

Letter of Intent

Searle Ranch Final Plat and Zoning Amendment

Revised April 2026

Owner/Applicants: Searle Development, Inc. (Stan Searle)

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Property Address: No address

Parcel Number: 6109000004

Current Zoning and Acreage: PUD RR-5/17.61 acres

Background: Searle Ranch is a proposed 6 lot subdivision on an existing 17.61 acre parcel that was originally within the Cherry Springs Ranch (CSR) Planned Unit Development. The applicant is Searle Ranch Development, Inc., represented by Stan Searle. The CSR PUD (PCD File #PUD05007) was approved in 2006. CSR Filing 1 for 16 lots was approved in 2007 and is essentially built out. The proposed subdivision is “stand-alone” and independent of the PUD. No additional density is proposed over and above the approved PUD. Concurrent applications have been submitted for a Zoning Amendment from the current PUD to RR 2.5 and a Minor PUD Amendment.

Specific Requests

1. Approval of a Final Plat for Searle Ranch

Searle Ranch will add 6 lots that all access from existing Cherry Springs Ranch Drive (CSRDR). There are no new roads proposed. Driveways for the lots will intersect with CSRDR. Lots 4, 5 and 6 are PU lots meeting the requirements in the LDC and ECM. Each lot is at least 2.5 acres. Lots 4 and 5 will share a driveway. The shared driveway for Lots 4/5 and the driveway for Lot 6 is over 300 feet and will have emergency vehicle turnarounds. The turnarounds have been reviewed and approved by the Monument Fire District.

The site is directly adjacent to CSRDR. It is vacant with natural grasses and used for cattle grazing. There are no trees on the site. The eastern portion of the site has a 100 year floodplain for a tributary of West Cherry Creek. Floodplain area within lots will be designated as “no-build area.” is currently used for grazing cattle. The images below show the site location from the EPC Assessor site as well as a site photo.

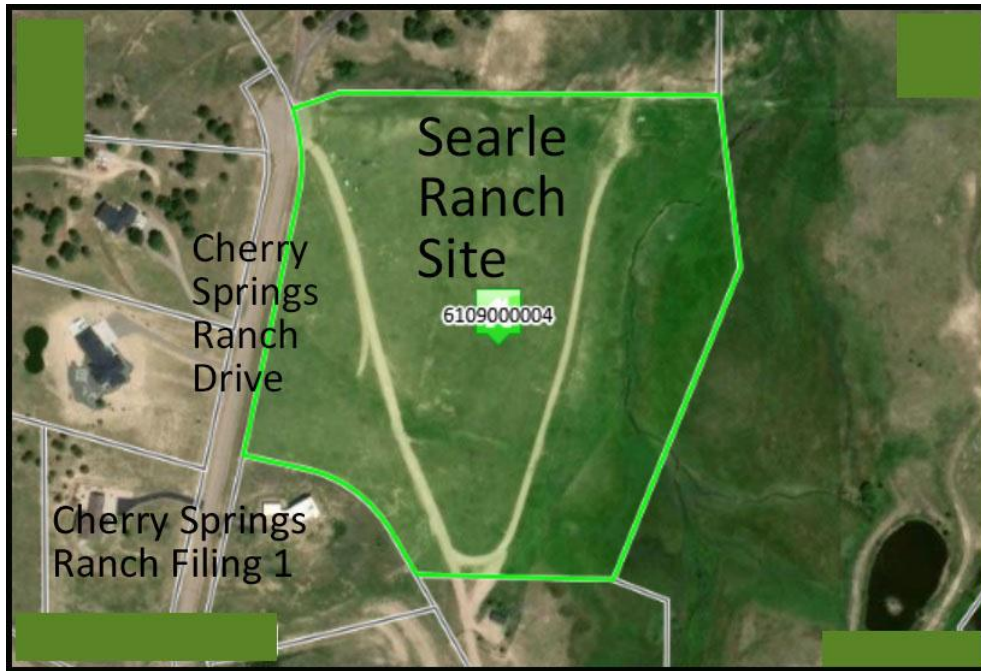
2. Zoning Amendment

The site is currently zoned PUD as part of the Cherry Springs Ranch PUD approved in 2006. A zoning amendment is proposed to RR 2.5. Several years ago, the applicant was informed that any additional development on the PUD site would be required to be platted because of the following EPC regulation:

