



September 24, 2020

El Paso County Board of County Commissioners  
200 South Cascade Avenue, Suite 100  
Colorado Springs, CO 80903

RE: Reservation of a School Site for Academy District 20 at Sterling Ranch

Dear El Paso County Commissioners,

El Paso County School District 20 has worked with the developers of the Sterling Ranch Sketch Plan to identify two potential future school sites within the development. With the commencement of development within Sterling Ranch, El Paso County School District 20 is requesting the following action by the El Paso County Board of County Commissioners.

El Paso County School District 20 is requesting the reservation of the elementary school site indicated on the Sterling Ranch Sketch Plan, per El Paso County Code 8.5.3 (E) Guarantee of Future Land Dedication. The specific parcel being requested is identified as Parcel B in the Final Plat of Branding Iron at Sterling Ranch Filing No. 2, which consists of 11.663 acres +/- . Construction of a school on this site is not deemed feasible or in the public interest at this phase of development in Sterling Ranch. El Paso County School District recognizes that the reservation of the platted site is for a period of 5 years and may be extended by the mutual consent of the District and the owner or the owner's successors and assigns, per the provisions of El Paso County Code 8.5.3 (F). If the District does not request the school site within 20 years from the date of reservation, the El Paso County Board of County Commissioners may consider disposal of the site.

Reservation of the identified school site is not a substitute for the dedication of school land required per the existing El Paso County code. At such time as the District requests the transfer of ownership of the identified site to the District, the site shall be paid for with the land dedication credits required under the existing El Paso County code for the Sterling Ranch Master Planned area.

As the Sterling Ranch Sketch Plan area continues to develop, El Paso County School District 20 will request the Guarantee of Future Land Dedication of an additional 35-acre potential future school site identified on the approved Sterling Ranch Sketch Plan.

If you need additional information from the District to reserve the identified school site, please contact us.

Sincerely,

Becky Allan, Chief Financial Officer  
719-234-1268  
[becky.allan@asd20.org](mailto:becky.allan@asd20.org)  
El Paso County School District 20

Enclosures: Sterling Ranch Sketch Plan; Final Plat of Branding Iron at Sterling Ranch Filing No. 2 - Parcel B



LAND USE LEGEND:

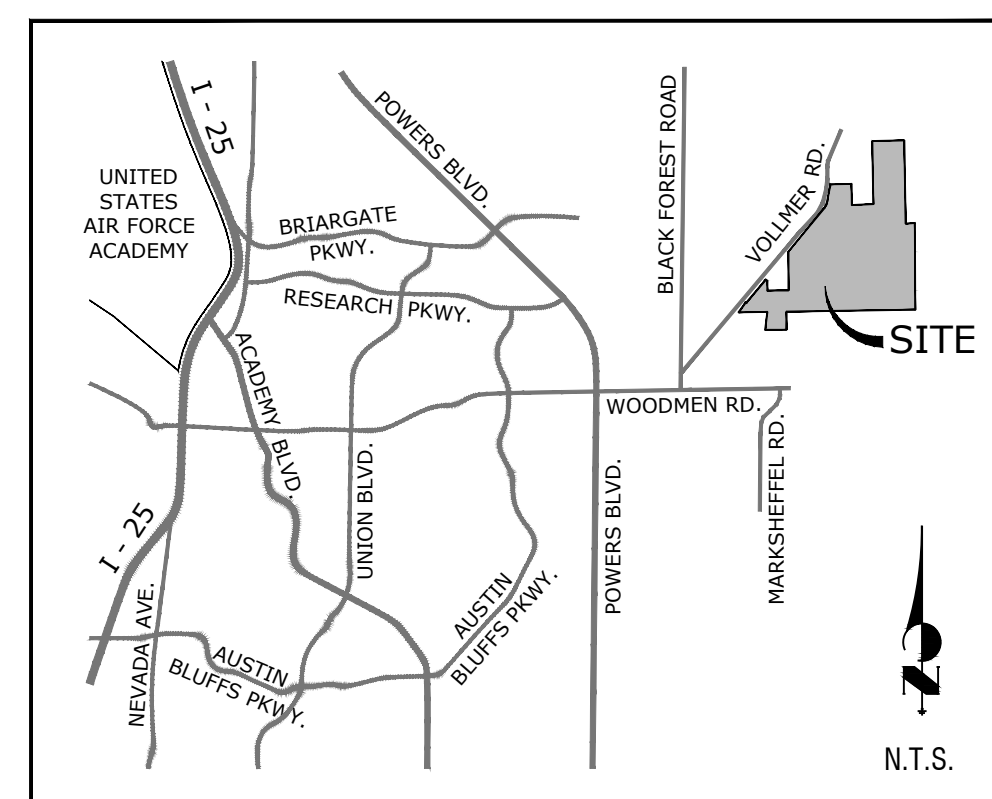
44 AC. RESIDENTIAL: 0.2 DU/AC,	9 D.U.
33 AC. RESIDENTIAL: 0.4 DU/AC,	13 D.U.
35 AC. RESIDENTIAL: 1 DU/AC,	35 D.U.
163 AC. RESIDENTIAL: 2 DU/AC,	272 D.U.
657 AC. RESIDENTIAL: 3-5 DU/AC,	2,366 D.U.
19 AC. RESIDENTIAL: 5-8 DU/AC,	140 D.U.
257 AC. RESIDENTIAL: 5-8 DU/AC ACTIVE ADULT,	1,325 D.U.
32 AC. RESIDENTIAL: 8-12 DU/AC,	320 D.U.
40 AC. RESIDENTIAL: 12-20 DU/AC,	691 D.U.
50 AC. COMMERCIAL	
57 AC. ELEMENTARY / K-8 SCHOOL	
18 AC. NEIGHBORHOOD PARK	
30 AC. COMMUNITY PARK	
57 AC. OPEN SPACE / PARK / GREENWAY	
43 AC. OPEN SPACE / BUFFER	
8 AC. UTILITY PARCEL	

