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## STERLING RANCH 4TH SKETCH PLAN AMENDMENT

### LETTER OF INTENT

### SEPTEMBER 2024

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**OWNER:**

Classic SRJ Land LLC  
2138 FLYING HORSE CLUB DR  
COLORADO SPRINGS, CO 80921

**APPLICANT:**

CLASSIC SRJ LAND LLC  
2138 FLYING HORSE CLUB DR  
COLORADO SPRINGS, CO 80921

**CONSULTANT:**

**N.E.S. INC**  
**ANDREA BARLOW**  
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**TNSs:** 5200000553, 5200000573 & 5200000363

**ACREAGE:** 1,444 ACRES (STERLING RANCH); 166 ACRES (APPROXIMATE AREA OF AMENDMENT)

**MAX DENSITY:** 4,800 DWELLING UNITS

**CURRENT USE:** VACANT LAND

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### REQUEST

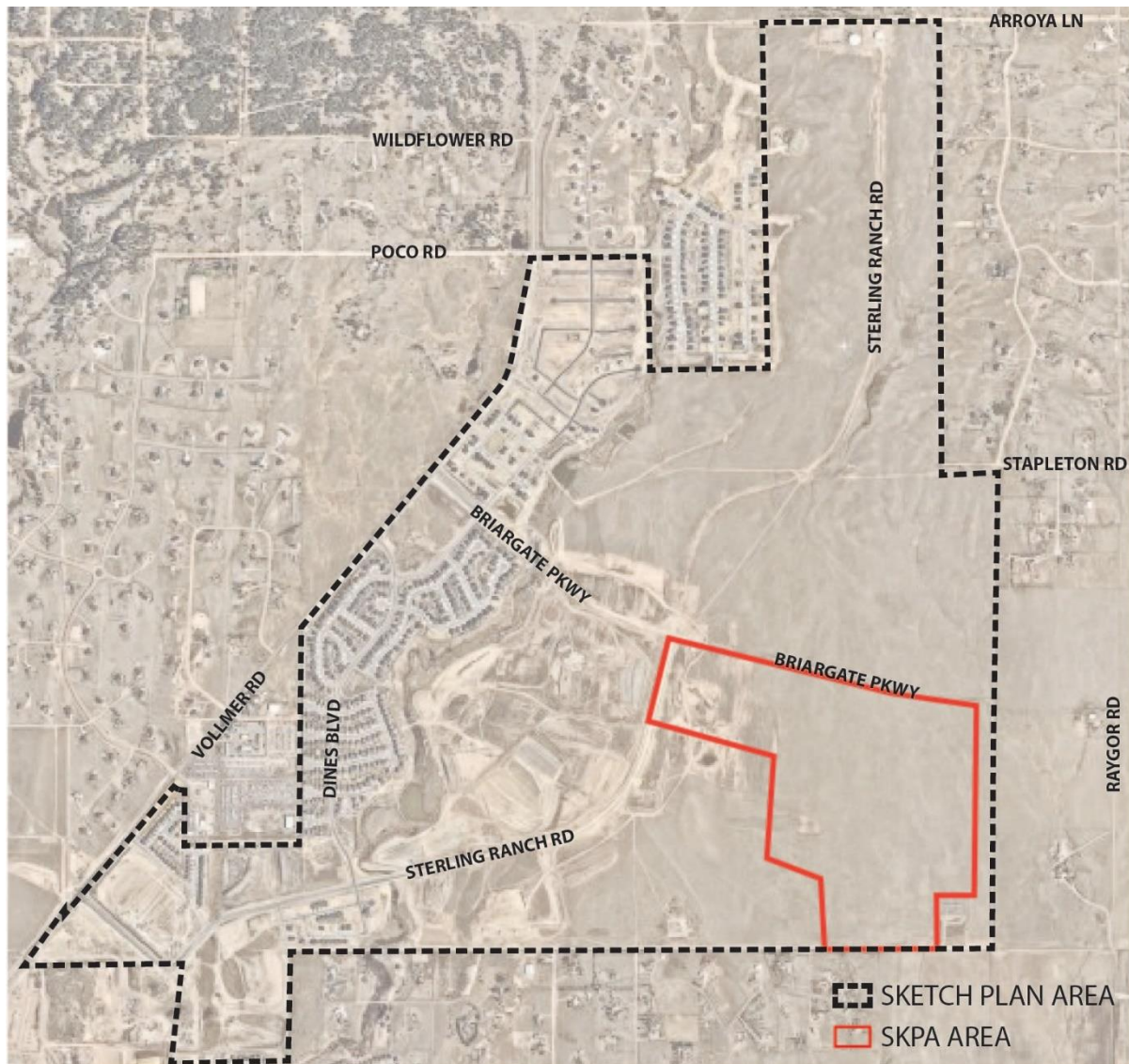
N.E.S. Inc. on behalf of Classic SRJ Land, LLC requests approval of the following applications:

