

**MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR**

**PLANNING AND COMMUNITY DEVELOPMENT**

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**SUMMARY MEMORANDUM**

**TO:** El Paso County Board of County Commissioners  
**FROM:** Planning & Community Development  
**DATE:** 7/24/2025  
**RE:** SF246; Silverado Ranch Filing No. 2

Project Description

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. The item was recommended for approval 5-0, on the consent agenda. (Parcel No. 3516000001) (Commissioner District No. 4)

Notation

Please see the Planning Commission Minutes for a complete discussion of the topic and the project manager's staff report for staff analysis and conditions.

Planning Commission Recommendation and Vote

Moraes moved / Whitney seconded for Approval of the Final Plat utilizing the resolution attached to the staff report, that this item be forwarded to the Board of County Commissioners for their consideration. The motion for Approval was approved (5-0). The item was heard as a consent agenda item.

### Discussion

The item was heard as a consent agenda item, there was no discussion.

### Attachments

1. Planning Commission Minutes from 7/17/2025.
2. Signed Planning Commission Resolution.
3. Planning Commission Staff Report.
4. Draft BOCC Resolution.

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

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## EL PASO COUNTY PLANNING COMMISSION

### MEETING RESULTS (UNOFFICIAL RESULTS)

Planning Commission (PC) Meeting

Thursday, July 17, 2025, El Paso County Planning and Community Development Department  
2880 International Circle, Colorado Springs, Colorado – Second Floor Hearing Room

#### **REGULAR HEARING at 9:00 A.M.**

**PC MEMBERS PRESENT AND VOTING:** SARAH BRITTAIN JACK, JIM BYERS, BECKY FULLER (VIRTUAL), ERIC MORAES, TIM TROWBRIDGE, AND CHRISTOPHER WHITNEY.

**PC MEMBERS PRESENT AND NOT VOTING:**

**PC MEMBERS ABSENT:** JAY CARLSON AND BRYCE SCHEUTTPELZ.

**STAFF PRESENT:** MEGGAN HERINGTON, JUSTIN KILGORE, JOE LETKE, KYLIE BAGLEY, KARI PARSONS, RYAN HOWSER, BRET DILTS, EDWARD SCHOENHEIT, GILBERT LAFORCE, ERIKA KEECH, AND JESSICA MERRIAM.

**OTHERS PRESENT AND SPEAKING:** SCOTT SOUDER, BENJAMIN VOGELSONG, BILL GUMAN, ALICIA CORLEY, AND ERIN STUTZ.

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#### **1. REPORT ITEMS**

**Ms. Herington** advised the board that the next PC Hearing is Thursday, August 7<sup>th</sup>, 2025, at 9:00 A.M.

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#### **2. PUBLIC COMMENT FOR ITEMS NOT ON THE HEARING AGENDA**

NONE

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#### **3. CONSENT ITEMS**

**A. Adoption of Minutes** for meeting held on June 19<sup>th</sup>, 2025.

**PC ACTION: THE MINUTES WERE APPROVED AS PRESENTED (6 - 0)**

**IN FAVOR: (6)** Brittain Jack, Byers, Fuller, Moraes, Trowbridge, Whitney.

**IN OPPOSITION: (0)** None.

**B. SF254**

**LETKE**

**FINAL PLAT**

**TABLE ROCK HOMESTEADS FINAL PLAT**

A request by Thaddeus J. Jarosz for approval of a 107-acre Final Plat creating ten single-family lots. The property is within the RR-5 (Residential Rural) zoning district and is located a third of a mile east of the intersection of East Thunder Road and Gamblers Place. (Parcel Nos. 5100000012 & 5100000026) (Commissioner District No. 1)

**NO STAFF OR APPLICANT PRESENTATIONS**

**DISCUSSION:** **Mr. Moraes** referenced a citizen concern regarding the driveway for Lot 10. **Mr. Letke** responded that both planning staff and the applicant had reached out to the concerned neighbor. **Mr. Schoenheit** added that all driveway access points will require a driveway access permit, which includes inspection for grading requirements and potential culvert installation. Spacing and design must comply with County Engineering Criteria. **Mr. Moraes** confirmed the issue will be addressed as the project proceeds, and **Mr. Schoenheit** affirmed.

**PUBLIC COMMENTS:** **Mr. Scott Souders**, adjacent property owner, confirmed he submitted the concern regarding Lot 10. He noted the driveway appears adequately spaced and the elevation drop should prevent drainage issues. While he acknowledged the presence of antelope on the site, he understands development is moving forward and hopes the future neighbors will be respectful.

**PC ACTION: BRITTAIN JACK MOVED / BYERS SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3B, FILE NUMBER SF254 FOR A FINAL PLAT, TABLE ROCK HOMESTEADS FINAL PLAT, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH SEVEN (7) CONDITIONS, FOUR (4) NOTATIONS, ONE (1) WAIVER, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD**

**OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (5 - 0).**

**IN FAVOR: (5)** Brittain Jack, Byers, Moraes, Trowbridge, Whitney.

**IN OPPOSITION: (0)** None.

**C. SF246**

**BAGLEY**

**FINAL PLAT**

**SILVERADO RANCH FILING NO. 2**

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. (Parcel No. 3516000001) (Commissioner District No. 4)

**NO PRESENTATIONS OR DISCUSSION**

**PC ACTION: MORAES MOVED / WHITNEY SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3C, FILE NUMBER SF246 FOR A FINAL PLAT, SILVERADO RANCH FILING NO. 2, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH FIVE (5) CONDITIONS, FOUR (4) NOTATIONS, ONE (1) WAIVER, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (5 - 0).**