TOTAL: 1,444 AC. TOTAL: 5,225 D.U. Max

SYMBOL LEGEND:

ROAD
FULL MOVEMENT ACCESS POINT
100-YEAR FLOODPLAIN
TRAIL
BUFFER / OS TRAIL CORRIDOR / EASEMENT
NEIGHBORHOOD PARK
ACCESS SPACING (FEET)

VICINITY MAP:



LEGAL DESCRIPTION:

THE WEST HALF OF THE WEST HALF OF THE EAST HALF AND EAST HALF OF THE WEST HALF AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27; THE EAST HALF OF THE SOUTHEAST QUARTER AND THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER LYING SOUTH AND EAST OF THE COUNTY ROAD KNOWN AS VOLLMER ROAD, OF SECTION 28, THE WEST HALF OF THE EAST HALF AND THE WEST HALF OF SECTION 34; THE EAST HALF AND THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, AND ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 33 LYING SOUTH AND EAST OF THE COUNTY ROAD KNOWN AS VOLLMER ROAD, EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33 LYING SOUTH AND EAST OF SAID COUNTY ROAD AS DEEDED TO COLORADO INTERSTATE GAS COMPANY BY WARRANTY DEED RECORDED IN BOOK 1173 AT PAGE 359; AND THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER LYING SOUTHWEST OF THE COUNTY ROAD KNOWN AS VOLLMER ROAD, OF SECTION 32, EXCEPT THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32 DEEDED TO J. MARCUS BROWN BY TRUSTEES' DEED RECORDED IN BOOK 3292 AT PAGE 168; ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO. ALL THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO LYING SOUTH AND EAST OF THE COUNTY ROAD (VOLLMER ROAD), ALSO: THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LYING SOUTHERLY OF AN EXISTING EAST - WEST FENCE AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 23, 2004 AT RECEPTION NO. 204209417, COUNTY OF EL PASO, STATE OF COLORADO, ALSO: THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., LYING SOUTHEASTERLY OF THE PUBLIC ROAD KNOWN AS VOLLMER ROAD, EL PASO COUNTY, COLORADO, AND CONTAINING 1443.695 ACRES MORE OR LESS.

NOTES:

1. MTCR, GCR, & PROPOSED CLASSIFICATION AND ROW DATA IS FOUND ON PAGE 16 OF THE 2008 SKETCH PLAN DOCUMENT.

1. NO SCHOOL SITES ARE SHOWN IN THE ACTIVE ADULT COMMUNITY DUE TO THE NATURE OF THE USE. IF THIS USE CHANGES, OR SCHOOL-AGE CHILDREN OCCUPY THESE UNITS, SCHOOL DEDICATION WILL BE MADE.