1. An amendment to the southeastern portion of the Sterling Ranch Sketch Plan to remove a school site, revise approved densities, and make minor corrections to reflect more accurate acreages.

## PROJECT LOCATION

The Sterling Ranch Sketch Plan consists of approximately 1,444 acres located east of Vollmer Road, south of Arroya Lane and west of Raygor Road. Briargate Parkway will bisect the property east to west and connect Vollmer Road to Stapleton Road to the east. Sterling Ranch Road will provide a southwest to northeast collector road connection through the Sketch Plan area.

The proposed 4<sup>th</sup> Sketch Plan Amendment area is in the southeastern corner of the Sketch Plan. It is located south and east of the future intersection of Briargate Parkway and Sterling Ranch Road. The site is surrounded by a growing area of El Paso County, close to the City of Colorado Springs' municipal boundary. The 4<sup>th</sup> Sketch Plan Amendment area comprises approximately 166 acres.



The 4<sup>th</sup> Sketch Plan Amendment area is currently surrounded by vacant and residential properties of various densities within the Sterling Ranch development. The Pawnee Rancheros 5-acre rural residential

subdivision is located to the south, outside of the limits of the Sterling Ranch Master Plan. To the east are 40-acre ranchettes zoned RR-5, also outside of the limits of Sterling Ranch.

**PROJECT CONTEXT**

Sterling Ranch Sketch Plan was originally approved in 2008 for 5,225 dwelling units on 1,444 acres, and average density of 3.6 units per acre. Sterling Ranch is located north of developing urban areas under the jurisdiction of the City of Colorado Springs, and south of the Black Forest. The 2<sup>nd</sup> Sketch Plan Amendment, approved in December 2022, reduced the density cap to 4,800 dwelling units. The area around Sterling Ranch has experienced significant residential development in the past decade and is planned for continued development in the future.

**Sketch Plan History**

File #	Resolution #	Date	Description
SKP-07-007	08-476	11/13/2008	Original Sketch Plan Approval of 5,225 dwelling units and 56 acres of commercial uses. Establishment of the PUD Zoning requirement.
SKP-07-007	14-441	11/05/2014	Approval of a 2-year extension to the Sketch Plan and removal of Condition #2 of the original approval required PUD zoning.
SKP-183	Administratively Approved	12/5/2018	Amendment to modify densities, appropriately locate the water tank site, add proposed MVEA substation site, general modifications to reflect existing conditions and recent approvals.
SKP-22-004	Administratively Approved	12/19/2022	Amendment to modify/reduce densities, relocate school site and parks, change commercial to mixed use, remove buffer to Retreat at TimberRidge. Overall density cap reduced to 4,800 dwelling units.
SKP-235	24-114	3/14/2024	Amendment to revise densities in the northern portion of the Sketch Plan area and make minor corrections to reflect more accurate acreages.

