in whole or in part for any other purpose. Such conveyance shall be by special warranty deed, but there shall be no warranty as to the quantity or quality of water conveyed, only as to the title.”

5) Advise of monitoring requirements. The Covenants shall advise the future lot owners of this subdivision and their successors and assigns of their responsibility for any metering, data collecting, and reporting that may be required regarding water withdrawals from future wells in the Laramie-Fox Hills aquifer.

6) Address amendments to the covenants. The Covenants shall address amendments using the following or similar language:

“Notwithstanding any provisions herein to the contrary, no changes, amendments, alterations, or deletions to these Covenants may be made which would alter, impair, or in any manner compromise the water supply for Silverado Ranch Filing No. 2 pursuant to Determination of Water Right No. 325-BD. Further, written approval of any such proposed amendments must first be obtained from the El Paso County Planning and Community Development Department, and as may be appropriate, by the Board of County Commissioners, after review by the County Attorney’s Office. Any amendments must be pursuant to the Colorado Ground Water Commission approving such amendment, with prior notice to the El Paso County Planning and Community Development Department for an opportunity for the County to participate in any such determination.”

7) Address termination of the covenants. The Covenants shall address termination using the following or similar language:

“These Covenants shall not terminate unless the requirements of Determination of Water Right No. 325-BD are also terminated by the Colorado Ground Water Commission and a change of water supply is approved in advance of termination by the Board of County Commissioners of El Paso County.”

D. Applicant and its successors and assigns shall reserve in any deeds of the property Laramie-Fox Hills aquifer water in the decreed amount of 1,845 acre-feet. Said reservation shall recite that this water shall not be separated from transfer of title to the property and shall be used exclusively for primary supply.

E. Applicant and its successors and assigns shall convey by recorded warranty deed these reserved Laramie-Fox Hills aquifer water rights at the time of lot sales. Specifically, Applicant and future lot owners shall convey sufficient water rights in the Laramie-Fox Hills aquifer underlying the respective lots to satisfy El Paso County’s 300-year water supply requirement. Sufficient water rights are 123 acre-feet (0.41 acre-feet/year x 300 years) of Laramie-Fox Hills aquifer water for each of Silverado Ranch Filing No. 2.

Any and all conveyance instruments shall also recite as follows:

For the water rights conveyed for the primary supply (Laramie-Fox Hills aquifer):  
“These water rights conveyed are intended to provide a 300-year water supply each of the lots Silverado Ranch Filing No. 2. The water rights so conveyed shall be appurtenant to each of the respective lots with which they are conveyed, shall not be separated from the transfer of title to the land, and shall not be separately conveyed, sold, traded, bartered, assigned, or encumbered in whole or in part for any other purpose. Such conveyance shall be by special warranty deed, but there shall be no warranty as to the quantity or quality of water conveyed, only as to the title.”

F. Applicant and its successors and assigns shall submit a Declaration of Covenants, Conditions, and Restrictions, form deeds, and any plat notes required herein to the Planning and Community Development Department and the County Attorney’s Office for review, and the same shall be approved by the Planning and Community Development Department and the County Attorney’s Office prior to recording the final plat. Said Declaration shall cross-reference Determination of Water Right No. 325-BD and shall identify the obligations of the individual lot owners thereunder.

G. Applicant and its successors and assigns shall record all applicable documents, including but not limited to Determination of Water Rights No. 325-BD, agreements, assignments, and warranty deeds regarding the water rights, and Declaration of Covenants in the land records of the Office of the Clerk and Recorder of El Paso County, Colorado.

H. Applications for well permits submitted by persons other than the Applicant must include evidence that the permittee has acquired the right to the portion of the water being requested.

I. The following plat note shall be added that addresses the State Engineer’s admonition to advise landowners of potential limited water supplies in the Denver Basin:

“Water in the Denver Basin aquifers is allocated based on a 100-year aquifer life; however, for El Paso County planning purposes, water in the Denver Basin aquifers is evaluated based on a 300-year aquifer life. Applicant and all future owners in the subdivision should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than either the 100 years or 300 years used for allocation indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.”

cc: Kylie Bagley, Project Manager, Planner

FINAL PLAT (RECOMMEND APPROVAL)

\_\_\_\_\_ moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. SF246  
SILVERADO RANCH FILING NO. 2

WHEREAS, Silverado Ranch Inc. did file an application with the El Paso County Planning and Community Development Department for approval of a Final Plat for the Silverado Ranch Filing No. 2 Subdivision for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by this Commission on June 17, 2025; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;
2. Proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested persons and the general public were heard at that hearing;
4. All exhibits were received into evidence;
5. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations.



6. For the above-stated and other reasons, the proposed Final Plat is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, this Commission further finds that the request meets the criteria for approval outlined in Section 7.2.1.D.3.f of the Land Development Code ("Code") (as amended), as follows:

1. The Subdivision is in conformance with the goals, objectives, and policies of the Master Plan;
2. The Subdivision is in substantial conformance with the approved Preliminary Plan;
3. 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;
4. 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 the Code;
5. 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 the Code;
6. 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)];
7. Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of the Code and the Engineering Criteria Manual ("ECM");
8. Legal and physical access is provided to all parcels by public rights-of-way or recorded easement acceptable to the County in compliance with the Code and the ECM;
9. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed Subdivision;
10. The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code;
11. 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 of the Code;

12. 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;
13. The Subdivision meets other applicable sections of Chapter 6 and 8 of the Code;
14. The extraction of any known commercial mining deposit shall not be impeded by this Subdivision [C.R.S. §§ 34-1-302(1), et seq.]; and

WHEREAS, 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 the Code;

WHEREAS, this Commission further finds that the proposed Waiver(s) from the Code meet(s) the criteria for a Waiver outlined in Section 7.3.3 of the Land Development Code and any other applicable criteria for consideration of a Waiver.

