

SILVERADO RANCH FILING 2

NATURAL FEATURES REPORT

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. The current request is for approval of a Final Plat for Filing 2 consisting of 15 lots east of Filing 1.

With the exception of homes on about 50% of Filing 1, the site is grazing land. Below is a current aerial photo.



There are few significant natural features on the site. The design of the PUD includes large open space tracts and trails, so much of the site will be retained in its natural state.

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
- Provide and protect wildlife habitat
- Reduce Wildfire hazards.