

Peter M. Susemihl  
psusemihl@smmclaw.com

EPC Planning and  
Community  
Development (for at  
least 5 years now)

August 18, 2021

El Paso County Special District Review Committee  
El Paso County Development Services Center  
Att: Kari Parsons  
2880 International Circle  
Colorado Springs, CO 80901

this LOI does not address the mandatory and discretionary approval criteria, nor the County Wide Master Plan or Water Master plan as discussed in the EA. Please see the Grandview Metro District ID211 for an example (note the Master Plan discussion will be different).

**RE: Letter of Intent  
Proposed Silverado Ranch Metropolitan District (the "District")**

Ladies and Gentlemen:

This correspondence is to serve as a letter of intent for the formation of Title 32 metropolitan district to serve the Silver Ranch Subdivision consisting of 320 acres planned for 64 residential units on 2 1/2 acre lots.

**OWNER:**

Silverado Ranch, Inc.  
Stan Searle, President  
18911 Cherry Springs Ranch  
Monument, CO 80132  
719-649-9590  
stan@searleranch.com

**Review of Projects (Many Goals and Policies are applicable to a project)**

1. Where is the project (refer to region)
2. What is their water supply (central, wells, by whom)
3. If they are a central supplier, how have they addressed Section 3 (efficiencies, cooperation, reuse, storage, interconnection)
4. What standards of Section 4 are applicable, especially for groundwater (quality, economic life, sustainability)
5. How has the applicant addressed water supply needs at full buildout. Chapter 5
6. Have they planned for the project or the area to ensure adequate water in the future (efficiency, drought planning, conservation, flexibility in design, reuse, participating in regional water supply planning, renewable water partnerships and development, etc)

Water Master Plan evaluate the application answering these questions in the Water Master Plan document

<https://assets-planningdevelopment.elpaso.co.com/wp-content/uploads/WaterMasterPlan2018/Water-Master-Plan-2018-A-Copy.pdf>

**DEVELOPER:**

Silverado Ranch, Inc.  
Stan Searle, President  
18911 Cherry Springs Ranch Drive  
Monument, CO 80132  
719-649-9590  
stan@searleranch.com

**CONSULTANTS:**

JPS ENGINEERING, Inc..  
John Schwab  
19 E. Willamette Ave.  
Colorado Springs, CO 80903  
719-477-9429  
[john@jpsengr.com](mailto:john@jpsengr.com)

Duncan Bremer  
236 N. Washington St. 7E  
Monument, CO 80132



PLACETYPES	LAND USES													
	Residential Single-Family Detached	Residential Single-Family Attached	Residential Medium Density Attached	Residential Medium Density Detached	Residential Multifamily	Commercial Neighborhood Center	Commercial Regional Center	Commercial Office	Commercial Light Industrial/Manufacturing	Industrial Heavy Industrial	Industrial Medium Density	Industrial Neighborhood	Industrial Neighborhood	Utility
Rural	●	●	○											○
Large-Lot	○					○	○							○
Suburban		●	○	○	○	○	○							○
Urban Residential		●	●	○	○	○	○	○						○
Rural Center		●	●	○	○	○	○	○						○
Regional Center		●	●	○	○	○	○	○						○
Employment Center						○	○	○		●	●	●	●	○
Regional Open Space													●	○
Mountain Interface													●	○
Military										○	○	○	○	○
Utility														○

● Primary Land Use (The government plays a primary role in characterizing that placetype)  
○ Supporting Land Use (The government serves to support the primary land use)

**Guidance for Evaluating Land Use Applications**

The Master Plan should be relied upon for guidance when considering land use applications and determining consistency with the Plan should be added to the Land Development Code as one of the criteria for approval when taking formal action to approve or deny a land use application. By using the Master Plan as an evaluation tool and decision-making guide, questions like those below can help determine the land use compatibility and overall appropriateness and desirability from a planning perspective.