NOW, THEREFORE, BE IT RESOLVED, that the El Paso County Planning Commission recommends that the petition of Silverado Ranch Inc. for approval of a Final Plat for the Silverado Ranch Filing No. 2 Subdivision meets the criteria for approval outlined in Section 7.2.1.D.3.f of the Land Development Code and be approved by the Board of County Commissioners with the following conditions and notations:

#### 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 Final Plat.
4. Driveway permits will be required for each access to an El Paso County owned and maintained roadway. Driveway permits are obtained from the appropriate El Paso County staff.
5. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated May 23, 2025, as provided by the County Attorney's Office.

NOTATIONS

1. The following fees are required to be paid to El Paso County at the time of Final Plat recordation:
  - a. Drainage Fees in the amount of \$0 and bridge fees in the amount of \$0 for the Drennan Basin basin.
  - b. Park fees in lieu of land dedication for regional parks (Area 4) in the amount of \$7,575.
  - c. Fees in lieu of school land dedication in the amount of \$2,775 shall be paid for the benefit of Ellicott School District 22.
2. Final Plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired unless an extension is approved.
3. Site grading or construction, other than installation or initial temporary control measures, may not commence until a Preconstruction Conference is held with Planning and Community Development Inspections and a Construction Permit is issued by the Planning and Community Development Department.
4. 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 No. 24-377), 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.

BE IT FURTHER RESOLVED that the El Paso County Planning Commission recommends approval of the following Waivers from the Land Development Code:

WAIVERS

A Waiver from Section 8.4.4.E of the Code to allow for a private road where a public road is required.

BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein shall be forwarded to the El Paso County Board of County Commissioners for its consideration.

\_\_\_\_\_ seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Sarah Brittain Jack	aye / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / absent
Jay Carlson	aye / no / non-voting / recused / absent
Becky Fuller	aye / no / non-voting / recused / absent

Jeffrey Markewich	aye / no / non-voting / recused / absent
Eric Moraes	aye / no / non-voting / recused / absent
Bryce Schuettzel	aye / no / non-voting / recused / absent
Wayne Smith	aye / no / non-voting / recused / absent
Tim Trowbridge	aye / no / non-voting / recused / absent
Christopher Whitney	aye / no / non-voting / recused / absent

The Resolution was adopted by a vote of \_\_\_\_ to \_\_\_\_ by the El Paso County Planning Commission, State of Colorado.

DONE THIS 17th day of July 2025 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: \_\_\_\_\_  
Chair

EXHIBIT A

A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 15 SOUTH, RANGE 63 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 6 OF SILVERADO RANCH SUBDIVISION FILING NO. 1 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO.

218714252 OF THE EL PASO COUNTY RECORDS

THENCE N04°42'22"E A DISTANCE OF 70.00 FEET TO A POINT ON THE BOUNDARY LINE OF TRACT B, AS PLATTED BY SAID SILVERADO RANCH SUBDIVISION FILING NO. 1;

THE FOLLOWING EIGHT (8) COURSES ARE ALONG THE BOUNDARY OF SAID TRACT B;

1. THENCE N04°42'22"E A DISTANCE OF 284.81 FEET;
2. THENCE N89°17'05"E A DISTANCE OF 342.94 FEET;
3. THENCE N86°23'17"E A DISTANCE OF 486.04 FEET;
4. THENCE N87°48'05"E A DISTANCE OF 389.63 FEET;
5. THENCE S86°29'49"E A DISTANCE OF 418.50 FEET;
6. THENCE N87°04'08"E A DISTANCE OF 290.42 FEET;
7. THENCE S65°00'51"E A DISTANCE OF 267.13 FEET;
8. THENCE S13°23'50"E A DISTANCE OF 465.93 FEET;

THENCE S58°18'12"W A DISTANCE OF 514.52 FEET;

THENCE SOUTHEASTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 635.00 THROUGH A CENTRAL ANGLE OF 7°56'46" AN ARC DISTANCE OF 88.07 FEET, THE LONG CHORD OF WHICH BEARS S44°11'46"E A DISTANCE OF 88.00 FEET;

THENCE S49°46'37"W A DISTANCE OF 70.00 FEET TO A POINT ON THE BOUNDARY LINE OF TRACT C, AS PLATTED BY SAID SILVERADO RANCH SUBDIVISION FILING NO. 1;

THE FOLLOWING SIX (6) COURSES ARE ALONG THE BOUNDARY OF SAID TRACT C;

1. THENCE S40°18'20"W A DISTANCE OF 436.63 FEET;
2. THENCE N60°57'27"W A DISTANCE OF 187.22 FEET;
3. THENCE N70°52'30"W A DISTANCE OF 565.92 FEET;
4. THENCE N68°41'28"W A DISTANCE OF 320.14 FEET;
5. THENCE N87°39'51"W A DISTANCE OF 356.75 FEET;
6. THENCE N85°29'18"W A DISTANCE OF 277.29 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID LOT 6 OF SILVERADO RANCH SUBDIVISION FILING NO. 1;

THENCE N04°42'22"E ON THE EAST LINE OF SAID LOT 6 A DISTANCE OF 457.50 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED TRACT CONTAINS 48.94 ACRES, MORE OR LESS.