The approved Sterling Ranch Sketch Plan is a guide to the future development of the property and provides a framework for creating quality neighborhoods with commercial services that are conveniently linked through transportation corridors and trails to schools, parks, and open spaces. Sterling Ranch includes a variety of suburban residential densities interspersed throughout the property, so that each phase of the plan can provide a diverse range of product types to serve the changing needs of the growing El Paso County community. The Sketch Plan also includes 47 acres of commercial/mixed-use development located along the major arterial roads to provide supporting services for residents in and around the Sterling Ranch community.

An interconnected system of trails, open spaces, and neighborhood parks will be provided within the project to foster a recreation-oriented community. This system of open spaces, trails, and parks is intended to provide a comprehensive off-street pedestrian circulation system that would supplement the standard sidewalks along streets. Parks have been located so that residents have a short walk to these facilities. Adjacent developed rural residential to the east and north is buffered with open space and trail corridors.

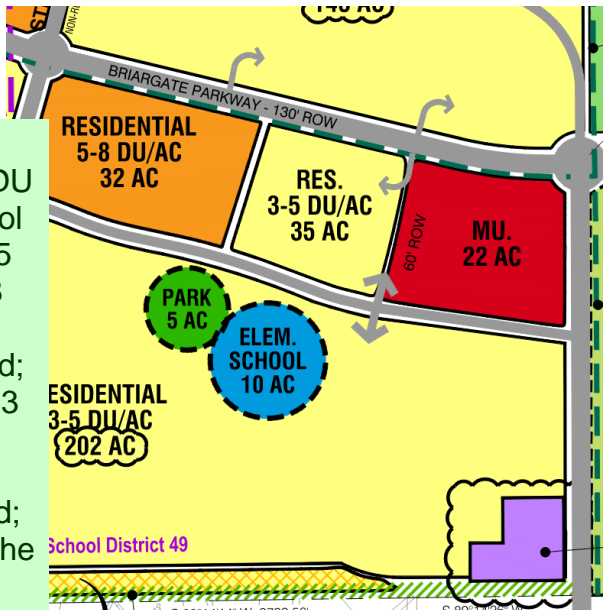
### PROJECT DESCRIPTION

The purpose of this 4<sup>th</sup> Sketch Plan Amendment is to remove a 10-acre elementary school site and modify residential densities within the southeastern portion of the Sketch Plan to reflect this change. The removal of the 10-acre elementary school site is at the request of School District 49, which determined that it is not in the best interests of the District to acquire the site, as it no longer accommodates the facilities and programming envisioned by the District. A memorandum of understanding between School District 49 and Classic SRJ Land, LLC is included in this submittal.

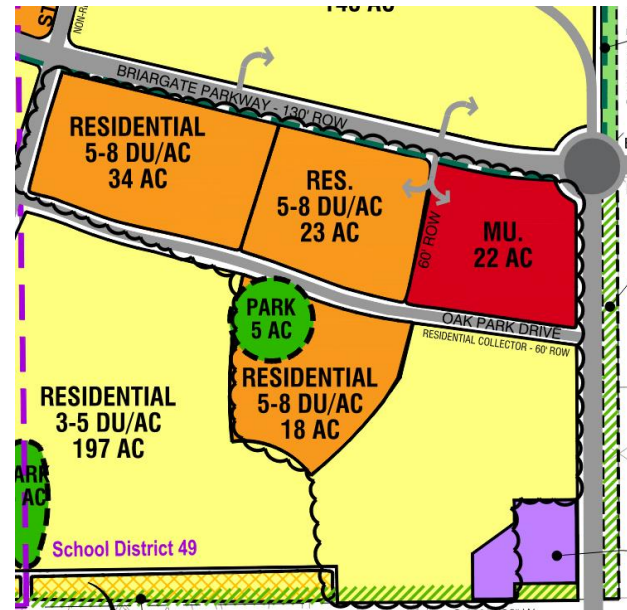
Additional minor acreage changes have been made throughout the Sketch Plan to reflect approved projects and make corrections from prior submittals. This amendment does not propose changes to the overall approved Sketch Plan density cap of 4,800 units. The primary proposed changes to the 4<sup>th</sup> Sterling Ranch Sketch Plan Amendment include:

- Remove 10 acres of Elementary/K-8 School Use and change 8 AC of 3-5 DU/AC to 18 AC of 5-8 DU/AC south of Oak Park Drive (previous acreages were incorrect and have been updated)
- Change 23 acres of 3-5 DU/AC to 23 acres of 5-8 DU/AC south of Briargate Parkway (previous acreages were incorrect and have been updated)

18 acres added 5-8 DU where school site was ; 25 acres of 5-8 DU added north of road; and maybe 3 acres utility parcel reconfigured; not seeing the 166 acres...



**Approved Sterling Ranch Sketch Plan**



**Proposed Sterling Ranch Sketch Plan**

(Note: The acreages do not match as the currently submitted Sketch Plan has corrected all acreages).

The 5-acre community park adjacent to the school will be retained and shifted slightly east to better align with proposed filing layouts. This park will serve an 18-acre 5-8 DU/AC residential site, which will replace the former elementary school and cluster higher-density residential uses around this park. The 3-5 DU/AC residential site immediately north of the elementary school site across Oak Park Drive, which was incorrectly labeled as 35 acres in the prior Sketch Plan Amendment, will also be converted to 5-8 DU/AC density. The utility parcel and lift station in the southeast corner of the site has been slightly reconfigured to reflect the space needs of the lift station.

Additional corrections to the Sketch Plan were made to accurately reflect the boundaries and acreages of approved filings. Prior discrepancies were largely the result of incorporating right-of-way acreage in the size of sites. Please note that these changes are from an accounting standpoint, and except for the uses and densities previously described in this section, do not reflect land use changes on the ground.

**COMPATIBILITY/TRANSITIONS:**

The Sketch Plan amendment and associated rezones continue the suburban density in the approved Sterling Ranch to date and anticipated in the remainder of the Sterling Ranch Plan area. This amendment does not propose changes to the overall approved Sketch Plan density cap of 4,800 units.

As noted above, the impetus for this 4<sup>th</sup> Sketch Plan Amendment is the request by School District 49 to remove the 10-acre elementary school site. The removal of that use, in conjunction with an overall accounting of the dwelling units in approved filings within Sterling Ranch, prompted an opportunity to convert 3-5 DU/AC residential uses on either side of Oak Park Drive to a density of 5-8 DU/AC in order to maintain the overall density of 4,800 dwelling units on the 1,444-acre Sterling Ranch development.

These areas of increased density are internally located within the Sketch Plan Amendment area in order to minimize impact to the Pawnee Rancheros 5-acre rural residential subdivision located to the south and the 40-acre ranchettes zoned RR-5 to the east. As illustrated and discussed in prior Sketch Plan applications, these neighborhoods are buffered from the Sterling Ranch development by open space and trail corridors, as well as utility easements. Those buffers will be maintained as part of the 4<sup>th</sup> Sketch Plan Amendment, as will the 3-5 DU/AC density immediately adjacent to these buffers. The RR-5 rural residential lots to the east will be further separated from Sterling Ranch by the future Banning Lewis Parkway, a principal arterial.

On the south, there is a 50-foot buffer, 100-foot minimum building setback, and 150-foot average setback between Sterling Ranch and Pawnee Rancheros. Only a small portion of 3-5 DU/AC density extends to the southern property limit of Sterling Ranch, with a 2 DU/AC area extending along the majority of this shared border with Pawnee Rancheros. This has remained unchanged from the last Sketch Plan Amendment. A minor correction to the shape of the 2 DU/AC area more accurately reflects the approved rezones and does not indicate a change to the layout.