- Is the proposed use located within a Key Area? If so, how will the proposed use affect the unique identity or character of the Key Area?
- Does the proposed use promote the level of change identified in the Areas of Change map?
- Does the use fall within the primary or supporting land uses within the identified Placetype? Is the proposed use consistent with the character and objectives of the Placetype?
- Is the use located within a Priority Annexation Area? If so, how does the nearby municipality plan for or otherwise address the subject property and does the proposed use align with the municipality's plan?

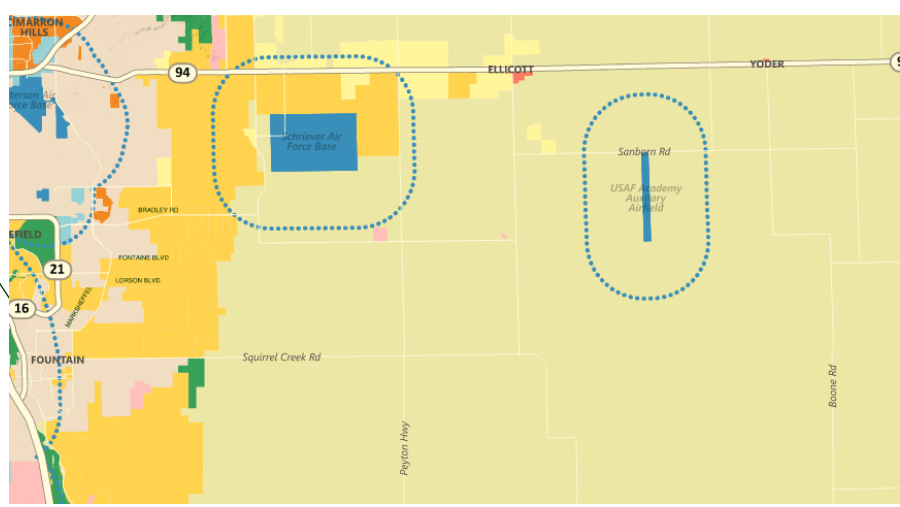
- Is the use located within a Housing Priority Development Area? If so, is the proposed use one of the identified housing types for the area?
- Is the use located within a Commercial Priority Development Area? If so, is the proposed use one of the identified commercial uses for the area?
- Is the use located within an Employment Priority Development Area? If so, is the proposed use one of the identified employment-focused uses for the area?
- Is there existing infrastructure to which the proposed development can connect? If so, is connection proposed and how will it be accomplished? If not, is there a plan for future extension of infrastructure to the property?
- Does the development trigger the need for pedestrian or multimodal connections and are such connections being proposed?
- Does the proposed use/development incorporate appropriate conservation design principles as identified in the Master Plan?
- Will the proposed use/development further the County's objective of meeting the Vision, Principles, Goals, and Objectives of the Master Plan?
- Does the proposed use/development support the Implementation Objectives and Specific Strategies of the Master Plan?

August 18, 2021

New County Master Plan; Please address in LOI Placetype = Rural

duncan@bremer.us

Patten Associates, Inc.  
Peter Patten  
4271 Horse Gulch Loop  
Colorado Springs, CO 80924  
1-970-871-9111  
ppatten@pattenassociates.com



Type and Level of Services:

<https://elpaso.hlplanning.com/pages/documents>

The proposal is to have a metropolitan district with all of the authority granted by Title 32, Colorado Revised Statutes:

this property is on well and septic so why is the district including this?

- Water
- Wastewater
- Street Improvements and Traffic Safety
- Drainage facilities
- Park and Recreation
- Mosquito control
- Covenant enforcement

if there is a cistern you may want to consider fire protection?

- Water .....
- Sanitation .....
- Street Improvements, Transportation and Safety Protection ...
- Drainage .....
- Parks and Recreation .....
- Mosquito Control .....
- Fire Protection .....
- Television Relay and Translation .....
- Covenant Enforcement and Design Review .....
- Security Services .....