**IN FAVOR: (5)** Brittain Jack, Byers, Moraes, Trowbridge, Whitney.

**IN OPPOSITION: (0)** None.

**PRELIMINARY PLAN****WINDERMERE PRELIMINARY PLAN MINOR AMENDMENT PHASE 2**

A request by Kimley-Horn and Associates, Inc. for approval of a 9.26-acre Preliminary Plan Amendment creating 150 multi-family units. The property is zoned RM-30 (Residential Multi-Dwelling) and is located at 7653 Mardale Lane and is directly northeast of the intersection of North Carefree Circle and Marksheffel Road. (Parcel No. 5329416011) (Commissioner District No. 2)

**NO STAFF OR APPLICANT PRESENTATIONS**

**PUBLIC COMMENTS:** **Mr. Benjamin Vogelsong**, a Windermere resident, expressed support for the concept of mixed housing but raised concerns about inadequate infrastructure for the proposed 300+ units—significantly more than the 203 originally planned for the community. He cited traffic congestion, insufficient access points, and worsening parking issues as key concerns, especially given the high number of rental properties and sublet homes already contributing to overflow parking. He also noted limited public notification (only 8 Windermere properties were contacted) and the lack of building drawings in the EDARP system, making it difficult for residents to fully evaluate the project's impact.

**STAFF COMMENTS:** **Mr. LaForce** confirmed that internal access is planned for the proposed development and the traffic study shows all access points meet Level of Service D or better, satisfying required criteria. **Mr. Trowbridge** clarified that only two access points are required, which **Mr. LaForce** affirmed.

Regarding the traffic signal at Antelope Ridge Drive and North Carefree, **Mr. LaForce** explained that signal installation will be determined by future traffic counts. The City of Colorado Springs requested escrow for the signal, but will control the warranting and installation process.

**Mr. Trowbridge** asked about missing plan documents in EDARP. **Ms. Bagley** clarified that the site development plan is filed under a separate application (PPR2442), which is searchable by parcel number but not under "Windermere" due to system limitations.

**Mr. Whitney** noted a discrepancy between the proposed 150 multifamily units and the 277 units stated in the year-old Letter of Intent. **Ms. Bagley** responded that the current site development plan includes 104 single-family attached units.

**Mr. Moraes** inquired about differences in traffic impacts between the original RS-5000 zoning and the proposed RM-30. **Mr. LaForce** indicated significant differences are unlikely since the use remains multifamily. Variations may exist between assumed and actual unit counts, but rezoning reviews typically use conservative estimates.

**Mr. Moraes** also asked about jurisdiction over the Antelope Ridge and North Carefree intersection. **Mr. LaForce** confirmed that while surrounding land is in the county, the City of Colorado Springs controls Carefree and the intersection itself.

**Mr. Moraes** inquired about the public notification process. **Ms. Bagley** explained that surrounding property owners within a 500-foot radius are notified, and a minimum 15-day notice period is provided.

**PC ACTION: BYERS MOVED / MORAES SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3D, FILE NUMBER SP223 FOR A PRELIMINARY PLAN, WINDERMERE PRELIMINARY PLAN MINOR AMENDMENT PHASE 2, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TWO (2) CONDITIONS AND FOUR (4) NOTATIONS, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (5 - 0).**

**IN FAVOR: (5)** Brittain Jack, Byers, Moraes, Trowbridge, Whitney.

**IN OPPOSITION: (0)** None.

**E. ID241**

**PARSONS**

## **SPECIAL DISTRICT SERVICE PLAN**

### **STONEBRIDGE METROPOLITAN DISTRICT NOS. 1-6**

A request from White Bear Ankele Tanaka & Waldron for approval of a Colorado Revised Statutes Title 32 Special District Service Plan for the Stonebridge Metropolitan District Nos. 1-6. The 160-acre area

included within the request is zoned RR-5 (Residential Rural), RS-5000 (Residential Suburban), RM-12 (Residential Multi-Dwelling), RM-30 (Residential Multi-Dwelling), and I-3 (Heavy Industrial) and is located north of Cowpoke Road, east of Black Forest Road, and south of the future extension of Marksheffel Road. The service plan includes the following: a maximum debt authorization of \$26,000,000.00, a debt service mill levy of 50 mills for residential and commercial, an operations and maintenance mill levy of 10 mills, and a special purpose, covenant enforcement, mill levy of 5 mills for a total maximum combined mill levy of 65 mills. The statutory purposes of the district include the provision of the following:

- 1) Street improvements, transportation, safety protection;
- 2) Design, construction, and maintenance of drainage facilities;
- 3) Design, land acquisition, construction, and maintenance of recreation facilities;
- 4) Mosquito control;
- 5) Design, acquisition, construction, installation, and operation and maintenance of television relay and translation facilities;
- 6) Design, construction, and maintenance of water including fire hydrants;
- 7) Sanitation systems;
- 8) Solid waste disposal
- 9) Security services; and
- 10) Covenant enforcement.

(Parcel Nos. 5200000570, 5200000575, 5200000576, 5200000577, 5232400001, 5232400003, 5305104001, 5305105001, and 5305105002) (Commissioner District No. 4)

#### **NO PRESENTATIONS OR DISCUSSION**

**PC ACTION: MORAES MOVED / BYERS SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3E, FILE NUMBER ID241 FOR A SPECIAL DISTRICT SERVICE PLAN, STONEBRIDGE METROPOLITAN DISTRICT NOS. 1-6, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH SIX (6) CONDITIONS AND**