OWNER & DEVELOPER INFO:

SR LAND, LLC.  
20 BOULDER CRESCENT STREET, SUITE 102  
COLORADO SPRINGS, CO 80903-3300

CHALLENGER COMMUNITIES, LLC.  
8605 EXPLORER DRIVE, SUITE 250  
COLORADO SPRINGS, CO 80920-1013

MORLEY BENTLEY/TRADER VICS INVESTMENTS LLC.  
P.O. BOX 217  
GALENA, KS 66739-0217

Overall Development Dwelling Unit Table

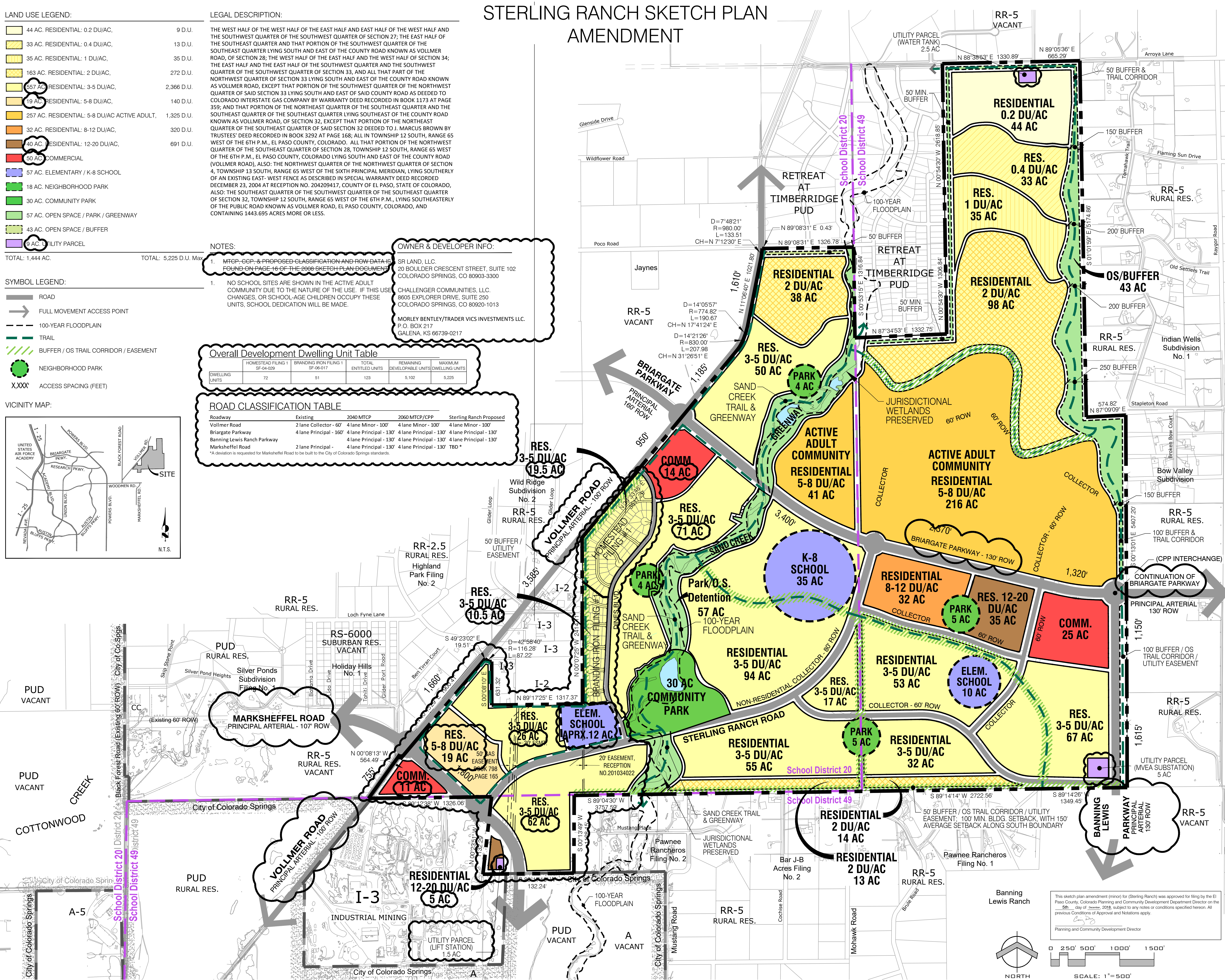
	HOMESTEAD FILING #1 SF-04-029	BRANDING FROM FILING #1 SF-06-017	TOTAL ENTITLED UNITS	REMAINING DEVELOPABLE UNITS	MAXIMUM DWELLING UNITS
DWELLING UNITS	72	51	123	5,102	5,225

ROAD CLASSIFICATION TABLE

Roadway	Existing	2040 MTCR	2060 MTCR/CPP	Sterling Ranch Proposed
Vollmer Road	2 lane Collector - 60'	4 lane Minor - 100'	4 lane Minor - 100'	4 lane Minor - 100'
Briargate Parkway	4 lane Principal - 160'	4 lane Principal - 130'	4 lane Principal - 130'	4 lane Principal - 130'
Banning Lewis Ranch Parkway	4 lane Principal - 130'	4 lane Principal - 130'	4 lane Principal - 130'	4 lane Principal - 130'
Marksheffel Road	2 lane Principal - 130'	4 lane Principal - 130'	4 lane Principal - 130'	4 lane Principal - 130'

\*A deviation is requested for Marksheffel Road to be built to the City of Colorado Springs standards.