Initially the District will provide roads and park and recreation (trails). The purpose of this District is to insure a mechanism for the development and funding of future improvements planned by future residents. The District is a art of the Planned Unit Development and includes riding and hiking trails and primary access off of Drennan Road and Peyton Highway.

describe exactly what the district is created for: is it construct roads to non-county standards and to own and maintain those roads, and the parks and open space? (horse barns)

This District will primarily be a mechanism for financing public infrastructure with ongoing maintenance operations.

remove the initially, there is not a future plan is there for the district to create additional services is there? if there is describe.

The overall need for creation of the District is that there are currently no other governmental entities located in the vicinity of the proposed District feasible lor capable to undertake the design, construction, maintenance of the public infrastructure. The justification for the District is that the District will generate the tax revenues sufficient to pay the costs of public improvements and create benefits for the future residents.

the only infrastructure is private roads, trails openspace and private drainage....Discuss why HOA cant,

Silverado consists of 320 acres and is planned for 64 detached single family units. Residential units will have a value of approximately \$750,000 at build-out in today's dollars.

there is a commercial component (stables equestrian that needs to be addressed: is it included? costs. etc

It is anticipated that the public infrastructure costs would be approximately \$3,000,000 but a higher amount will be authorized to cover future costs of capital improvements. More detailed information will be provided in the financial plan of the service plan. A mill levy of 30 mills is proposed for debt and 10 mills for operations.

roads? drainage (this dos not include water and wastewater)

This District shall design, construct, and finance the municipal infrastructure which will consist of the main arterials and collectors and park and recreation facilities. The properties may in the future

Drennan Road?

is it 30 mills for residential purposes, 10 mills for maintenance, and 5 mills for covenant enforcement so max mill of 45? what about the horse stables is that not commercial? should there be a sub district for the commercial?

August 18, 2021

this seems very unrealistic and if it to be included you will provide the costs to do this and state who will likely provide the services be served by a central water system and waste water system provided by third parties. District. Roads and traffic safety devices, will be owned and maintained by the District.

Overview of the Financing and Construction Plans:

The intent is that the District will provide for all necessary municipal infrastructure. this is far from municipal. well, septic, private gravel roads,

Roads will owned and maintained by the District. Sales Build-out is expected to take between 6 to 10 years. Roads, trails, parks, and other amenities will be constructed over 3-4 years.

The developer will finance and build all public infrastructure subject to a reimbursement agreement from the District. There will be safeguards in place to insure homeowner protection from excessive debt; i.e. a mill levy of 40 mills, capped at 50 mills.

this is different above.

Proposed Time Schedule:

- July 2021-Preapplication meeting
- September 2021-Planning Commission
- September 2021-County Commissioners
- September to November 2021-court proceedings and election

Address future connections to adjacent properties. Will public traffic be allowed through this development?

this need to be clarified here and than justified in the financial analysis; this appears wishy washy

Legal description (attached).

MANDATORY CRITERIA FOR DISAPPROVAL

The BoCC shall disapprove the draft service plan unless evidence satisfactory to it of each of the following is presented or, in the BoCC 's discretion, the BoCC conditionally approves the draft service plan to cause compliance with these criteria (C.R.S. § 32-1-203(2)):

- There is sufficient existing and projected need for organized service in the area to be served by the proposed special district;
- The existing service in the area to be served by the proposed special district is inadequate for present and projected needs;
- The proposed special district is capable of providing economical and sufficient service to the area within its proposed boundaries;
- The area to be included in the proposed special district has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

DISCRETIONARY CRITERIA FOR DISAPPROVAL

The BoCC may disapprove the draft service plan if evidence of the following, at the BoCC 's discretion, is not presented (C.R.S. § 32-1-203(2.5)):

- Adequate service is not, or will not be, available to the area through the County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis;
- The facility and service standards of the proposed special district are compatible with the facility and service standards of each County within which the proposed special district is to be located and each municipality which is an interested party as defined in C.R.S. § 32-1-204 and this Code;
- The proposal is in substantial compliance with the El Paso County Master Plan;
- The proposal is in compliance with any duly adopted County regional, or State long-range water quality management plan for the area; or
- The creation of the proposed special district will be in the best interests of the area proposed to be served.

