

SF1918



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,

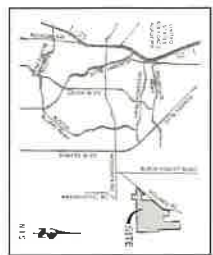
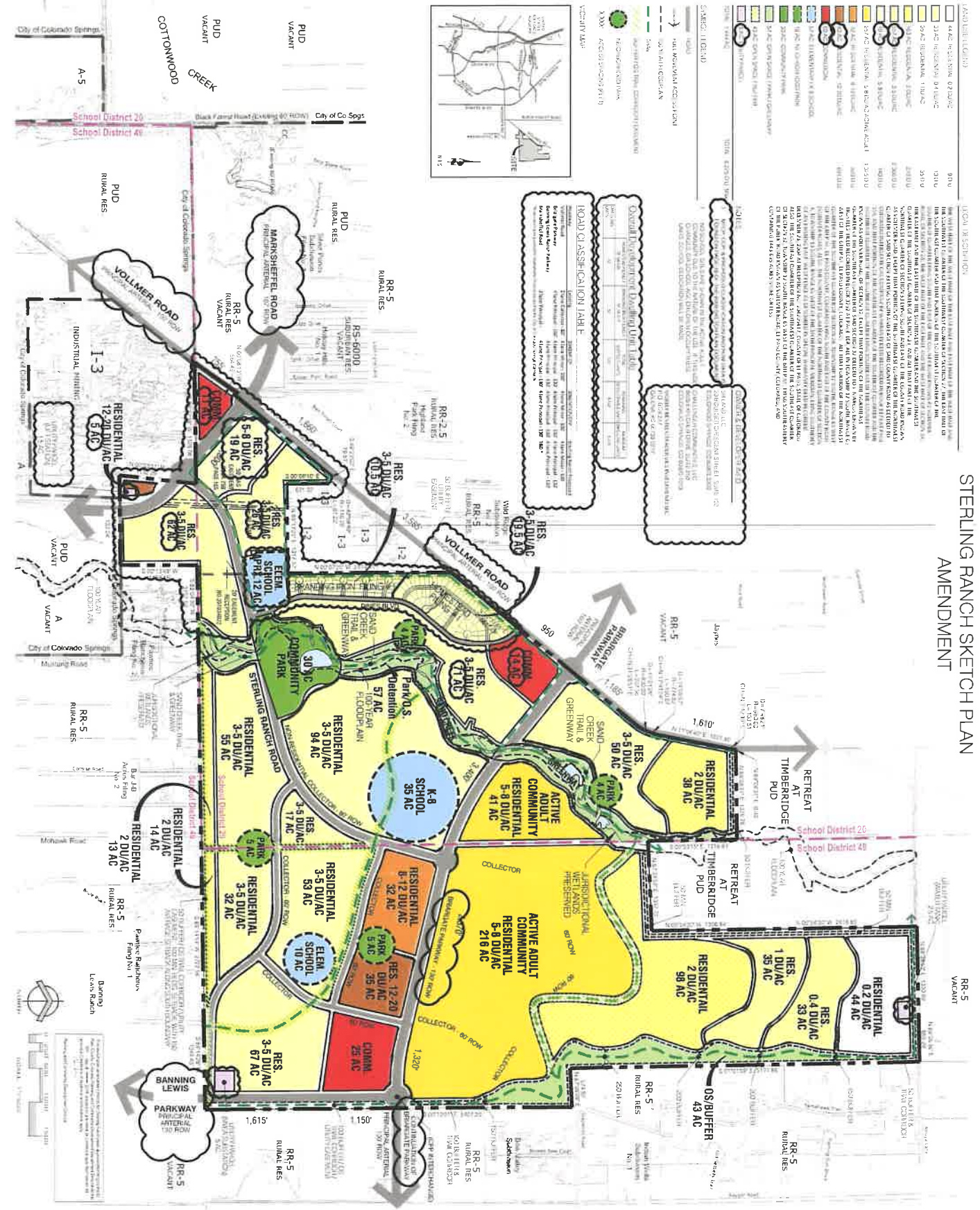
Becky Allan, Chief Financial Officer
719-234-1268
becky.allan@asd20.org
El Paso County School District 20

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

STERLING RANCH SKETCH PLAN AMENDMENT

LAND DESCRIPTION

0.42 AC RESIDENTIAL 2 DU/AC	RR-5
1.25 AC RESIDENTIAL 2 DU/AC	RR-5
3.5 AC RESIDENTIAL 2 DU/AC	RR-5
5.8 AC RESIDENTIAL 2 DU/AC	RR-5
12.20 AC RESIDENTIAL 5 AC	RR-5
19 AC RESIDENTIAL 5.8 DU/AC	RR-5
25 AC RESIDENTIAL 5.8 DU/AC	RR-5
30 AC RESIDENTIAL 5.8 DU/AC	RR-5
35 AC RESIDENTIAL 5.8 DU/AC	RR-5
38 AC RESIDENTIAL 2 DU/AC	RR-5
41 AC RESIDENTIAL 5.8 DU/AC	RR-5
44 AC RESIDENTIAL 0.2 DU/AC	RR-5
47 AC RESIDENTIAL 0.4 DU/AC	RR-5
50 AC RESIDENTIAL 2 DU/AC	RR-5
53 AC RESIDENTIAL 3.5 DU/AC	RR-5
57 AC RESIDENTIAL 3.5 DU/AC	RR-5
67 AC RESIDENTIAL 3.5 DU/AC	RR-5
72 AC RESIDENTIAL 8-12 DU/AC	RR-5
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ROAD CLASSIFICATION TABLE