“PUD Zoning and Conceptual Plans (ZCP) Approved Prior to the Adoption of this Code

Any ZCP approved prior to the adoption of this Code or as otherwise amended, shall be governed by the conditions of Board approval as contained in the recorded Board Resolution of the same and the Code in effect at the time of approval. No building permits or uses shall be authorized within such ZCP prior to approval and recordation of a PUD development plan and final plat in conformance with the provisions and requirements of the Land Development Code.”

It is not the applicant's desire to pursue development on any other portion of the remaining PUD land (other than Searle Ranch) at this time, making the subdivision and platting process unnecessary for other areas zoned PUD. At the Early Assistance Meeting with EPC Planning and Community it was agreed that the property would require rezoning.



3. Minor PUD Amendment

The purpose of the Minor PUD Amendment is to remove a section of road shown as a northerly extension of Appaloosa Road on the original 2006 PUD Development Plan. The road shown is impractical, infeasible and environmentally harmful as it would cross a 100-year floodplain, wetlands and a creek.

The applicant has agreed to an Escrow Agreement created by EPC staff that assesses a \$13,570 fee toward the future completion of a section of Peaceful Pines Road to the west. The Peaceful Pines Road extension will provide an additional connection between Highway 105 and Trumpeter's Court/Cherry Springs Ranch Drive. The Peaceful Pines Road connection is proposed by EPC staff and provides an alternative to the Appaloosa Road connection between Highway 105 and Cherry Springs Ranch Drive shown on the original PUD Development Plan. This negates the need for the northerly extension of Appaloosa Road and eliminates significant environmental impacts from the road as shown on the original PUD.

The cabin located on Parcel #6109000006 has had a legal, historic access onto Highway 105 for over 100 years. This is an existing and future access to the cabin parcel. The access from Cherry Springs Ranch Drive was a secondary, temporary access only and has now been removed. The address for the cabin will soon be changed back to the previous one from Highway 105.

Project Description and County Requirements

- A Traffic Impact Study has been prepared by LSC. Traffic generation is exceptionally low. No road improvements to CSR Drive are proposed. Driveways will be off CSR Drive and constructed by lot owners. No Deviations are requested.
- This project will be required to participate in the El Paso County Road Improvement Fee Program. The applicant intends to annex into the 10 mil PID. The current 10 Mil PID up-front fee rate per dwelling unit is \$293 per lot. Based on 6 lots, the total up-front fee amount would be \$1,758. Upon recording of the plat, the six lots would be added to the 10 mil PID, and assessment of 10 mil property taxes would begin.
- Community outreach efforts: The applicant has sent an email to neighbors informing them of the proposed subdivision.