Address this Criteria in detail in the letter of intent along with the master plan components

### Silverado Ranch Legal Description

THE NORTH HALF OF SECTION 16, TOWNSHIP 15 SOUTH, RANGE 63 WEST OF THE 6<sup>TH</sup> P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTH HALF OF SECTION 16; THENCE S 89°58'39" E. ALONG THE NORTH LINE OF SAID NORTH HALF, 5277.06 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 01°02'51" E. ALONG THE EAST LINE OF SAID NORTH HALF, 2635.81 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N 89°58'17" W. ALONG THE SOUTH LINE OF SAID NORTH HALF, 5271.91 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N 01°09'40" W. ALONG THE WEST LINE OF SAID NORTH HALF, 2632.29 FEET TO THE NORTHWEST CORNER THEREOF AND THE POINT OF BEGINNING AND CONTAINING 318.881 ACRES MORE OR LESS

LESS LOTS 1, 2, 3, 5, AND 8 SILVERADO RANCH FILING No. 1, EL PASO COUNTY, COLORADO.

the Plan should also tell the reader what it is your requesting: single district? what the mills are and max debt etc.....

what is the acreage of the district without the lots? what is the acreage of the future inclusion areas- provide legal for the future inclusion areas.

look at the letter of intent for the most recently approved special district- ID211 for an example if you are unsure how to use the Mater plan documents

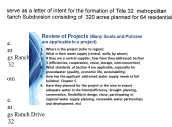
# LOI V\_1 redlines.pdf Markup Summary 10-12-2021

dsdparsons (31)

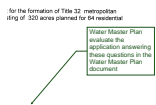


**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 10/12/2021 2:38:27 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

this LOI does not address the mandatory and discretionary approval criteria, nor the County Wide Master Plan or Water Master plan as discussed in the EA. Please see the Cloverleaf Metro District for an example (note the Master Plan discussion will be different).



**Subject:** Image  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 10/12/2021 2:38:56 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



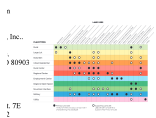
**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 10/12/2021 2:39:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Water Master Plan evaluate the application answering these questions in the Water Master Plan document

<https://assets-planningdevelopment.elpasoco.com/wp-content/uploads/WaterMasterPlan2018/Water-Master-Plan-2018-A-Copy.pdf>

**Subject:** Text Box  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 10/12/2021 2:39:10 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

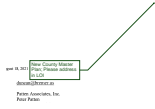
<https://assets-planningdevelopment.elpasoco.com/wp-content/uploads/WaterMasterPlan2018/Water-Master-Plan-2018-A-Copy.pdf>



**Subject:** Image  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 10/12/2021 2:39:23 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

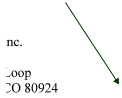
<https://assets-planningdevelopment.elpasoco.com/wp-content/uploads/WaterMasterPlan2018/Water-Master-Plan-2018-A-Copy.pdf>

**Subject:** Image  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 10/12/2021 2:39:38 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 10/12/2021 2:39:52 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

New County Master Plan; Please address in LOI



**Subject:** Arrow  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 10/12/2021 2:39:58 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

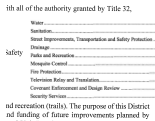


**Subject:** Text Box  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 10/12/2021 2:40:06 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

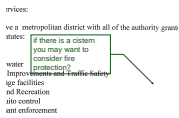
<https://el Paso.hplanning.com/pages/documents>



**Subject:** Image  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 10/12/2021 2:43:42 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Image  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 10/12/2021 2:46:03 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 10/12/2021 2:46:30 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

if there is a cistern you may want to consider fire protection?