**ONE (1) NOTATION, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (5 - 0).**

**IN FAVOR: (5)** Brittain Jack, Byers, Moraes, Trowbridge, Whitney.

**IN OPPOSITION: (0)** None.

**F. ID251**

**PARSONS**

**(Item Heard as Second Consent Item)**

**SPECIAL DISTRICT SERVICE PLAN**

**HAVEN VALLEY METROPOLITAN DISTRICT**

A request from Spencer Fane LLP for approval of a Colorado Revised Statutes Title 32 Special District Service Plan for the Haven Valley Metropolitan District. The 13.05-acre area included within the request is zoned PUD (Planned Unit Development) and is located south of Bradley Road, and adjacent to Cable Lane. The service plan includes the following: a maximum debt authorization of \$9,000,000.00, a debt service mill levy of 50 mills for residential, an operations and maintenance mill levy of 10 mills for a total maximum combined mill levy of 60 mills. The statutory purposes of the district include the provision of the following:

- 1) Street improvements, transportation, safety protection;
- 2) Design, construction, and maintenance of drainage facilities;
- 3) Design, land acquisition, construction, and maintenance of recreation facilities;
- 4) Mosquito control;
- 5) Design, acquisition, construction, installation, and operation and maintenance of television relay and translation facilities;
- 6) Design, construction, and maintenance of water including fire hydrants;
- 7) Sanitation systems;
- 8) Security services; and

9) Covenant enforcement.

(Parcel Nos. 6512200011, 6512200003, and 6512200001) (Commissioner District No. 4)

#### **NO STAFF OR APPLICANT PRESENTATIONS**

**DISCUSSION:** **Ms. Parsons** clarified the role of the overlapping special districts in response to a question from **Ms. Fuller**. She explained that the Security Water District and Security Sanitation District do not provide the full range of services requested under the proposed Title 32 district. Specifically, Security Water provides only water service, and the Sanitation District handles only wastewater services. Under the proposed arrangement, the new district would be responsible for designing and constructing the water and wastewater infrastructure. Upon completion, Security Water and Security Sanitation would inspect and accept the infrastructure for ownership and ongoing maintenance. However, these existing districts are not authorized to design or construct roads or drainage systems, which fall outside their statutory scope.

**PC ACTION: MORAES MOVED / WHITNEY SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3F, FILE NUMBER ID251 FOR A SPECIAL DISTRICT SERVICE PLAN, HAVEN VALLEY METROPOLITAN DISTRICT, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH SIX (6) CONDITIONS AND ONE (1) NOTATION, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (5 - 0).**

**IN FAVOR: (5)** Brittain Jack, Fuller, Moraes, Trowbridge, Whitney.

**IN OPPOSITION: (0)** None.

**RECUSED (1)** Byers.

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#### **4. CALLED-UP CONSENT ITEMS:**

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**NONE**

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## 5. REGULAR ITEMS

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### A. SKP232

HOWSER

#### SKETCH PLAN

#### JANE DAVIS RANCH

A request by Jane Davis Living Trust for approval of a 397.32-acre Sketch Plan consisting of approximately 215.97 acres of residential uses with a minimum lot size of 5 acres, 133.67 acres of residential uses with a minimum lot size of 2.5 acres, 4.61 acres of commercial uses, 6.44 acres of park and open space areas, 9.45 acres of stormwater detention areas, 2.69 acres for a regional trail, 21.41 acres for rights-of-way, and 31.88 acres of land set aside for preservation of the natural floodway that flows through the property. At full build-out, the maximum development potential contemplated within the Sketch Plan area consists of 93 dwelling units. The property is zoned A-35 (Agricultural) and is located on the north side of Judge Orr Road, at the northwest corner of the intersection of Judge Orr Road and Elbert Road. (Parcel Nos. 4233000031, 4200000354, 4200000359, 4200000469, 4200000470, 4200000492, 4200000493, 4200000494, and 4200000495) (Commissioner District No. 2)

#### STAFF & APPLICANT PRESENTATIONS

**DISCUSSION: Mr. Trowbridge** asked for clarification on the roadway color coding in the presentation.

**Mr. LaForce** explained that red indicates a principal arterial (Stapleton), blue represents a minor collector, and green denotes a rural local road. Judge Orr Road, shown in orange, is classified as a minor arterial. For public understanding, **Mr. Trowbridge** asked for an overview of roadway classifications.

**Mr. LaForce** noted that classifications are based on anticipated daily traffic volumes, starting with local roads (around 300 vehicles/day) and increasing as more roads connect into higher-capacity corridors.

**Mr. Trowbridge** confirmed the hierarchy shown: green (lowest), then blue, orange, and red (highest).

**Mr. Whitney** asked for clarification regarding the projected 2,800 daily trips. **Mr. LaForce** responded that those trips will be distributed across three or four proposed access points, with specific distribution shown in the traffic study.

**Mr. Byers** asked whether the CLOMR/LOMR applications were intended to bring additional land out of the floodplain for development. **Mr. Bill Guman**, with William Guman & Associates, clarified that there

is no development proposed within the floodplain and confirmed that there is no intent to remove additional land from the floodplain through the application process.

**Mr. Moraes** inquired about the phasing plan and when the crossing across the floodplain would occur during the development process. **Mr. Guman** explained that the phasing is conceptual at this stage and would depend on access points, communication with neighboring developments, and the extension of sanitary sewer lines. He noted that the crossing across the floodplain is anticipated to occur around 50-60% completion of the project, with a focus on providing this connection sooner rather than later. **Mr. Moraes** expressed concern that two communities could be cut off from each other until the very end if not addressed earlier.

**Mr. Byers** asked whether there would be a maximum number of lots eligible for building permits before the second point of connection is established. **Mr. Guman** confirmed that there would be a maximum but was unsure of the exact number at this time. **Mr. Howser** clarified that, per County standards, a maximum of 25 lots is allowed on a single access road. If the development is relying on a second access point across the floodplain, only 25 lots can be developed prior to establishing that crossing unless an additional access point is provided onto Elbert Road.

**Mr. Byers** asked about future expansion plans for Judge Orr Road in light of nearby developments. **Mr. Guman** stated that while there are no current plans for road construction, the plan includes a 180-foot right-of-way to accommodate future expansion, as required.

