

LETTER OF INTENT

August 20, 2018

Silverado Ranch Final Plat Filing No. 1

PARCEL NUMBER: 35000-00-082

OWNER

Silverado Ranch, Inc.
Stan Searle, President
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DEVELOPER

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SITE INFORMATION

The site consists of approximately 106 acres representing Phase 1 of Silverado Ranch subdivision and is situated in the Southeast corner of Drennan Road and Peyton Highway and comprises the North ½ of Sec. 16, Twp 15 S, R63W of the 6th P.M. The property is zoned for a planned unit development with a minimum lot size of 2.5 acres and is currently in agricultural use for cattle and horses.,

REQUEST

The applicant is requesting a Final Plat for 10 single family lots, 3 tracts and public roads on 106 acres in the northwest part of the Silverado Ranch subdivision. The proposed plat is in conformance with the approved PUD. All required submittal materials for the Final Plat have been submitted.

Phase 1 will initiate construction of the subdivision and provide extensive open space areas for residents. It is anticipated that Silverado Ranch may contain 5 phases at buildout.

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APPROVAL CRITERIA

The Subdivision is in general conformance with the goals, objectives, and policies of the Master Plan. Additional criteria are as follows:

- The subdivision is in substantial conformance with the approved preliminary plan;
The Phase 1 Final Plat and subdivision are consistent with subdivision design standards and regulations and meet all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents and other supporting materials. A deviation to allow gravel roads in Phase 1 has been approved.
- 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. Water quality has been established as conforming to State standards by an independent test laboratory.
- The method of sewage disposal proposed 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 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;
Except for existing drainage retention ponds located in no-build tracts within the subdivision, there are no topographical features or conditions requiring special treatment.
- 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 subdivision roadways acceptable to the County. Phase 1 and the future development of the subdivision will include public roadways per County standards.
- Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;
Letters confirming service availability have been provided by all applicable fire protection and utility companies. The El Paso County Sheriffs Dept. provides law enforcement coverage for the area and has not raised any concerns in their comment.

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- In the interest of preserving ground cover and vegetation, Silverado Ranch will not allow resident horses within the subdivision. While equestrian activity is encouraged by residents, horses must be under “handler control” or confined while within the boundaries of the subdivision.

JUSTIFICATION FOR REQUEST

The Silverado Ranch Preliminary Plan (SP07003) and PUD (PUD07002) were approved in 2008. This request, for the Final Plat of Phase 1, is the next step in the process. Except for the proposed gravel road, no modifications are proposed. The proposal complies with all applicable EPC regulations and standards for a Final Plat as well as the Conditions of Approval of the original approval. Extensive open space is included in Phase 1 to provide for trail access and open space/park areas for residents.

SITE ANALYSIS

The Property is primarily native prairie grassland with shallow swales and gentle slopes. There are several ponderosa pines, a few spruce trees and more than 100 pinon pines on the west third of the Property. Historic natural drainage retains any runoff in a 10 acre basin near the eastern boundary of the Property. Water and sewage are provided by individual well and septic systems.

AUTHORITY

These standards are adopted pursuant to the Planned Unit Development Act of 1972, C.R.S. 24-67-101, et. seq., and the El Paso County Land Development Code, and shall apply to all property contained in the approved Silverado Ranch Planned Unit Development Plan. The regulations and requirements shall become the governing standards for review, approval and modification of all development activities occurring on the Property. The subdivision and zoning regulations for El Paso County shall apply where the provisions of this document or the Development Plan do not address a specific subject.

WILDFIRE MITIGATION

The Developer of the Silverado Ranch Subdivision is responsible for planning and developing the lots in a manner consistent with contemporary wildfire hazard mitigation techniques. The home owners and builders are responsible for designing and constructing homes that minimize the fire hazard inherent in a community situated amid prairie grasslands. The homeowners and the Home Owners Association are ultimately responsible for the maintenance of homes and open spaces in a manner consistent with provisions of the Covenants, Conditions and Restrictions, as recorded with the County Clerk. The Ellicott Fire Protection District has provided a Commitment to Serve Letter and a Fire Protection Report.

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The following principles will be followed in achieving a planned community which can respond to market conditions, while serving the needs of a rural residential equestrian-friendly community:

- ~ Encourage flexibility in site design with respect to spacing, heights and density of buildings and open space;
- ~ Encourage placement of improvements to take advantage of terrain features, especially with respect to allowing Front Range views from every lot;
- ~ Encourage improvement locations that minimize disturbance of terrain and native vegetation;
- ~ Provide appropriate transitions between external and internal land uses while permitting agricultural use of unoccupied lots and tracts.
- ~ Provide well maintained trails and open space and high quality all-weather roadways
- ~ Provide and protect wildlife habitat
- ~ Reduce Wildfire hazards.

The Planned Unit Development includes riding and hiking trails and proposes primary accesses off Drennan Road and Peyton Highway. Access to Filing No. 1 will be provided by construction of Drover Canyon Lane extending south from Drennan Road, along with a part of Silverado Hill Loop. No access from Peyton Highway is proposed in Phase 1. A temporary turnaround will be constructed on the east end of Silverado Hill Loop for Phase 1. The turnaround will be removed and replaced with a continuous road with Phase 2. Roads in Phase 1 will be built to County road standards with a gravel surface with maintenance the responsibility of the owner. At the time of subsequent phases and construction of future roadways, all roads will be paved, built to County road standards and maintained by the County.

Natural features, including trees and grass lands will be protected and incorporated into the design of the project. Only stick-built and manufactured homes which conform to the International Building Code will be permitted on residential lots. A maximum of two accessory buildings will be permitted on each lot—subject to size and use parameters set by the HOA. Construction of any kind shall require prior approval of the Architectural Control Committee of the Silverado Ranch HOA.

PUD Guidelines will include the following regarding horses:

- Temporary confinement of horses within subdivision boundaries must have the prior approval of the SRACC and temporary confinement facilities must be no larger than 1,000 square feet. Temporary shall mean no longer than 48 hours at any one time or as allowed by the HOA.

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- 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 is responsible for planning and developing the lots in a manner consistent with contemporary wildfire hazard mitigation techniques, as well as assuring that roads provide adequate turn-around space for emergency equipment.

- 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.

- 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 will be posted for public infrastructure in accordance with the SIA. Applicable School and Park fees will be paid as required at the time of recording final plats. Traffic Improvement Fees will be paid in full by individual builders or lot owners as building permits are obtained for each lot.

- 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.

Submitted by
Silverado Ranch, Inc.



Stan Searle, President

SILVERADO RANCH, INC.

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