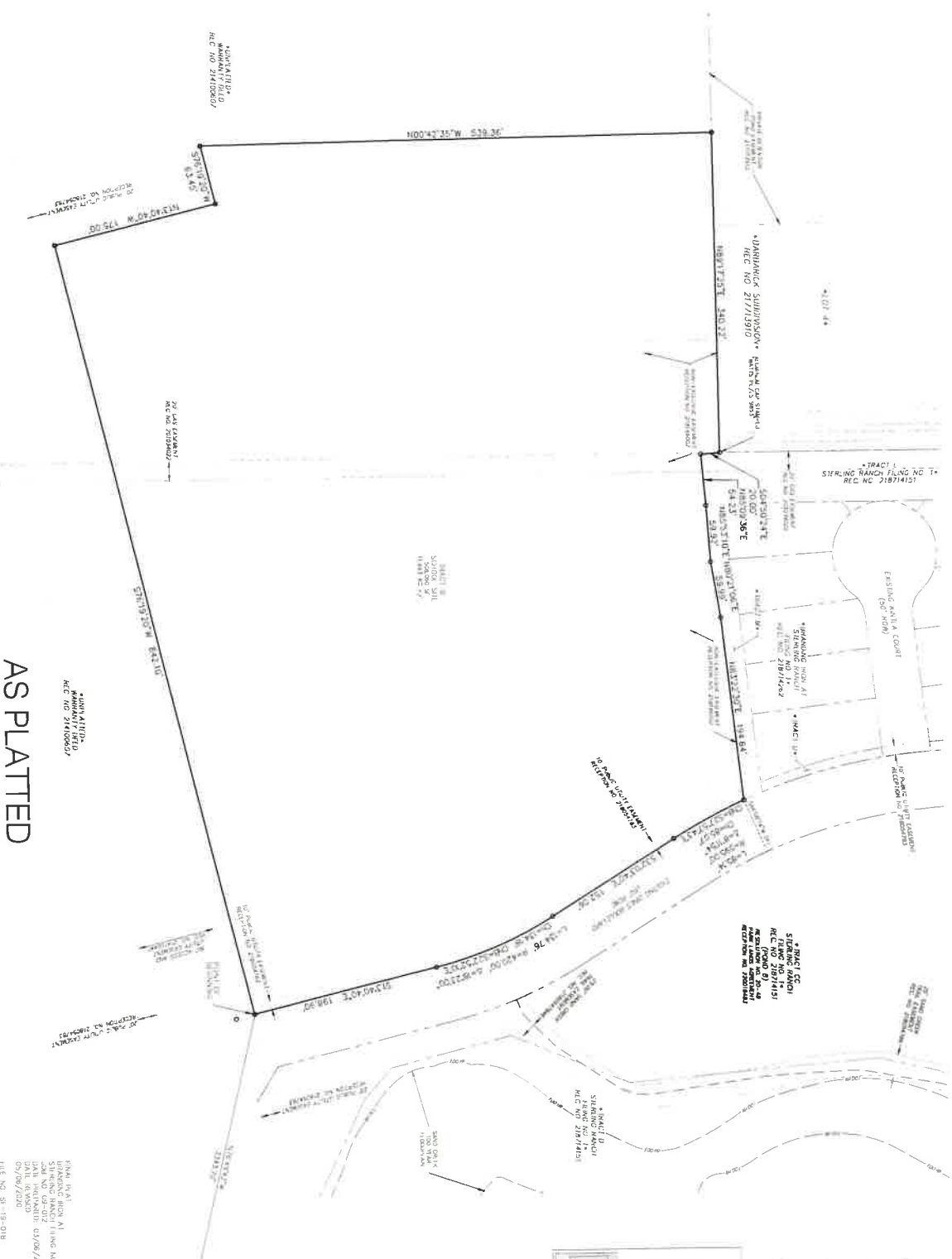
ROAD TYPE	CLASSIFICATION
Major Arterial	Class I
Minor Arterial	Class II
Collector	Class III
Local	Class IV
Driveway	Class V

NOTES

1. All lots shown on this sketch plan are subject to the final plat map.
2. The zoning district shown on this sketch plan is for informational purposes only and does not constitute a final zoning decision.
3. The sketch plan is subject to the final plat map and the final zoning decision.
4. The sketch plan is subject to the final plat map and the final zoning decision.
5. The sketch plan is subject to the final plat map and the final zoning decision.

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



AS PLATTED

DATE: 05/13/13
 DRAWING: BRANDING IRON AT STERLING RANCH FILING NO. 2
 DATE: 05/13/13
 FILE NO: ST-13-018

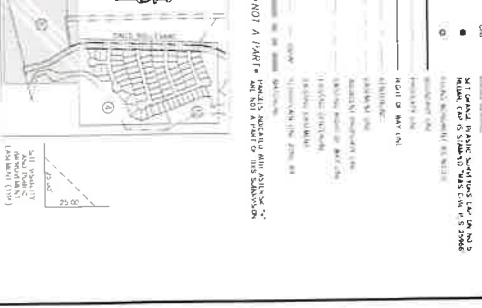
101 INDUSTRIAL SHILOH
 COLORADO SPRING, CO 80901
 PHONE: 719.533.1100



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SHEET INDEX



DETAIL (D)