#### **NO PUBLIC COMMENT**

**PC ACTION: BRITTAIN JACK MOVED / MORAES SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5A, FILE NUMBER SKP232 FOR A SKETCH PLAN, JANE DAVIS, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TWO (2) CONDITIONS AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (5 - 0).**

**IN FAVOR: (5)** Brittain Jack, Byers, Moraes, Trowbridge, Whitney.

**IN OPPOSITION: (0)** None.

**(Continued from June 19th, 2025, Planning Commission Hearing)**

**VACATION AND REPLAT**

**PEYTON RANCHES FILING NO. 1A**

A request by Fridah Joanitah Wood for approval of an 8.59-acre Vacation and Replat creating one single-family lot. The lot was illegally created when it was split without going through the subdivision process per El Paso County Code and State Statute. The property is zoned RR-5 (Residential Rural) and is located at 15330 East Chaparral Loop. (Parcel No. 3133002011) (Commissioner District No. 2)

**PC ACTION: THIS ITEM WAS WITHDRAWN BY THE APPLICANT.**

**SPECIAL DISTRICT SERVICE PLAN**

**FALCON FIELD METROPOLITAN DISTRICT, FALCON FIELD RESIDENTIAL METROPOLITAN DISTRICT NO. 1, AND FALCON FIELD RESIDENTIAL METROPOLITAN DISTRICT NO. 2**

A request from Icenogle Seaver Pogue, P.C., for approval of a Colorado Revised Statutes Title 32 Special District Service Plan for the Falcon Field Metropolitan District, Falcon Field Residential Metropolitan District No. 1 and Falcon Field Residential Metropolitan District No. 2. The 57.67-acre area included within the request is zoned CR (Commercial Regional), RS-5000 (Residential Suburban), and RM-12 (Residential Multi-Dwelling), and is located immediately east of the intersections of Woodmen Road and Highway 24. The service plan includes the following: a maximum debt authorization of \$35,000,000.00, a debt service mill levy of 50 mills for residential, and a debt service mill levy of 30 mills for commercial, operations and maintenance mill levy of 10 mills for residential, and 5 mills for commercial, and a special purpose mill levy of 5 mills for a total maximum combined mill levy of 65 mills for residential and total maximum combined mill levy of 40 mills for commercial.

The statutory purposes of the district include the provision of the following:

- 1) Street improvements, transportation, safety protection;

- 2) Design, construction, and maintenance of drainage facilities;
- 3) Design, land acquisition, construction, and maintenance of recreation facilities;
- 4) Mosquito control;
- 5) Design, acquisition, construction, installation, and operation and maintenance of television relay and translation facilities;
- 6) Design, construction, and maintenance of water including fire hydrants;
- 7) Sanitation systems;
- 8) Solid waste disposal;
- 9) Security services;
- 10) Covenant enforcement; and
- 11) Business recruitment, management and development.

(Parcel Nos. 43072000015 and 4307000001) (Commissioner District Nos. 2)

## **STAFF & APPLICANT PRESENTATIONS**

**DISCUSSION: Mr. Whitney** questioned the nearly \$13 million contingency for a 2025–2031 buildout, suggesting it seemed high for a six-year timeline. **Ms. Parsons** responded that among the four districts under consideration on the agenda, two include contingencies exceeding 20%, indicating this is not uncommon.

**Mr. Moraes** asked for clarification on the zoning and special district structure, noting that the Falcon Fields Metropolitan District originally encompassed the entire area as commercially zoned. With the introduction of RS-5000 and RM-12 residential areas, two new special districts are proposed, reducing the Falcon Fields District to the CR-zoned area. **Ms. Parsons** confirmed this aligns with County policy and the model service plan, allowing residential property owners more localized control. She added that, in theory, the downsized Falcon Fields District should not impact residents within the new residential districts, though the County does not manage district operations.

**Mr. Whitney** sought clarification regarding the role of the Falcon Fields District after infrastructure is built, specifically questioning the purpose of the mills breakdown for operations, residential, and

commercial. **Ms. Alicia Corley**, with Icenogle Seaver Pogue P.C., explained that the districts will still be responsible for maintaining certain improvements, including non-dedicated streets and specific drainage infrastructure not turned over to Woodmen Hills. She confirmed that the mill levies are appropriate for the scope of these maintenance responsibilities.

**Mr. Byers** asked for clarification regarding overlapping mill levies with Woodmen Hills, noting his understanding that Woodmen Hills uses a fee-in-lieu system. **Ms. Corley** confirmed that Woodmen Hills currently has a zero-mill levy, as outlined in the service plan. If approved, the proposed districts would impose a one-mill levy to be remitted to Woodmen Hills Metropolitan District for park and recreation improvements.

#### **NO PUBLIC COMMENT**

**PC ACTION: MORAES MOVED / WHITNEY SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5C, FILE NUMBER ID252 FOR A SPECIAL DISTRICT SERVICE PLAN, FALCON FIELD METROPOLITAN DISTRICT, FALCON FIELD RESIDENTIAL METROPOLITAN DISTRICT NO. 1, AND FALCON FIELD RESIDENTIAL METROPOLITAN DISTRICT NO. 2, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH SIX (6) CONDITIONS AND ONE (1) NOTATION, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (5 - 0).**