Utilities

Water/Wastewater

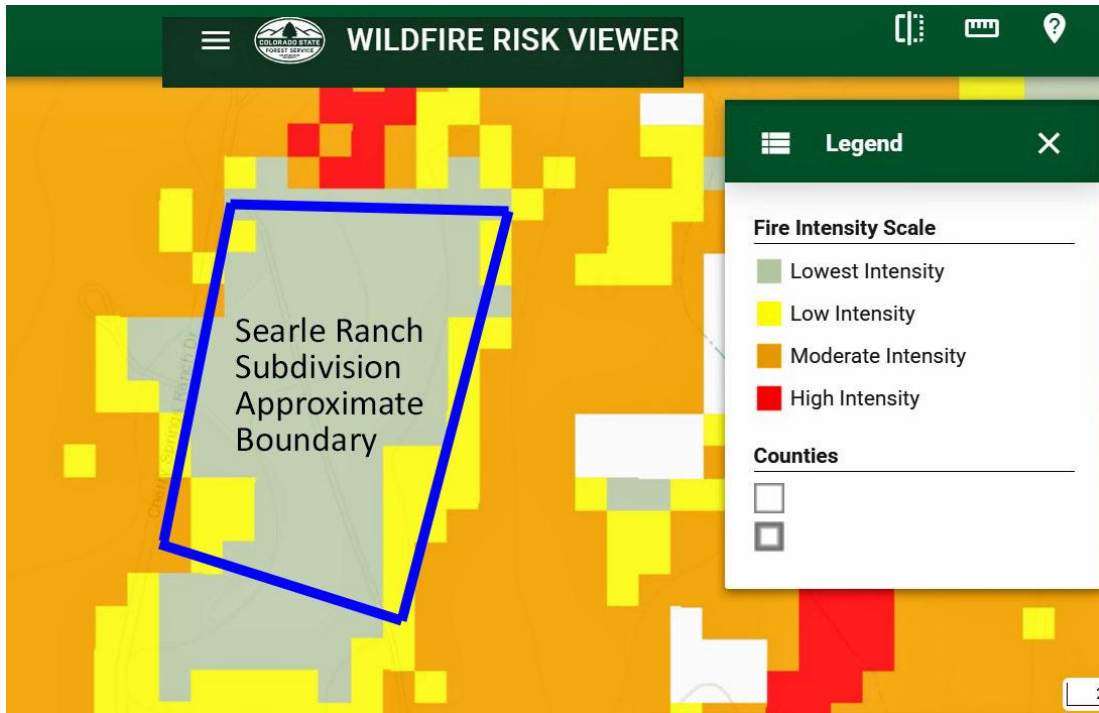
Individual wells and septic systems are proposed. Please see Water Resources Report and Wastewater Study.

Electric and Gas

Letters committing to service have been submitted by from Black Hills Energy and Mountain View Electric Association.

Wildfire

Below is the Wildfire Risk Viewer Map from the Colorado State Forest indicating the site is predominantly in the "Lowest Intensity" scale. There are no trees on the site.



Soils and Geology

Entech has completed a Soils and Geology Study of the site. The report states:

“It is our opinion that the existing geologic engineering and geologic conditions will impose some constraints on development and construction of the site. The majority of these conditions can be mitigated through proper engineering design and construction practices. The proposed development and use are consistent with anticipated geologic and engineering geologic conditions.”

The applicant agrees to follow the recommendations in this report.

Searle Ranch Areas

| Lot # | Gross Lot Area In Acres | Comment |
|------------------|-------------------------|--|
| 1 | 2.52 | Meets minimum 200' lot width |
| 2 | 2.52 | Meets minimum 200' lot width |
| 3 | 2.51 | Meets minimum 200' lot width |
| 4 | 2.83 | Flag lot. 30' Frontage on CSR Drive. Shared driveway with Lot 4. Includes existing corral. Floodplain on lot designated No-build Area. |
| 5 | 3.55 | Flag lot. 30' Frontage on CSR Drive. Shared driveway with Lot 5. Floodplain on lot designated No-build Area. |
| 6 | 3.67 | Flag lot. 30' Frontage on CSR Drive. Floodplain on lot designated No-build Area. |
| Lot Total | 17.61 | |

| | | |
|----------------------------------|--------------|--|
| Total Subdivision Acreage | 17.61 | |
| Lot Size Average | 2.93 | |

Compliance with Criteria

Applicant responses are in *italics* below each criterion.

1. Final Plat

➤ **The Subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.** *Searle Ranch is in general conformance with the goals, objectives, and policies of the Master Plan – please see analysis below under Zoning Amendment. Also, the overall PUD was found to be in general conformance with the goals, objectives, and policies of the Master Plan in effect at the time of approval of the PUD.*

➤ **The subdivision is in substantial conformance with the approved preliminary plan;**
Not applicable.