The proposal is to have a metropol  
Colorado Revised Statutes:  
this property  
is on well and septic  
so why do we need  
the district including this?  
Water  
Wastewater  
Sanitation/Improvement  
Drainage facilities  
Park and Recreation  
Mosquito control  
Covenant enforcement

**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 10/12/2021 2:57:37 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

this property is on well and septic so why is the district including this?

Subject: Callout  
Page Label: 2  
Author: dsdparsons  
Date: 10/12/2021 3:00:44 PM  
Status:  
Color: ■  
Layer:  
Space:

**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 10/12/2021 3:00:44 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

describe exactly what the district is created for: is it construct roads to non-county standards and to own and maintain those roads, and the parks and open space? (horse barns)

Subject: Callout  
Page Label: 2  
Author: dsdparsons  
Date: 10/12/2021 3:00:49 PM  
Status:  
Color: ■  
Layer:  
Space:

**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 10/12/2021 3:00:49 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

remove the initially, there is not a future plan is there for the district to create additional services is there? if there is describe.

Subject: Callout  
Page Label: 2  
Author: dsdparsons  
Date: 10/12/2021 3:03:32 PM  
Status:  
Color: ■  
Layer:  
Space:

**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 10/12/2021 3:03:32 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

the only infrastructure is private roads, trails openspace and private drainage....Discuss why HOA cant,

Subject: Callout  
Page Label: 2  
Author: dsdparsons  
Date: 10/12/2021 3:03:39 PM  
Status:  
Color: ■  
Layer:  
Space:

**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 10/12/2021 3:03:39 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

there is a commercial component (stables equestrian that needs to be addressed: is it included? costs. etc

Subject: Callout  
Page Label: 2  
Author: dsdparsons  
Date: 10/12/2021 3:09:39 PM  
Status:  
Color: ■  
Layer:  
Space:

**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 10/12/2021 3:09:39 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

roads? drainage (this dos not include water and wastewater)



**Subject:** Image  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 10/12/2021 2:37:55 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Image  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 10/12/2021 2:38:02 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 10/12/2021 2:50:41 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Address this Criteria in detail in the letter of intent along with the master plan components



**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 10/12/2021 3:08:26 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

is it 30 mills for residential purposes, 10 mills for maintenance, and 5 mills for covenant enforcement so max mill of 45? what about the horse stables is that not commercial? should there be a sub district for the commercial?



**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 10/12/2021 2:53:41 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

this is far from municipal. well, septic, private gravel roads,



**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 10/12/2021 2:54:37 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

this need to be clarified here and than justified in the financial analysis; this appears wishy washy



**Subject:** Arrow  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 10/12/2021 3:05:52 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

The intent is that the District will provide for all necessary municipal  
roads will owned and maintained by the District. Notes: Road-100 or a  
10 year. Roads, trails, parks, and other amenities will be constructed  
The developer will finance and build all public infrastructure subject  
agreement from the District. There will be additional in place to cover  
the remaining 20% of the total cost of 47 million, 20% of 47 million  
is 9.4 million dollars.  
Proposed Date Submitted:  
May 2021 Presentation meeting  
September 2021 Planning Commission  
September 2021 County Commissioners  
September to November 2021 court proceedings and election  
Legal description (attached):

**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 10/12/2021 3:06:29 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

this is different above.

4-10-21  
The Plan should also tell the reader what it is your requesting: single district? what the mills are and max debt etc.....

**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 10/12/2021 3:07:37 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

this seems very unrealistic and if it to be included you will provide the costs to do this and state who will likely provide the services

the Plan should also tell the reader what it is your requesting: single district? what the mills are and max debt etc.....