**IN FAVOR: (5)** Brittain Jack, Byers, Moraes, Trowbridge, Whitney.

**IN OPPOSITION: (0)** None.

**D. ID245**

**PARSONS**

#### **SPECIAL DISTRICT SERVICE PLAN**

##### **MONUMENT RIDGE METROPOLITAN DISTRICT NOS. 1-3**

A request from White Bear Ankele Tanaka & Waldron for approval of a Colorado Revised Statutes Title 32 Special District Service Plan for the Monument Ridge Metropolitan District Nos. 1-3. The 64-acre area included within the request is zoned RS-6000 (Residential Suburban) and RM-12 (Residential Multi-Dwelling), and is located east of Monument Hill Road, and south of County Line Road. The service plan

includes the following: a maximum debt authorization of \$20,000,000.00, District No. 1 zero debt service mill, District No. 2 debt service mill levy of 50 mills for residential, District No. 3 debt service mill levy of 25 mills for residential, all districts have an operations and maintenance mill levy of 10 mills, and a special purpose, covenant enforcement, mill levy of 5 mills for a total maximum combined mill levy of 65 mills. The statutory purposes of the district include the provision of the following:

- 1) Street improvements, transportation, safety protection;
- 2) Design, construction, and maintenance of drainage facilities;
- 3) Design, land acquisition, construction, and maintenance of recreation facilities;
- 4) Mosquito control;
- 5) Design, acquisition, construction, installation, and operation and maintenance of television relay and translation facilities;
- 6) Design, construction, and maintenance of water including fire hydrants;
- 7) Sanitation systems;
- 8) Solid waste disposal
- 9) Security services; and
- 10) Covenant enforcement.

(Parcel Nos. 7102200013, 7102200008, 7102200006, 7102201001, 7102201014, and 7102200010) (Commissioner District No. 1)

## **STAFF & APPLICANT PRESENTATIONS**

**DISCUSSION: Mr. Trowbridge** questioned whether there was an error in bullet C regarding overlapping services, asking if each district would have the authority to provide services like water without duplicating efforts in the same area. **Ms. Parsons** clarified that the new districts intend to enter into an intergovernmental agreement (IGA) with Woodmoor Water and Sanitation District to provide water and wastewater services. The new districts will design and construct the infrastructure, which will then be transferred to Woodmoor for ownership and maintenance. Misty Acres will continue to provide



services—such as private roads, drainage, and open space—within its existing boundaries. However, for the area proposed under District 3, the new service plan will govern those provisions.

**Mr. Trowbridge** asked whether property owners would be subject to overlapping maintenance mill levies due to the existing Misty Acres district. **Ms. Erin Stutz**, with WBA P.C., clarified that once properties are excluded from Misty Acres, its operations and maintenance mill levy will no longer apply.

**NO PUBLIC COMMENT**

**PC ACTION: MORAES MOVED / BRITTAIN JACK SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5D, FILE NUMBER ID245 FOR A SPECIAL DISTRICT SERVICE PLAN, MONUMENT RIDGE METROPOLITAN DISTRICT NOS. 1-3, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH SIX (6) CONDITIONS AND ONE (1) NOTATION, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (5 - 0).**

**IN FAVOR: (5)** Brittain Jack, Byers, Moraes, Trowbridge, Whitney.

**IN OPPOSITION: (0)** None.

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**6. NON-ACTION ITEMS**

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- A. Informal Presentation** - A presentation by Clarion Associates, LLC regarding the Land Development Code Update process.

**MEETING ADJOURNED** at 12:03 P.M.

**Minutes Prepared By:** Jessica Merriam

FINAL PLAT (RECOMMEND APPROVAL)

Morales 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.

Whitney seconded the adoption of the foregoing Resolution.

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

Sarah Brittain Jack  
Jim Byers  
Jay Carlson  
Becky Fuller

aye / no / non-voting / recused / absent  
aye / no / non-voting / recused / absent  
aye / no / non-voting / recused / absent  
aye / no / non-voting / recused / absent

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

The Resolution was adopted by a vote of 5 to 0 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.

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: 7/17/2025</b>	
<b>Board of County Commissioners Hearing Date: 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

