

Notice to Adjacent Property Owners

April 9, 2018

This letter is being sent to you because Silverado Ranch, Inc. is proposing a land use project in El Paso County at the location referenced in item #2 below. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact(s) in item #1. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time, you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

**1. For questions specific to this project,
please contact:**

Stan Searle
Silverado Ranch, Inc.
18911 Cherry Springs Ranch Dr.
Monument, CO 80132
(719) 481-3735
stansearle@gmail.com

2. Site address, location, size and zoning:

- Entire subdivision is approximately 318 acres at the Southeast corner of Drennan Road and Peyton Highway and comprising the North ½ of Sec. 16, Twp 15 S, R63W of the 6th P.M.
- Phase 1 is approximately 104 acres located in the northwest portion of the property
- Zoning is PUD

3. Request and justification:

The applicant is requesting a Final Plat for 10 lots in the northwest part of the Silverado Ranch subdivision as well as most of the open space tracts. A total of 64 lots were approved by the El Paso County Board of County Commissioners in 2008. **No substantive revisions from the PUD originally approved in 2008 are**

requested. The 2017 PUD amendment requests have been withdrawn and are not part of this submittal.

The subdivision 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 as well as roads built in future phases will be built to County road standards and dedicated to the County for maintenance. Phase 1 roads will be gravel, converted to pavement for future phases.

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.

The request is simply to obtain approval for the Final Plat of Phase 1 of the Silverado Ranch subdivision as approved by the BOCC in 2008. 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.

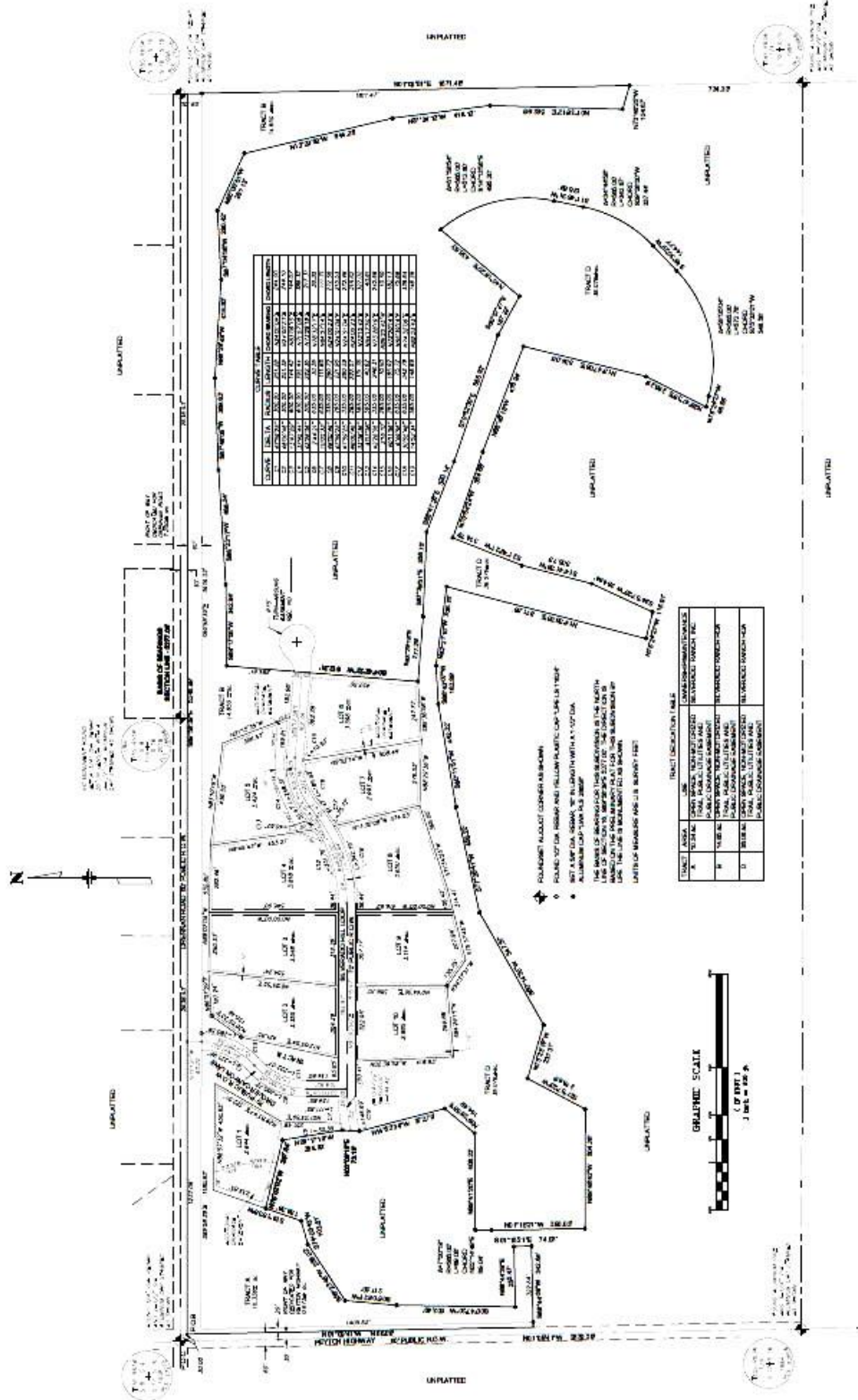
4. Proposed Plat

See attached proposed plat of Phase 1.