**Subject:** Callout  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 10/12/2021 2:48:36 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

this should clearly state how many of the 64 lots have been sold and if those properties are included in district as proposed or if they are in future inclusion areas.

the Plan should also tell the reader what it is your requesting: single district? what the mills are and max debt etc.....

**Subject:** Callout  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 10/12/2021 2:50:10 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

the Plan should also tell the reader what it is your requesting: single district? what the mills are and max debt etc.....

7 THENCE N 01°00' 00" W, ALONG THE WEST  
2432.29 FEET TO THE NORTHWEST CORNER  
BEGINNING AND CONTINUING S44°18'15" NORTH  
D & S SILVERADO RANCH LITTLING No. 1, BL.  
What is the acreage of the district without the lots? what is the acreage of the future inclusion areas? provide legal for the future inclusion areas.

**Subject:** Callout  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 10/12/2021 2:55:36 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

what is the acreage of the district without the lots? what is the acreage of the future inclusion areas? provide legal for the future inclusion areas.

look at the letter of intent for the most recently approved special district ID211 for an example if you are unsure how to use the Mater plan documents

21

**Subject:** Callout  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 10/12/2021 2:56:48 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

look at the letter of intent for the most recently approved special district- ID211 for an example if you are unsure how to use the Mater plan documents

dsdrice (3)

higher amount will be authorized to co information will be provided in the file proposed for den and 10 mills for oper  
This District shall design, construct, and the main streets and collectors road just

**Subject:**  
**Page Label:** 2  
**Author:** dsdrice  
**Date:** 10/8/2021 3:26:45 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

use public transportation services, revenue, and approximately a authorized to cover future costs of capital improvement provided in the financial plan of the service plan. A mill lev 1 10 mills for operations.  
ign, construct, and finance the municipal infrastructure which collectors and park and recreation facilities. The properties  
Drennan Road?

**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdrice  
**Date:** 10/8/2021 3:28:10 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Drennan Road?

will provide for all necessary municipal infrastructure  
to the State. This shall not be subject to the revenue of a mill lev  
of all public utility and subject to reimbursement from the State. The State shall not be subject to reimbursement from the State. The State shall not be subject to reimbursement from the State.  
Address future connections to adjacent properties. Will public traffic be allowed through this development?  
at DOWNEY, INC.

**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdrice  
**Date:** 10/8/2021 3:27:59 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Address future connections to adjacent properties. Will public traffic be allowed through this development?

# LOI V\_1 redlines.pdf Markup Summary 10-14-2021

dsdparsons (32)

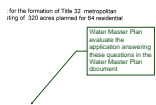


**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 10/14/2021 7:52:57 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

this LOI does not address the mandatory and discretionary approval criteria, nor the County Wide Master Plan or Water Master plan as discussed in the EA. Please see the Grandview Metro District ID211 for an example (note the Master Plan discussion will be different).

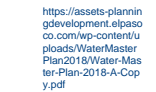


**Subject:** Image  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 10/12/2021 2:38:56 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



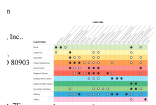
**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 10/12/2021 2:39:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Water Master Plan evaluate the application answering these questions in the Water Master Plan document



**Subject:** Text Box  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 10/12/2021 2:39:10 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

<https://assets-planningdevelopment.elpasoco.com/wp-content/uploads/WaterMasterPlan2018/Water-Master-Plan-2018-A-Copy.pdf>



**Subject:** Image  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 10/12/2021 2:39:23 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Image  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 10/12/2021 2:39:38 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

semihl, McDermott & Downie, I  
4. Ssemihl  
@semihl.com  
: 18, 2021  
County Special District Review Committee  
County Development Services Center  
at Parsons  
International Circle

**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 10/12/2021 3:26:13 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

EPC Planning and Community Development (for at least 5 years now)

Figure 4.101  
New County Master Plan  
Map 4.101  
Map 4.101  
Map 4.101

**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 10/14/2021 8:14:33 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

New County Master Plan; Please address in LOI  
Placetype = Rural

nc.  
Loop  
CO 80924

**Subject:** Arrow  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 10/12/2021 2:39:58 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

https://el Paso.hplanning.com/pages/documents  
with all of the authority granted by Title 52.  
Traffic Safety

**Subject:** Text Box  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 10/12/2021 2:40:06 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

<https://el Paso.hplanning.com/pages/documents>

with all of the authority granted by Title 52.