# STERLING RANCH SKETCH PLAN AMENDMENT



Land Planning  
Landscape  
Architecture  
Urban Design

NES

N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

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## STERLING RANCH SKETCH PLAN AMENDMENT

MORLEY-BENTLEY INVESTMENTS, LLC.

DATE: OCTOBER 29, 2007  
PROJECT NO.: J.MAYNARD/J.ROMERO  
PREPARED BY: J.KUNNEL/JN-SWIFT

### AMENDMENT

DATE	BY	DESCRIPTION
04-10-2008	JLK	COUNTY COMMENTS
04-30-2008	JLK	COUNTY COMMENTS
05-22-2008	JLK	COUNTY COMMENTS
10-13-2008	JLK	AMENDED SKETCH PLAN PER COUNTY COMMENTS
10-29-2008	JLK	AMENDED SKETCH PLAN PER COUNTY COMMENTS
07-12-2018	MS	AMENDMENT
10-25-2018	BI	COUNTY COMMENTS
11-26-2018	BI	COUNTY COMMENTS
11-28-2018	BI	COUNTY COMMENTS



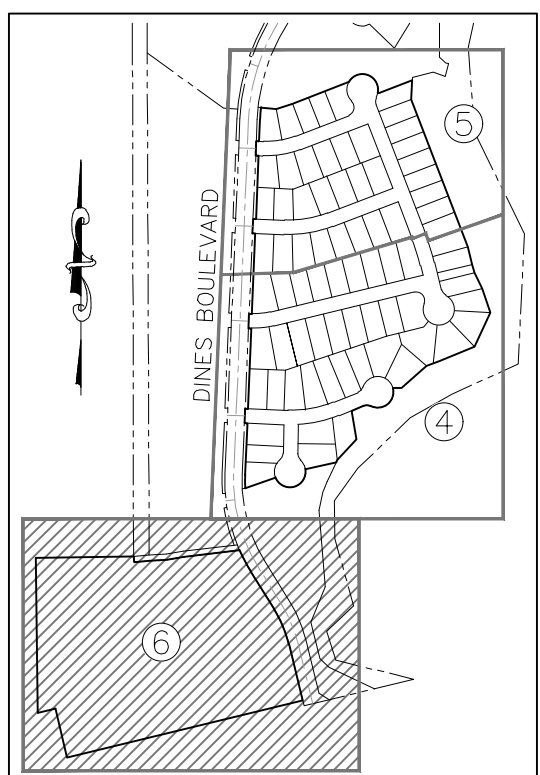
# BRANDING IRON AT STERLING RANCH FILING NO. 2

A REPLAT OF TRACT K, "STERLING RANCH FILING NO. 1", TOGETHER WITH A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

## LEGEND:

S	SQUARE FEET
(R)	RADIAL
(xxxx)	ADDRESS
Ch	CHORD
ChB	CHORD BEARING
●	SET ORANGE PLASTIC SURVEYORS CAP ON NO 5 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
○	FOUND MONUMENT AS NOTED
—	BOUNDARY LINE
—	PROPERTY LINE
—	RIGHT OF WAY LINE
—	CENTERLINE
—	EASEMENT LINE
—	ADJACENT PROPERTY LINE
—	EXISTING RIGHT OF WAY LINE
—	EXISTING CENTERLINE
—	EXISTING EASEMENT
—	100' FLOODPLAIN LINE ZONE AR
■ ■ ■ ■	MATCHLINE