➤ **The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;**

Searle Ranch meets the subdivision design and zoning dimensional standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents and other supporting materials. Required information regarding the 100 year floodplain has been submitted. All reports required have been completed and submitted.

➤ **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. The PUD and Filing 1 approvals include review of water supply adequacy. Water quality has been established as conforming to State standards by an independent test laboratory. A report from Ryan Farr, water attorney, has been submitted concluding that there is adequate water supply for Searle Ranch.

➤ **A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system 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. Please see Wastewater Study by Entech.

➤ **All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. §30-28-133(6)(c)];**

Floodplain and wetland areas have been identified and will be within No-build Areas. There are no topographical conditions presenting hazards.

➤ **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;**

Drainage improvements are proposed as shown on the Final Plat, Construction Drawings and Grading & Erosion Control Plans. A Drainage Report and Storm Water Management Plan have been submitted.

- **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 via driveways will be provided to all lots from Cherry Springs Ranch Drive, the existing access road to the subdivision.

- **Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;**

Necessary services will be provided. Letters confirming service availability have been provided by all applicable fire protection and utility companies.

- **The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;**

The Monument Fire District has reviewed the proposed road and turnaround drawings for Searle Ranch. Their letter states: "The provided site plan is acceptable for fire apparatus access and emergency egress according to the adopted 2015 IFC and local amendments." Wildfire Risk is very low as discussed above.

- **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;**

No public improvements or infrastructure are proposed.

- **The subdivision meets other applicable sections of Chapter 6 and 8; and**

Searle Ranch meets the other applicable sections of Chapter 6 and 8.

- **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. There are no third-party mineral rights owners.

2. Zoning Amendment

Compliance with Purpose and Criteria for Approval LDC Section 5.2.5

Applicant responses are in *italics* below each criterion.

“Purpose

Generally, rezoning is justifiable under one of the following circumstances:

- When the requested rezoning is in general conformance or consistency with the County's Master Plan;
- If inconsistent with the Master Plan, a material change in the character of the area since the date of the current zoning is demonstrated;
- When there was an error or oversight in the original zoning of the property; or
- The zone change is necessary for the general health, safety, or welfare of the community.”

The rezoning is consistent with “Your El Paso Master Plan”– see below. Additionally, the rezoning is in compliance with all applicable statutory provisions.

Criteria for Approval

“In approving a Map Amendment, the following findings shall be made:

- The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;”

The application is in conformance with the Your El Paso Master Plan (YEPMP) Land Use Chapter including Key Areas, Areas of Change and Placetypes.

Compliance with Your El Paso Master Plan

Key Areas

The site is in the Tri-Lakes Area. Searle Ranch Subdivision and the proposed RR 2.5 zoning is consistent the following description of the Tri-Lakes Area in the YEPMP:

“Future development in this area should align with the existing character and strengthen the residential, commercial, employment, and entertainment opportunities in the adjacent communities of Monument, Palmer Lake, and Woodmoor.”

Areas of Change

The site is in the “Minimal Change Developed” Area, described as:

“These areas have undergone development and have an established character. Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land.”

Searle Ranch is consistent with Minimal Change Developed Area. Despite the proposed rezone from PUD to RR 2.5, the lot sizes, subdivision layout and character are consistent with the surrounding level of development and land uses.

Placetypes

The site is in the “Large-Lot Residential” Placetype, described as:

“Character

The Large-Lot Residential placetype consists almost entirely of residential development and acts as the transition between placetypes. Development in

this placetype typically consists of single-family homes occupying lots of 2.5 acres or more, and are generally large and dispersed throughout the area so as to preserve a rural aesthetic

Land Uses

Primary

- Single-family Detached Residential (typically 2.5-acre lots or larger)”

Searle Ranch is consistent with this Placetype description.

- “The rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. §30-28-111 §30-28-113, and §30-28-116;”

The rezoning is in compliance with all applicable statutory provisions.