**Subject:** Image  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 10/12/2021 2:43:42 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

with all of the authority granted by Title 52.  
Water  
Sanitation  
Solid Improvements, Transportation and Safety Protection  
Planning  
Public and Recreation  
Management  
Fire Protection  
Historic Preservation  
Conservation and Design Review  
Special Services  
and recreation (trail). The purpose of this District  
and funding of future improvements planned by

**Subject:** Image  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 10/12/2021 2:46:03 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

services:  
ve a metropolitan district with all of the authority grants  
water  
fire protection  
traffic control  
park and recreation  
sanitation  
police enforcement

**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 10/12/2021 2:46:30 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

if there is a cistern you may want to consider fire protection?

The proposal is to have a metropolitan  
Colorado Revised Statutes:  
this property  
is on well  
and septic  
so why is  
the district  
including  
this?  
Water  
Wastewater  
Sanitation  
Drainage facilities  
Park and Recreation  
Mosquito control  
Covenant enforcement

**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 10/12/2021 2:57:37 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

this property is on well and septic so why is the district including this?

Metropolitan District  
The Metropolitan District is a political subdivision of the State of Colorado, created by the voters of the district. It is a separate legal entity, distinct from the county in which it is located. The Metropolitan District is responsible for providing certain public services to the residents of the district. The Metropolitan District is created by the voters of the district, and its powers and duties are defined by the Colorado Revised Statutes. The Metropolitan District is a political subdivision of the State of Colorado, and it is subject to the same laws and regulations as other political subdivisions of the State. The Metropolitan District is a separate legal entity, and it is not subject to the control or supervision of the county in which it is located. The Metropolitan District is responsible for providing certain public services to the residents of the district, and it is subject to the same laws and regulations as other political subdivisions of the State.

**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 10/12/2021 3:00:44 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

describe exactly what the district is created for: is it construct roads to non-county standards and to own and maintain those roads, and the parks and open space? (horse barns)

Metropolitan District  
The Metropolitan District is a political subdivision of the State of Colorado, created by the voters of the district. It is a separate legal entity, distinct from the county in which it is located. The Metropolitan District is responsible for providing certain public services to the residents of the district. The Metropolitan District is created by the voters of the district, and its powers and duties are defined by the Colorado Revised Statutes. The Metropolitan District is a political subdivision of the State of Colorado, and it is subject to the same laws and regulations as other political subdivisions of the State. The Metropolitan District is a separate legal entity, and it is not subject to the control or supervision of the county in which it is located. The Metropolitan District is responsible for providing certain public services to the residents of the district, and it is subject to the same laws and regulations as other political subdivisions of the State.

**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 10/12/2021 3:00:49 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

remove the initially, there is not a future plan is there for the district to create additional services is there? if there is describe.

The District is a political subdivision of the State of Colorado, created by the voters of the district. It is a separate legal entity, distinct from the county in which it is located. The District is responsible for providing certain public services to the residents of the district. The District is created by the voters of the district, and its powers and duties are defined by the Colorado Revised Statutes. The District is a political subdivision of the State of Colorado, and it is subject to the same laws and regulations as other political subdivisions of the State. The District is a separate legal entity, and it is not subject to the control or supervision of the county in which it is located. The District is responsible for providing certain public services to the residents of the district, and it is subject to the same laws and regulations as other political subdivisions of the State.