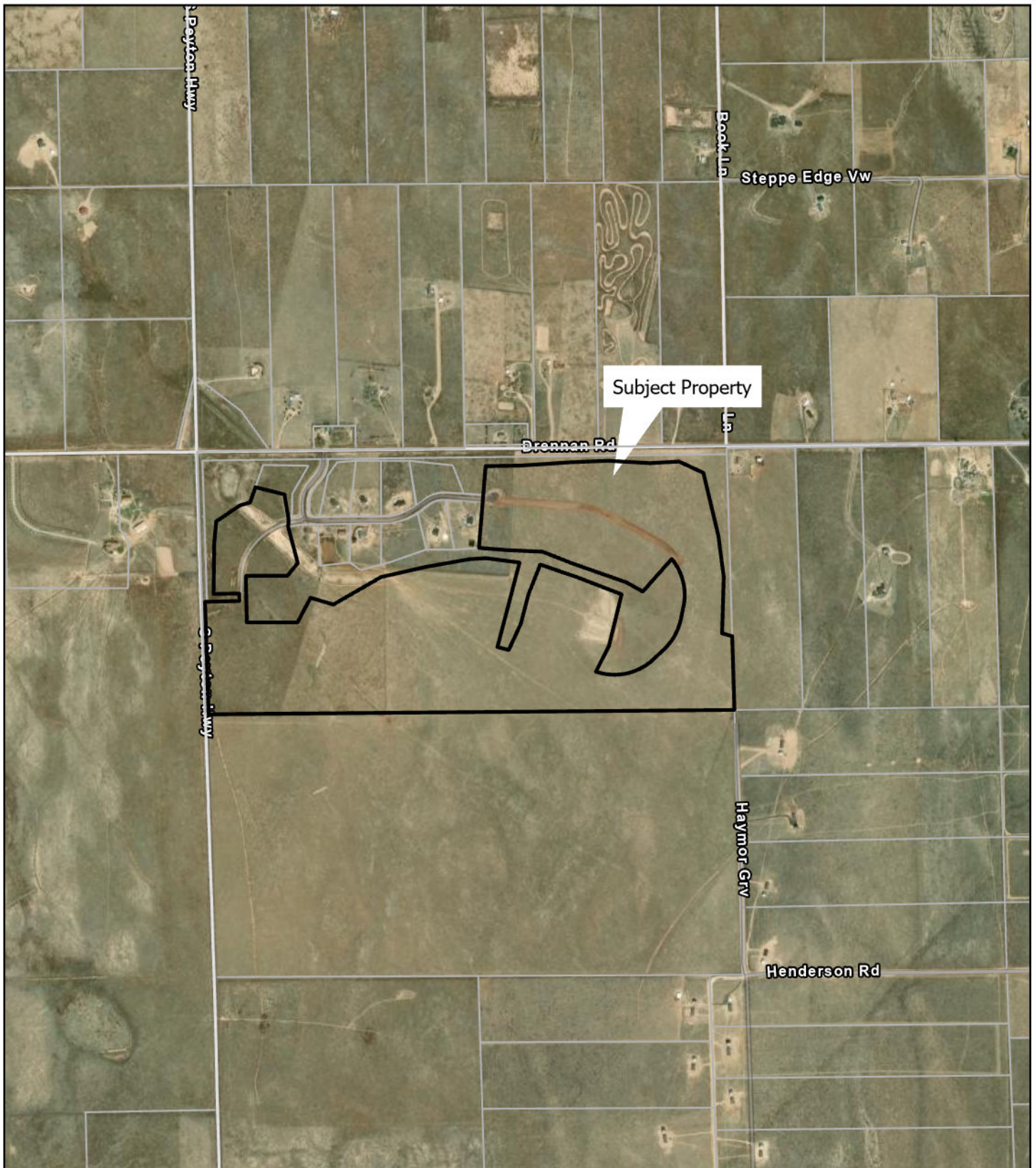
Letter of Intent

Plat Drawing

State Engineer's Letter

County Attorney's Letter

Draft Resolution



## Aerial Map

File No. SF246

Map Series No. 1



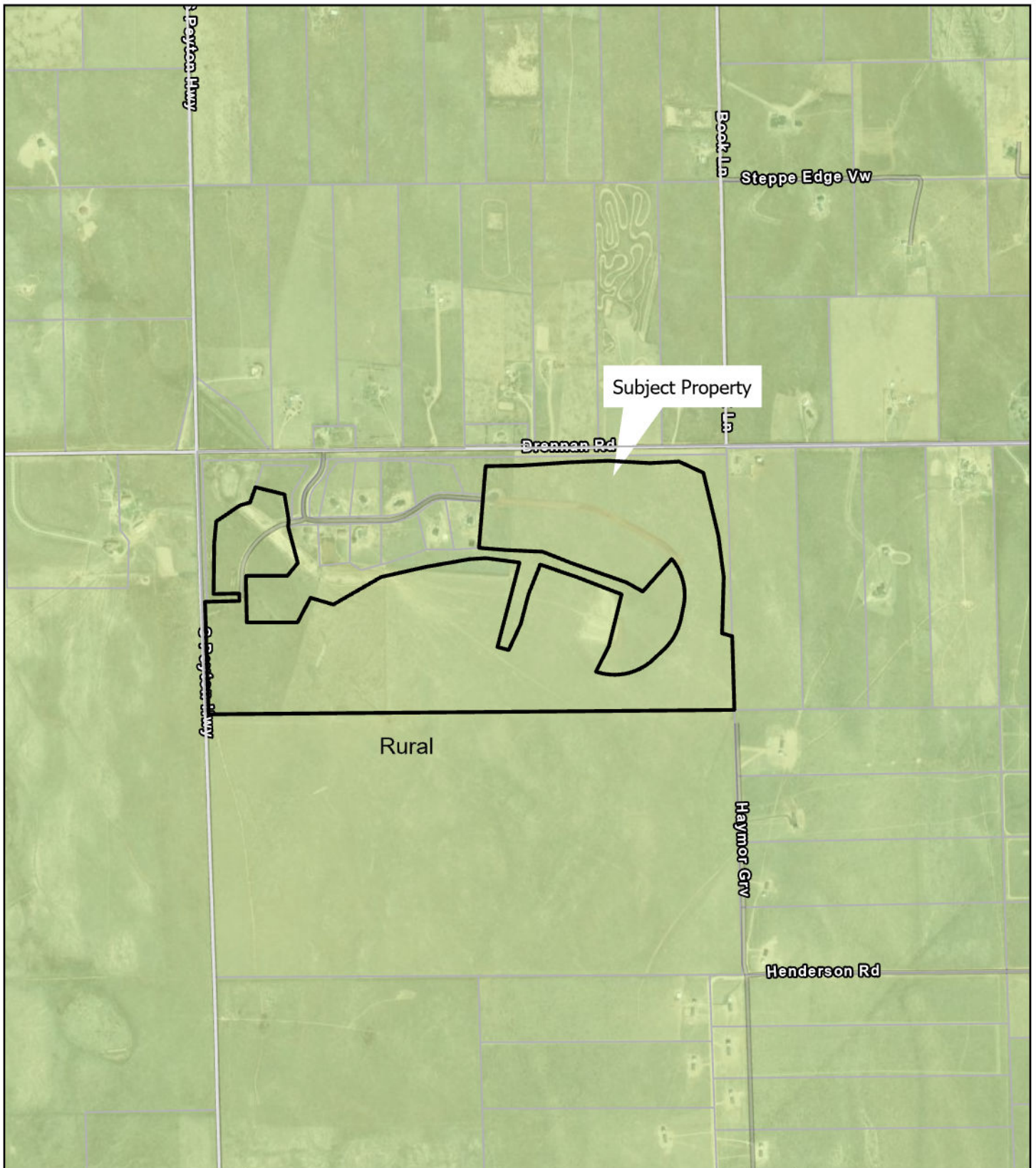
0 0.10.1 0.2 Miles





## Zoning Map

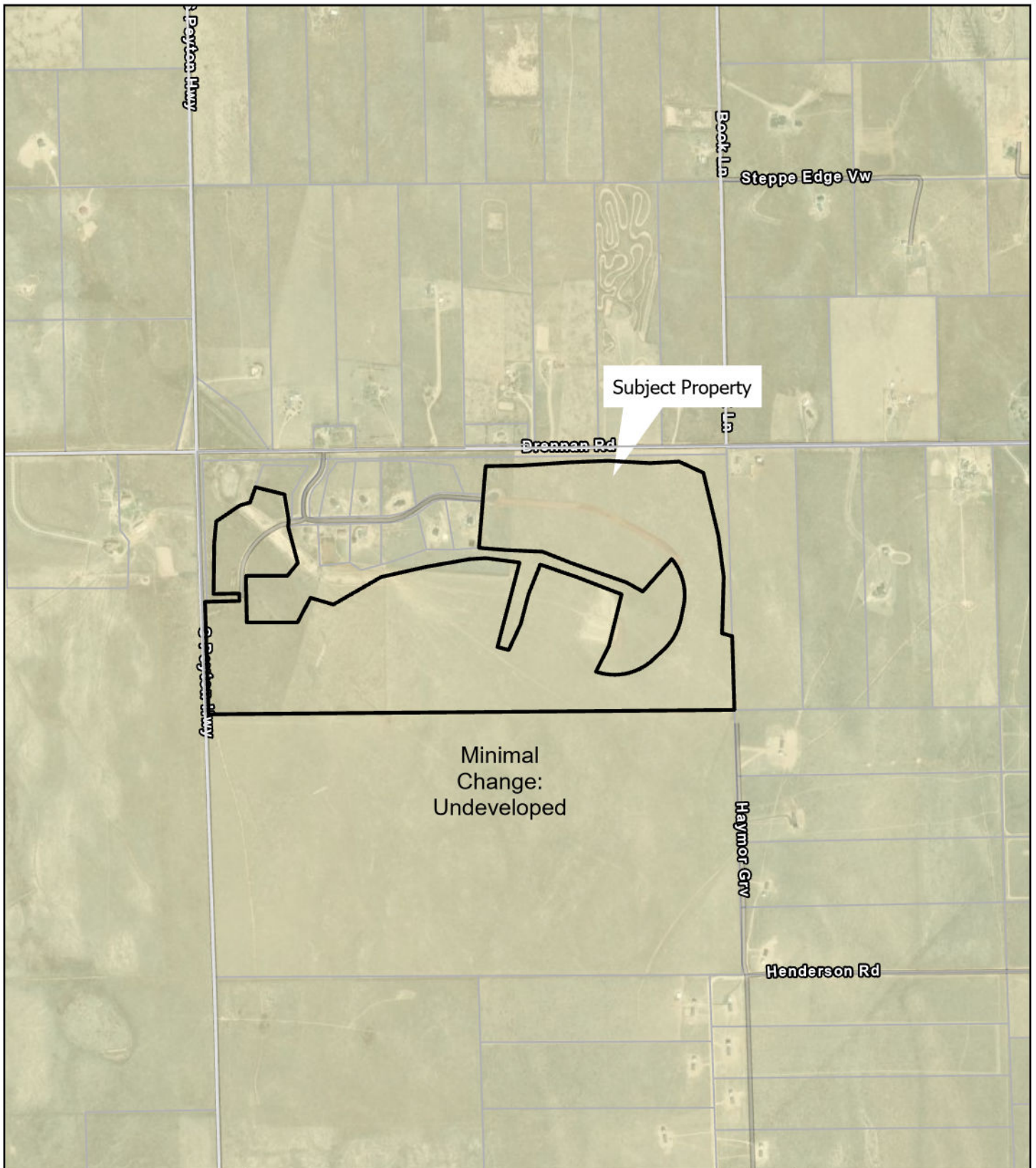




## Placetypes Map







## Areas of Change Map

File No. SF246

Map Series No. 4



0 0.10.1 0.2 Miles