5. Vicinity Map

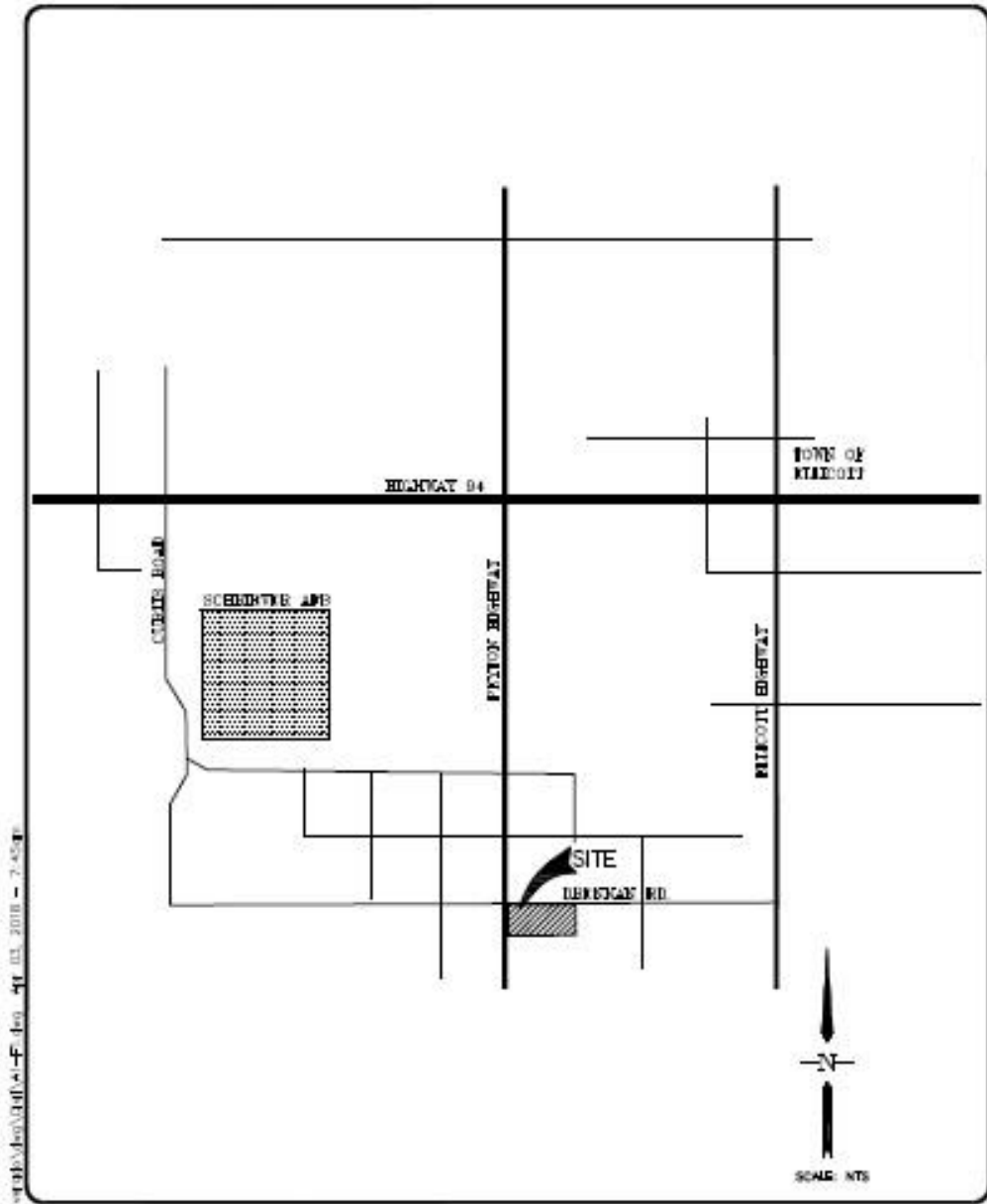
See attached Vicinity Map.

SILVERADO RANCH FILING NO. 1
 IN THE NORTH HALF OF SECTION 16, T15S, R65W, S17PA, EL PASO COUNTY, COLORADO



PREPARED BY
EWA LAND SURVEYING, INC.
 103 EAST FALGOUT STREET
 DENVER, CO 80202
 PHONE: 303.733.1111
 FAX: 303.733.1112
 WWW.EWASURVEYING.COM

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A:\Projects\Silverado Ranch\Drawings\Site\Site\FIG A1.dwg - 11/03/2010 - 7:45 PM

| | | |
|--------------|---|--|
| VICINITY MAP |  | SILVERADO RANCH SUBDIVISION |
| | | FIGURE A1 <small>JPS PROJ NO. 080023</small> |

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