**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 10/12/2021 3:03:32 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

the only infrastructure is private roads, trails openspace and private drainage....Discuss why HOA cant,

Metropolitan District  
The Metropolitan District is a political subdivision of the State of Colorado, created by the voters of the district. It is a separate legal entity, distinct from the county in which it is located. The Metropolitan District is responsible for providing certain public services to the residents of the district. The Metropolitan District is created by the voters of the district, and its powers and duties are defined by the Colorado Revised Statutes. The Metropolitan District is a political subdivision of the State of Colorado, and it is subject to the same laws and regulations as other political subdivisions of the State. The Metropolitan District is a separate legal entity, and it is not subject to the control or supervision of the county in which it is located. The Metropolitan District is responsible for providing certain public services to the residents of the district, and it is subject to the same laws and regulations as other political subdivisions of the State.

**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 10/12/2021 3:03:39 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

there is a commercial component (stables equestrian that needs to be addressed: is it included? costs. etc





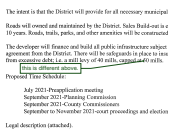


**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 10/12/2021 2:54:37 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

this need to be clarified here and than justified in the financial analysis; this appears wishy washy



**Subject:** Arrow  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 10/12/2021 3:05:52 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 10/12/2021 3:06:29 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

this is different above.



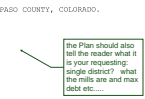
**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 10/12/2021 3:07:37 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

this seems very unrealistic and if it to be included you will provide the costs to do this and state who will likely provide the services



**Subject:** Callout  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 10/12/2021 2:48:36 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

this should clearly state how many of the 64 lots have been sold and if those properties are included in district as proposed or if they are in future inclusion areas.



**Subject:** Callout  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 10/12/2021 2:50:10 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

the Plan should also tell the reader what it is your requesting: single district? what the mills are and max debt etc.....

7. TRUNCED N 01°00' 40" W, ALONG THE WEST  
25.00' 20' 00" TO THE WESTWEST CORNER  
BEGINNING AND CONTAINING 118.881 ACRES  
D & SILVERADO RANCH TITLING No. 1, E.L.

what is the acreage of  
the district without the  
lots? what is the  
acreage of the future  
inclusion areas-  
provide legal for the  
future inclusion areas.

**Subject:** Callout  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 10/12/2021 2:55:36 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

what is the acreage of the district without the lots?  
what is the acreage of the future inclusion areas-  
provide legal for the future inclusion areas.

look at the letter of  
intent for the most  
recently approved  
special district ID211  
for an example if you  
are unsure how to  
use the Mater plan  
documents

**Subject:** Callout  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 10/12/2021 2:56:48 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

look at the letter of intent for the most recently  
approved special district- ID211 for an example if  
you are unsure how to use the Mater plan  
documents

---

### dsdrice (3)

---

higher amount will be authorized to co  
information will be provided in the fin  
proposed for debt and 10 mills for open  
This District shall design, construct, and  
the main arterials and collectors and part

**Subject:**  
**Page Label:** 2  
**Author:** dsdrice  
**Date:** 10/8/2021 3:26:45 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

the project implementation costs shall be approximately 2  
e established to cover future costs of capital improvement  
provided in the financial plan of the service plan. A mill for  
1.10 mills for operations.

design, construct, and finance the municipal infrastructure which  
collectors and park and recreation facilities. The properties  
Drennan Road?

**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdrice  
**Date:** 10/8/2021 3:28:10 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Drennan Road?

will provide for all necessary utility infrastructure  
within the building envelope and adjacent to the building on  
and other services. It is estimated over 2.5 years.  
of public utility services required for development.  
There will be additional costs to cover business practices  
Plan of each development.

Address future  
connections to  
adjacent  
public traffic to  
allow through  
this development?

**Subject:** Callout  
**Page Label:** 3  
**Author:** dsdrice  
**Date:** 10/8/2021 3:27:59 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Address future connections to adjacent properties.  
Will public traffic be allowed through this  
development?