The proposed amendments to the Sketch Plan continue the original intent of the Sketch Plan as described above. The amendment removes the 10-acre elementary school site at the request of School District 49 and increases the proposed residential density adjacent to Oak Park Drive in the southeastern portion of the Sketch Plan to account for approved filings that have proposed densities at the lower end

of the range allowed by the Sketch Plan. The overall cap of 4,800 residential units within Sterling Ranch is maintained. Appropriate density transitions continue to be incorporated and the open space corridor on the eastern and southern boundaries remain intact to provide a buffer to the rural 5-acre lots outside of Sterling Ranch.

**Access and Traffic:** A Traffic Technical Memorandum was created by LSC in September 2024 to address the changes proposed as part of the 4<sup>th</sup> Sketch Plan Amendment, including the removal of the 10-acre school site and the increase in residential density of certain areas to 5-8 DU/AC. The Memo concludes that the 4<sup>th</sup> Sketch Plan Amendment will result in about 1,377 fewer daily trips than were estimated in the approved 2023 MTIS for Amendment No. 3. During the morning peak hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 1,073 vehicles would enter and 2,459 vehicles would exit the site. This is about 112 fewer entering vehicles and one fewer exiting vehicle than was assumed in the approved 2023 MTIS. During the afternoon peak hour, which generally occurs for one hour between 4:15 and 6:15 p.m., about 3,090 vehicles would enter and 2,048 vehicles would exit the site. This is about 100 fewer entering vehicles and 113 fewer exiting vehicles than was assumed in the approved 2023 MTIS.

There are no access changes proposed as part of the 4<sup>th</sup> Sketch Plan Amendment.

**Utilities:** Water and wastewater will be provided by FAWWA. The site is within the service area of Mountain View Electric Association, Inc. for electric supply, and within the service area of Colorado Springs Utilities for natural gas supply.

**Floodplain & Wetlands:** The Natural Features and Wetlands Report prepared by Bristlecone Ecology in October of 2023 reviewed flood hazard maps from the Federal Emergency Management Agency and determined that the entirety of the site where development is planned is not located in a flood hazard zone. The flood risk is therefore deemed by FEMA to be minimal. The report additionally reviewed aquatic resources through desktop and field analysis. This determined that there are no wetlands on the site.

**Wildlife:** As described in the Natural Resources Report prepared by Bristlecone Ecology in October 2023, development of the site will not result in impact to forest species, as no trees will be cleared for construction. Since grasslands are the most dominant habitat type, grassland species are expected to experience the greatest adverse impacts. No sensitive species were present, and thus are not expected to be affected any more than other species. No state listed species were present.

**Wildfire:** Wildfire hazard for the Project site was evaluated using the Colorado State Forest Service's (CSFS) online Wildfire Risk Assessment Portal. According to WRAP, the wildfire risk to assets for the Project site is mostly Lowest Risk (approximately 90% of the site) with roughly 10% of the site rated Low to Moderate Risk. While the 4<sup>th</sup> Sketch Plan Amendment Area has a Low to Very Low rating of values and assets that would be adversely impacted by wildfire, the burn probability for the entire site is rated High. The entire site is composed of grasslands with a few temporary construction roads breaking up connectivity. Development of the site will reduce available wildfire fuels in this area.

**Drainage:** A Master Development Drainage Plan Amendment, prepared by Classic Consulting and Engineering, is included in this submittal. The report concludes that the proposed Sketch Plan Amendment remains consistent with the pre-development drainage conditions. The development of the proposed site does not significantly impact any downstream facility or property to an extent greater than that which currently exists in the pre-development conditions. All drainage facilities within the report were sized according to the latest El Paso County Drainage Criteria requirements.