## 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

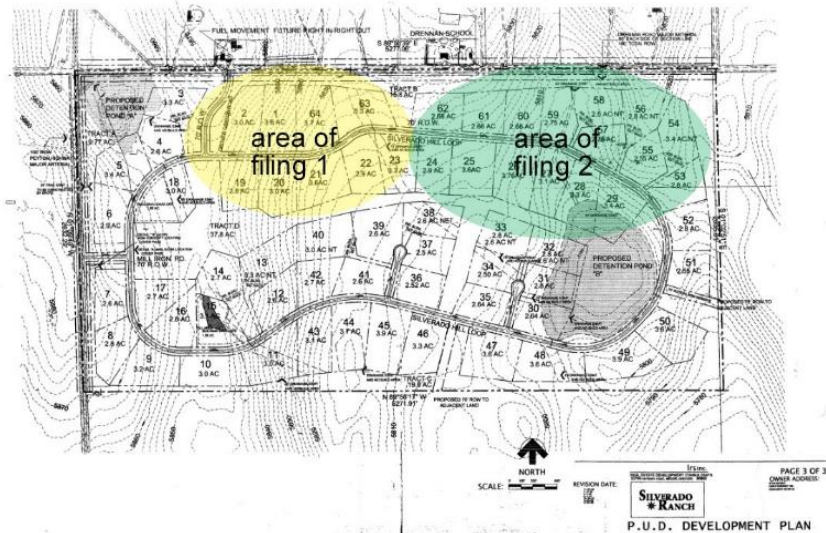
Lot #	Gross Lot Area In Acres	Comment
1.	2.60	Existing temp turnaround easement to be vacated
2.	2.62	
3.	2.65	
4.	2.65	
5.	2.72	
6.	2.76	
7.	2.78	
8.	2.69	
9.	3.81	
10.	3.13	No-build drainage area for the detention pond on south portion of lot
11.	3.66	No-build drainage area for the detention pond on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

