

Notice to Adjacent Property Owners

April 10, 2023

1. **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 in item #2. 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.

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

Stan Searle Silverado Ranch, Inc. 18911 Cherry Springs Ranch Dr. Monument, CO 80132
(719) 649-9590 stansearle@gmail.com

3. **Site address, location, size and zoning:**

- Silverado Ranch Filing 1 is located southeast of the intersection of Drennan Road and Peyton Highway and consists of 10 lots and approximately 106 acres. Please see Section 6 below.
- Zoning is Planned Unit Development (PUD)

4. **Requests and Justification:**

Specific Requests: There are 3 specific requests: a Plat Amendment (Vacate/Replat) to Amend Silverado Ranch Filing No. 1 Final Plat to allow private gravel roads maintained by the Silverado Ranch Homeowners Association (SRHOA) within Filing 1 and all future subdivision filings, and 2 Waivers: one for approval for private roads and one to allow crushed asphalt on the roads. Specifically, the applicant proposes the following:

A. Vacate and Replat the Final Plat of Silverado Ranch Filing No. 1 to:

a. Delete the Current Plat Note #29 that requires all the roads be paved with asphalt beginning with Filing 2 and that EPC will maintain the roads. This plat note reads as follows:

"29. ROADS IN THIS FILING OF THE SILVERADO SUBDIVISION SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS WITH A GRAVEL SURFACE, WITH MAINTENANCE BEING THE RESPONSIBILITY OF THE OWNER. AT THE TIME OF SUBSEQUENT FILINGS AND CONSTRUCTION OF FUTURE ROADWAYS, ALL ROADS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS, INCLUDING FILING 1, AND PAVED WITH AN ASPHALT SURFACE. UPON INSPECTION AND APPROVAL OF THE CONSTRUCTED ROADWAYS WITH AN ASPHALT SURFACE, MAINTENANCE SHALL BECOME THE RESPONSIBILITY OF EL PASO COUNTY."

b. Replace Current Plat Note #29 with new Plat Note that reads as follows:

"29. ROADS IN THIS FILING OF SILVERADO RANCH SUBDIVISION, AND ALL SUBSEQUENT FILINGS, SHALL BE PRIVATE AND CONSTRUCTED TO EL PASO COUNTY STANDARDS, INCLUDING APPROVED WAIVERS, WITH MAINTENANCE BEING THE RESPONSIBILITY OF THE SILVERADO RANCH HOMEOWNERS ASSOCIATION. ALL ROADS WILL BE ACCESSIBLE TO THE PUBLIC."

c. Add the following Plat Note regarding private roads:

"30. THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY."

B. Waiver to allow all subdivision roads to be private.

The applicant requests that all roads in the subdivision be private and maintained by the SRHOA. Currently, the Filing 1 Plat requires the roads to be dedicated to EPC and maintained by EPC.

C. Waiver to utilize crushed asphalt road surfacing instead of compacted gravel.

The applicant requests that the subdivision roads be allowed to be constructed with crushed asphalt surfacing instead of the approved compacted gravel

Justification for the Requests:

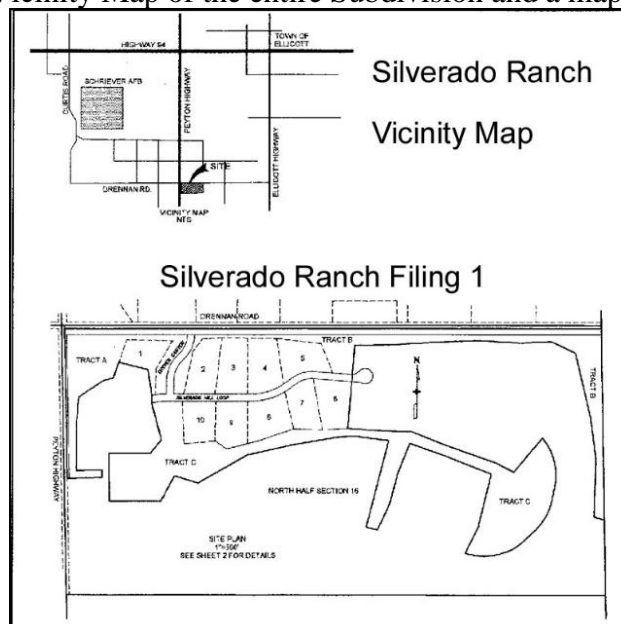
The applicant believes that the result will be a better outcome for the County and the subdivision residents for the following reasons:

- A. **SAFETY:** Drivers on gravel roads seem to respect equestrians and pedestrians walking on the roads. Asphalt roads, on the other hand, are quite dangerous to horses and riders. Horses easily slip on asphalt. And drivers are more likely to speed on asphalt roads and to view pedestrians and equestrians as intruding on the driver's right of way.
- B. **The County will avoid any cost burden of road maintenance** but will still collect the same amount of property tax.
- C. **Well-maintained gravel roads are an amenity to rural, equestrian-oriented communities** such as Silverado Ranch.
- D. **The residents will be able to maintain the private roads to a standard they choose** for an equestrian-oriented community. All current residents and owners are fully supportive of having private gravel roads maintained by the HOA and have signed the Plat Amendment Application Form.
- E. **Silverado Ranch's primary access is off Drennan Road which is a gravel road** and is likely to remain gravel for some years. It is the applicant's understanding that there is no present timetable nor dedicated funding for transforming Drennan Road into a fully ECM compliant asphalt paved road.
- F. **Silverado Ranch's private roads will remain publicly accessible**, especially for the properties to the south and east that have access easements between their properties and Silverado Ranch.
- G. **Roads will be built to ECM standards for gravel roads with the exception of crushed asphalt** to replace compacted gravel.
- H. **Crushed asphalt has increased surface stability vs. gravel** and other benefits (see below). This is important for Silverado Ranch's location in a significantly windy area of the County.
- I. **Crushed (screened) asphalt is accepted as class six material by most everyone** except El Paso County. The surface packs tighter and remains smoother longer.

5. Existing and proposed lots, structures, roads

Silverado Ranch Filing 1 contains 10 lots. An additional 54 lots will be created in future subdivision filings. All 10 current property owners have signed the Application Form in support of the request. Current improvements include several homes, a barn and corral, drainage facilities and gravel roads. There are no improvements proposed with this application.

6. **Vicinity Map** Below is a Vicinity Map of the entire Subdivision and a map of Filing 1:

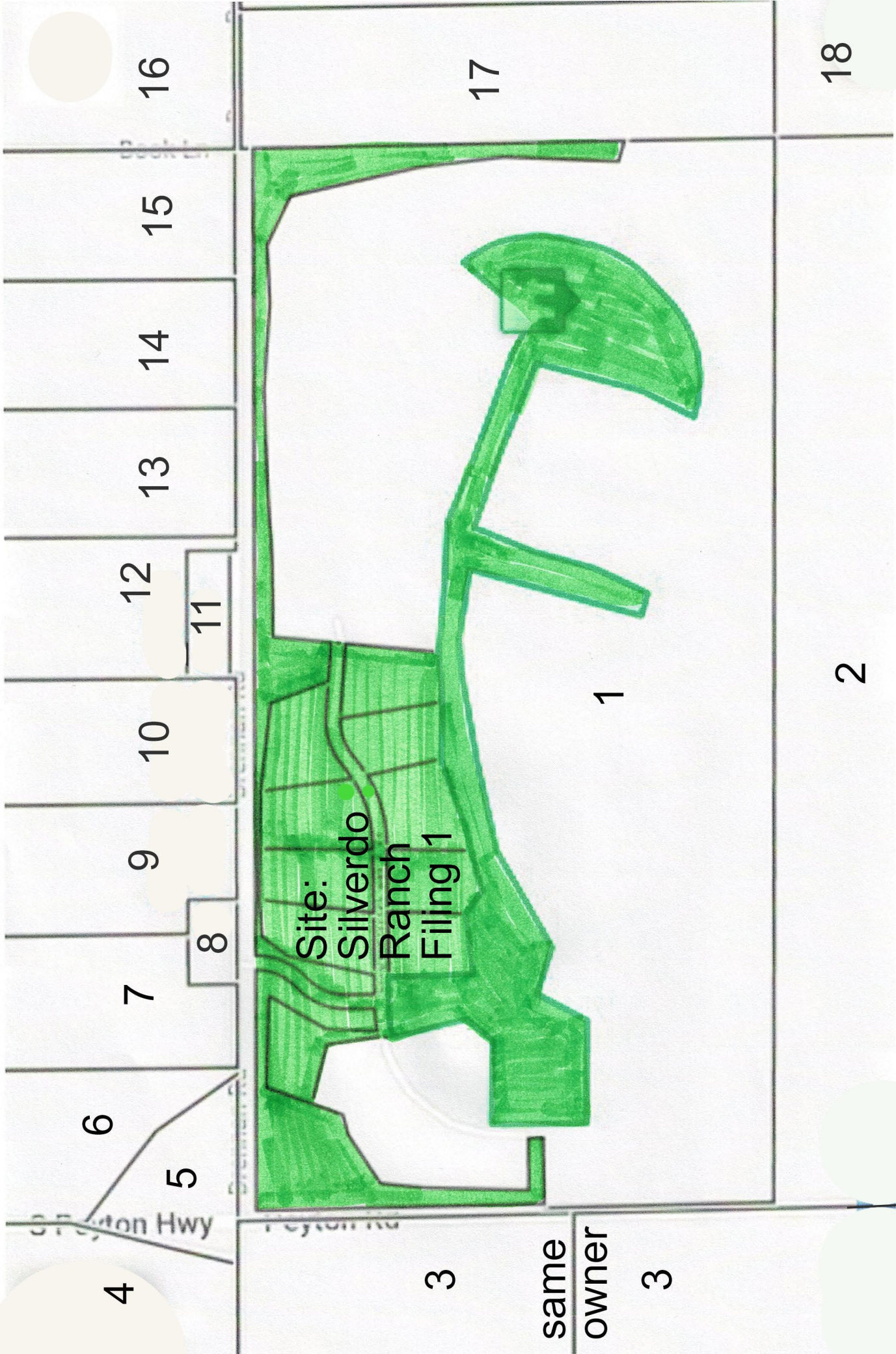


Silverado Ranch Filing 1
List of Adjacent Property Owners
March 28, 2023

Property # on APO Map	Owner Name	Address
1.	SILVERADO RANCH INC.	18911 CHERRY SPRINGS RANCH DR MONUMENT CO 80132
2.	STATE OF COLORADO	633 17TH ST STE 1520 DENVER CO 80202-3609
3.	2 HEARTS RANCH LLC	19625 DRENNAN RD COLORADO SPRINGS CO, 80928- 9516
4.	DANIEL BENITEZ	2758 TRIPLE CROWN WAY COLORADO SPRINGS CO, 80916
5.	EL PASO COUNTY	200 S CASCADE AVE STE 150 COLORADO SPRINGS CO, 80903
6.	WEEMS FAMILY REVOC LIVING TRUST	5205 S PEYTON HWY COLORADO SPRINGS CO, 80930- 9513
7.	BERNHART HANENBERGER	20040 DRENNAN RD COLORADO SPRINGS CO, 80928- 9507
8.	SILVERADO RANCH INC.	18911 CHERRY SPRINGS RANCH DR MONUMENT CO 80132
9.	CHARLES BAKER	20150 DRENNAN RD COLORADO SPRINGS CO, 80928- 9514
10.	JEREMY SHUPE	20260 DRENNAN RD COLORADO SPRINGS CO, 80928- 9514
11.	DRENNAN COMMUNITY SCHOOL BLDG	22275 DRENNAN RD COLORADO SPRINGS CO, 80928- 9512
12.	LISA DORNER-ZUPANCIC	20370 DRENNAN RD COLORADO SPRINGS CO, 80928- 9514
13.	JAKE ENGELMAN	20480 DRENNAN RD COLORADO SPRINGS CO, 80928- 9514
14.	FREEDOM MORTGAGE	20590 DRENNAN RD COLORADO SPRINGS CO, 80928- 9500
15.	DALE GRIFFITH	20710 DRENNAN RD COLORADO SPRINGS CO, 80928- 9500
16.	DEREK WAGNER	7664 THUNDERBIRD LANE COLORADO SPRINGS CO, 80919
17.	DUSTIN MONTANO	20925 DRENNAN RD COLORADO SPRINGS CO, 80928- 9515
18.	GARRETT CAMPER	6013 HAYMOR GRV COLORADO SPRINGS CO, 80928



Silverado Ranch Plat Amendment APO Map 3/28/23



property numbers correspond to APO List

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