**DISTRICTS/ENTITIES SERVING THE PROPERTY:**

The following districts will serve the property:

- El Paso School District 49
- Black Forest Fire Protection District
- Falcon Area Water and Wastewater Authority
- Mountain View Electric Association - Electricity
- Colorado Springs Utilities - Gas

**PROJECT JUSTIFICATION**

**SKETCH PLAN REVIEW CRITERIA**

The 4<sup>th</sup> Sterling Ranch Sketch Plan Amendment request addresses the Sketch Plan Amendment Review Criteria in Chapter 7.2.1.D.1.c if the LDC as follows:

**1. THE PROPOSED SUBDIVISION IS IN GENERAL CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN;**

The relevant County master plan documents for the Sketch Plan Amendment are Your El Paso County Master Plan, the El Paso County Water Master Plan, the El Paso County Major Transportation Corridor Plan, and the El Paso County Parks Master Plan. The Sketch Plan Amendment is in general conformity with these plans as described below.

**YOUR EPC MASTER PLAN**

The project site is denoted as a Suburban Residential placetype within a priority development area in the County Master Plan. This placetype consists of predominantly single family detached residential areas with lots sizes smaller than 2.5 acres per lot, up to 5 units per acre. Supporting uses include single-family attached, multifamily residential, commercial retail, parks, and open space. The range of residential densities from 3-5 DU/AC in the south portion of the 4<sup>th</sup> Sketch Plan Amendment area to 5-8 DU/AC and mixed use in the northern portion is consistent with the Suburban Residential placetype characteristics. The overall composition of Sterling Ranch also conforms to the intent of the Suburban Residential placetype, as it is predominantly suburban single-family detached residential but also includes supporting and complementary, commercial, mixed-use, open space and connecting trail corridors.

In the Key Area Influences chapter, this site is designated as a Potential Area for Annexation. While the Developer does not propose to annex Sterling Ranch into the City, the sites status as a Potential

Area for Annexation is indicative of its urbanizing character and the need for urban level of services, which will be provided by Sterling Ranch Metropolitan District and FAWWA.

In the Areas of Change chapter of the County Master Plan, the area is identified as a New Development Area, which will experience significant transformation as new development takes place. These areas are often on undeveloped or agricultural areas and are expected to be complimentary to adjacent development. The proposed new development within Sterling Ranch will bring about the transformation of this area as anticipated by the Master Plan.

The change in proposed residential densities within the northeastern portion of the Sketch Plan is consistent with Core Principle 1, Land Use and Development, which seeks to “manage growth to ensure a variety of compatible land uses that preserve all character areas of the county.” Goal 1.1 seeks to “ensure compatibility with established character and infrastructure capacity.” The 4<sup>th</sup> Sketch Plan Amendment continues to buffer the adjacent developed rural residential areas to the east and south with open space and trail buffers, as well as utility easements. The infrastructure improvements and extensions proposed by the Sketch Plan will provide the required capacity to support the planned level of development.

The Sketch Plan amendment is also consistent with Core Principle 2, Housing & Communities, which seeks to “preserve and develop neighborhoods with a mix of housing types” as well as Goal 2.3 to “locate attainable housing that provides convenient access to goods, services, and employment”. The Sketch Plan encourages a variety of housing types and supports neighborhood focal points, all of which are recommendations for emerging and future neighborhoods.

#### **WATER MASTER PLAN**

Relevant polices in the Water Master Plan include:

*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 6.0.8 – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.*

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

The Sterling Ranch System includes both decrees and determinations. Local groundwater rights associated with three service area portions; Sterling Ranch, The Retreat, and The Ranch. The system includes a central system and some well and septic systems.