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

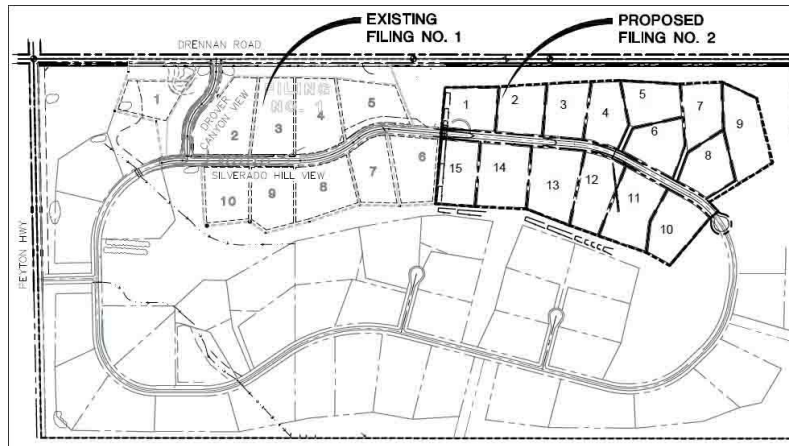
### Compliance with Criteria of Approval For Final Plat

- **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

FOUND 3/4" DIA. REBAR,  
S 8 1/2° S 9  
AND 2-1/2" DIA.  
ALUMINUM CAP STAMPED  
AS SHOWN

T15S R63W  
S 8 1/2° S 9  
S 17° S 16  
R. 1998  
P.S. 27120

T15S R63W  
S 9 1/2° S 10  
S 16 1/2° S 15  
R. 1998  
P.S. 27120

FOUND 3/4" DIA. REBAR,  
AND 2-1/2" DIA.  
ALUMINUM CAP STAMPED  
AS SHOWN

CHUCKER, METRO DIST.  
20' WATERS DIVISION  
REC. NO. 205054363

APPROX. LOCATION  
METER CHAIN  
PC 658

BASES OF BEARINGS  
S89°58'39"E S277°00'

DRENNAN ROAD 120' PUBLIC R.O.W.

SECTION LINE

R.O.W.

ADDITIONAL R.O.W.  
FOR DRENNAN ROAD  
DEDICATED BY FILING 1

TRACT B

TRACT A

TRACT C

TRACT D

TRACT E

TRACT F

TRACT G

TRACT H

TRACT I

TRACT J

TRACT K

TRACT L

TRACT M

TRACT N

TRACT O

TRACT P

TRACT Q

TRACT R

TRACT S

TRACT T

TRACT U

TRACT V

TRACT W

TRACT X

TRACT Y

TRACT Z

TRACT AA

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TRACT AD

TRACT AE

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TRACT AG

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TRACT BZ

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TRACT CE

TRACT CF

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TRACT CH

TRACT CI

TRACT CJ

TRACT CK

TRACT CL

TRACT CM

TRACT CN

TRACT CO

TRACT CP

TRACT CQ

TRACT CR

TRACT CS

TRACT CT

TRACT CU

TRACT CV

TRACT CW

TRACT CX

TRACT CY

TRACT CZ

TRACT DA

TRACT DB

TRACT DC

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TRACT EJ

TRACT EK

TRACT EL

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TRACT HY

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TRACT IA

TRACT IB

TRACT IC

TRACT ID

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TRACT IJ

TRACT IK

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TRACT IQ

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TRACT IU

TRACT IV

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TRACT IX

TRACT IY

TRACT IZ

TRACT JA

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TRACT JC

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TRACT JE

TRACT JF

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TRACT JH

TRACT JI

TRACT JJ

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TRACT JL

TRACT JM

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TRACT JP

TRACT JQ

TRACT JR

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TRACT JT

TRACT JU

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TRACT JX

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TRACT KZ

TRACT LA



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.

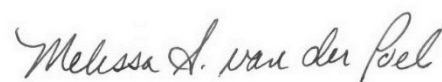
The amounts of water in the Denver Basin aquifers, and identified in this letter, are calculated based on estimated current aquifer conditions. For planning purposes the county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 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



## EL PASO COUNTY

Office of the County Attorney  
Civil Division

**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)(I), 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.***

---

<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

RESOLUTION NO. 25-

BOARD OF COUNTY COMMISSIONERS  
COUNTY OF EL PASO, STATE OF COLORADO

APPROVAL OF FINAL PLAT FOR  
SILVERADO RANCH FILING NO. 2 (SF246)

WHEREAS, Silverado Ranch Inc. did file an application with the El Paso County Planning and Community Development Department for the 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 the El Paso County Planning Commission on July 17, 2025, upon which date the Planning Commission did by formal resolution recommend approval of the Final Plat application; and

WHEREAS, a public hearing was held by the El Paso County Board of County Commissioners on July 24, 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, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. That the application was properly submitted for consideration by the Board of County Commissioners;
2. That proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and Board of County Commissioners;
3. That the hearings before the Planning Commission and Board of County Commissioners were 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. That all exhibits were received into evidence;
5. That the proposed land use does not permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor;



6. 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;
7. 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; and

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

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 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; and

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of El Paso County, Colorado, hereby approves the Final Plat application for the Silverado Ranch Filing No. 2 Subdivision;

BE IT FURTHER RESOLVED that the following conditions and notations shall be placed upon this approval:

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.

DONE THIS 24<sup>th</sup> day of July, 2025, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS  
OF EL PASO COUNTY, COLORADO

ATTEST:

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

By: \_\_\_\_\_  
County Clerk & Recorder

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.