\*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION

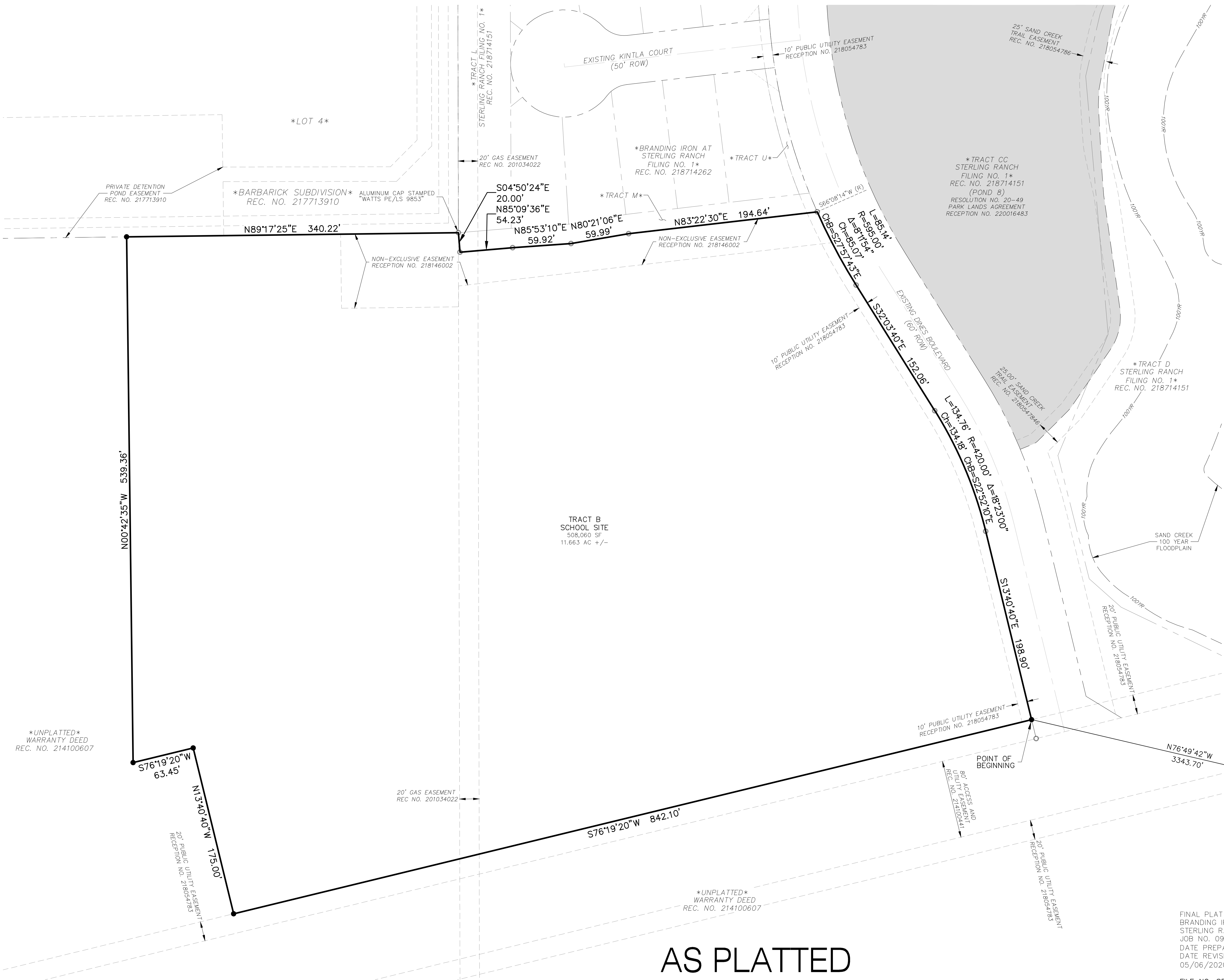
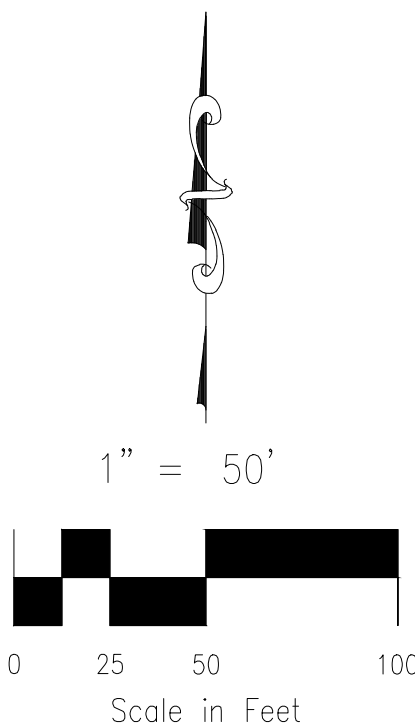


## SHEET INDEX

NOT TO SCALE

## DETAIL A

NOT TO SCALE



FINAL PLAT  
BRANDING IRON AT  
STERLING RANCH FILING NO. 2  
JOB NO. 09-012  
DATE PREPARED: 03/06/2019  
DATE REVISED:  
05/06/2020

FILE NO. SF-19-018



102 E. PIKES PEAK AVE., 5TH FLOOR  
COLORADO SPRINGS, CO 80903  
PHONE: 719.555.5465

SHEET 6 OF 6