



MEMORANDUM

TO: Kylie Bagley, Planner II, El Paso County Planning Department
FROM: Peter Patten, Patten Associates, Inc.
RE: Response to EPC and Agency Review Comments on Silverado Ranch Plat Amendment and Associated Waivers
DATE: May 31, 2023

Kylie:

This memo serves as our detailed responses to staff comments posted on EDARP for Silverado Ranch Plat Amendment – EPC File # VR237.

Staff comments are in Times New Roman Bold font. Applicant responses can be found in **Times New Roman red font** below each staff comment.

A. PCD Engineering Division Comments on Final Plat

Sheet 1

- Add full signature blocks for all other individual lot owners in Filing #1 (missing)**
Planning staff (Kari Parsons and Kylie Bagley) have approved individual lot owners signing the application and not on the plat (see Attachments 1 and 2).
- Update Note #28 to include the following: “The subdivider(s) agree on behalf of him/herself and any developer of builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documents on all sales documents and in plat notes to ensure that a title search would fine the fee obligation before sale of the property.”**
Plat note will be updated. This is now Plat Note #27.
- Signatures under BOARD OF COUNTY COMMISSIONERS CERTIFICATE: Change “President” to “Chair” and Delete Signature Lines for Director, County Planning and Community Development and County Assessor**
These changes will be made.

4. Update Note #30: “The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.”
Plat note will be updated. This is now Plat Note #29.
5. Revise Clerk and Recorder Signature Block as noted on Final Plat (Kylie Bagley comment)
The recording block for the County Clerk and Recorder is standard and has been that format for years, it was not changed except to reflect the name of the current Clerk.

Sheet 2

1. Remove “ROW” from description (two places). Label as 70 ft. “Private Road” and Correct Rd Suffix
“ROW” will be deleted in two places and labeled as “Private Road.” Street names will be changed to Drover Hill View and Silverado Hill View.
2. Add and update missing Cul De Sac easement Rec#218138387
Missing easement will be added.
Add parcel # (where current plat has label of: “UNPLATTED *NOT PART OF THIS SUBDIVISION*) + Add parcel # (on “UNPLATTED” parcel east of property boundary).
Assessor’s Parcel numbers are not added to the plat. That is not a final plat item and should not be on the plat. Parcel numbers change over time and are merely a classification number for the assessor.
3. Tract Dedication Table: “Correct road suffix” for Tract D which says “PRIVATE STREETS – DROVER HILL LANE AND SILVERADO HILL LOOP”
Street names will be changed to Drover Hill View and Silverado Hill View.
4. Add easement Rec #218138386 Add azimuth and lengths (for Drainage Easement west and south of Tract C)
Missing easement, azimuth and lengths will be added.

B. PCD Engineering Division Comments on Letter of Intent

1. If the private gravel road waiver is approved the connection to a paved County road will have the ROW apron and 50ft rearward paved as part of the access permit. This applies to Peyton Hwy access currently and when Drennan Rd is improved. Add note to LOI.
Street names will be changed to Drover Hill View and Silverado Hill View.

C. Other Agency Comments

1. Pikes Peak Regional Building Department/Enumerations:
 - If Silverado Hill Loop and Drover Hill Lane are to switch from public to private, then the street suffixes need to change to one of the approved private street names suffixes. Update the plat to show one of these suffixes. In addition, official address changes will need to be performed for all of the lots in this development. Instructions for submitting an address change request can be found here: <https://www.pprbd.org/Download/Addressing#AddressingJump>. The address numbers won’t change, but the street name change necessitates the official address changes.
Street names will be changed to Drover Hill View and Silverado Hill View.

- Enumerations will review the mylar for this plat prior to recording as per usual procedure. No Enumerations fee will be due at the time of mylar review.
No response required.

2. Ellicott Fire Protection District

The Fire Department is concerned with the change from county maintenance to HOA maintenance. There has already been fire department access issues. The driveways are not being maintained to the specifications required by the fire department. The turnaround at the end of the street has been blocked with a large pile of gravel. This development must be maintained to County and Fire Department access standard at all times. There is no objection of the change from paved to crushed gravel road. There is a \$100.00 review fee to be paid to the Ellicott Fire department at 75 N Ellicott Hwy, Calhan, CO 80808. (719) 683-7211. Please note the project name on the check.

These comments appear to be dated. There is no material pile at the turn around and the driveways are permitted and built to county specifications.

3. 911 Authority - El Paso/Teller County

If these streets are intended to be maintained privately, the suffixes will need to be adjusted and updated on the plat. Suffixes for private streets should be Grove, Heights, Point, or View.
Street names will be changed to Drover Hill View and Silverado Hill View.

4. Mountain View Electric Association, Inc.

MVEA has no objection to the current plan
No response required.

5. Falcon Fire Protection District

Not within the boundaries of the Falcon Fire District. No review or comments provided by Falcon Fire.
No response required.