- “The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and”

As previously determined by prior approvals by EPC of the overall PUD and CSR Filing 1, the site and general location are suitable for single family development at the 2.5 acre + size lot. Searle Ranch fits in seamlessly with the neighborhood including the adjacent Filing 1 residences and the adjacent vacant land to the east through the provision of open space/no-build areas which incorporate 100 year floodplain and wetlands.

- “The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.”

Searle Ranch’s site is suitable for the proposed lots. It is essentially an in-fill development utilizing the existing County Road for access and is located in area previously approved for development through the existing PUD. The floodplain will be designated a “no-build” zone and other recommendations in the Soils and Geology Report will be adhered to.

Tri-Lakes Comprehensive Planning Area

The property lies within the Tri-Lakes Comprehensive Planning Area - West Cherry Creek Sub-Area 8. *The PUD approval in 2006 found the PUD to be in compliance with the Tri-Lakes Comprehensive Plan and specifically the goals and objectives of the West Cherry Creek Sub-Area (Sub-Area 8). Searle Ranch is consistent with the overall PUD approval as well as the RR 2.5 Zone District. The lot layout and site design is rural in nature and is in harmony with the surrounding development of Filing 1 and adjacent neighborhoods.*

El Paso County Water Master Plan

The rezoning is consistent with the following goals and policies of the El Paso County Water Master Plan (EPCWMP). Applicant responses are shown in italics following the list of goals and policies.

Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.

Goal 6.0 – Require adequate water availability for proposed development.

Policy 6.0.1 – Continue to require documentation of the adequacy or sufficiency of water, as appropriate, for proposed development.

Policy 6.0.2 – Encourage developments to incorporate water efficiency principles.

Policy 6.0.3 – Encourage water and wastewater infrastructure projects to be sited and designed in a manner which promotes compatibility with adjoining uses, and provides reasonable mitigation of any adverse visibility and other environmental impacts.

Policy 6.0.4 – Encourage development that incentivizes and incorporates water efficient landscaping principles.

Policy 6.0.7 – Encourage the submission of a water supply plan documenting an adequate supply of water to serve a proposed development at the earliest stage of the development process as allowed under state law.

Policy 6.0.10 – Encourage land use proposals to expressly declare water source(s), quality, quantity, and sustainability in terms of years and number of single-family equivalents.

Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.

Searle Ranch is consistent with the goals and policies above. All lots are in conformance with the RR 2.5 Zone District dimensional standards. Growth in the Cherry Springs Ranch area is anticipated and has been planned for in the EPCWMP:

“Additional growth areas are located near Colorado State Highway 83. Low-density developments are expected by 2040 for both the north and south sides of Hodgen Road, along the Highway 83 corridor. Substantial growth is projected along Highway 83 in northwestern El Paso County. Planned growth areas are expected to be low density and would currently rely on well and septic systems, as no centralized well or sewer systems are available.”

An adequate water supply exists for Searle Ranch. Please refer to the Water Resources Report.

3. Flag Lots

Regulations for Flag Lots are found in LDC Section 8.4.3.B.4. as shown below. Applicant response is shown in red text below each criterion.

(4) Flag Lots

(a) Only Allowed Where Other Options Impractical

Flag lots shall only be used where other lot layouts are impractical.

Other lot layouts are impractical and do not comply with the LDC. The 10% slope from Cherry Springs Ranch Drive to the lower lots (4, 5 and 6) prohibits meeting County Road standards but not driveways. The maximum centerline grade for a Rural Local Roadway is 8% while the maximum grade for driveways is 10%. The “flag driveways” for Lots 4, 5 and 6 are just below the 10% maximum. **So, there is no alternative available to the flag lots that meets the LDC.**

(b) Not Used to Avoid Public Road or Utilities Construction

The flag lots are being used to avoid public road or utilities construction because, as explained above, **a public road is not possible under the LDC.**