The project is located within Region 3, Falcon Area, containing 4 growth areas projected to be completed by 2040, three areas to be completed by 2060, and two other growth areas located on the north and south sides of Falcon Highway directly east of Falcon. Specifically, the Water Master Plan states:



“Region 3 contains four growth areas west of Falcon projected to be completed by 2040. Other areas of 2040 growth are projected for the north-central part of the region west of Highway 24 extending from Falcon to 4-Way Ranch. North of Falcon along Highway 24, growth is projected by 2060 on both sides of the highway. Just west of Falcon, another small development is projected by 2060 on the north and south sides of Woodmen Road. On the east side of Highway 24, three separate areas of growth are projected for development by 2060, with the largest of the three spanning from south of Judge Orr Road to east of Peyton Highway into Region 4c. This development will likely consist of 35-acre lots that will require individual wells to use Denver Basin groundwater. The other two growth areas will be located on the north and south sides of Falcon Highway directly east of Falcon. See Figure 5.5 for Region 3 growth map projections.”

Region 3 has a current water supply of 7,164-acre feet per year and a current demand of 4,494-acre feet per year. The 2040 water supply is projected to be 7,921-acre feet per year and the project demand is 6,403-acre feet. The 2060 water supply is projected to be 8,284-acre feet per year and the projected demand is 8,307-acre feet.

This is a rather large sketch plan, so a buildout period of 20-30 years is reasonable. The current available water supply for FAWWA or SRMD is now 1963.54 acre-feet for 300 years, which would allow for over 5562 SFE. Since many of the maximum residences will be high density, the SFE requirement will be substantially lower than the water available. Without any additional water acquisitions, which would be likely anyway, FAWWA is in a very feasible position to be able to easily provide for the water needs of the Sterling Ranch Sketch plan as modified by Amendment 4.

#### **2040 MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)**

Sterling Ranch Road runs north/south through the Sketch Plan area, and connects to Briargate Parkway. The MTCP identifies the extension of Briargate Parkway as a 4-Lane Principal Arterial between Black Forest Rd and Meridian Road by 2040. No additional change of classification or widening is identified on the 2060 Corridor Preservation Map. This road will be constructed through the Sterling Ranch development. The County has commissioned a consultant to initiate the design of this road extension and the Sterling Ranch developer has met with the consultant to coordinate intersection locations along Briargate Parkway.

#### **EL PASO COUNTY PARKS MASTER PLAN**

The Trails Master Plan map identifies a proposed Regional Trail adjacent to Sand Creek through Sterling Ranch, as well as a secondary regional trail along the east side of the Sketch Plan, which will connect from Briargate Parkway to Arroya Lane. A regional trail runs east-west along Arroya Lane and connects to the Sand Creek Regional Trail, which runs north-south along Sand Creek located west of the proposed SKP area within the Retreat at TimberRidge. These trails, as well as a 28-acre community park along the Sand Creek Channel, have been accommodated in the Sterling Ranch filings already approved or in progress. These amenities support the El Paso County Parks and Trails Master Plan and provide connectivity to, from and throughout the Sterling Ranch Community.

There are no proposed regional trails in this portion of Sterling Ranch. However, a 5-acre community park is proposed within the Sketch Plan Amendment area. This park will be owned and maintained by the Sterling Ranch Metropolitan District.

**2. THE PROPOSED SUBDIVISION IS IN CONFORMANCE WITH THE REQUIREMENTS OF THIS CODE;**

The amended Sketch Plan meets all applicable submittal requirements for El Paso County.

**3. THE PROPOSED SUBDIVISION IS COMPATIBLE WITH EXISTING AND PROPOSED LAND USES WITHIN AND ADJACENT TO THE SKETCH PLAN AREA;**

The 4<sup>th</sup> Sketch Plan Amendment continues the suburban density approved within Sterling Ranch to date and anticipated in the remainder of the Sterling Ranch Plan area. As described above, the proposed density change areas maintain the overall 4,800 residential unit density cap of Sterling Ranch and are located internal to the Sketch Plan Amendment area so as to minimize any impact to the existing RR-5 neighborhoods to the east and south. Proposed open space buffers to Pawnee Rancheros and the ranchettes to the east will be maintained as proposed in prior Sketch Plan applications. Residential density will be appropriately and gradually scaled up further from the eastern and southern boundaries of Sterling Ranch, so that the 5-8 DU/AC areas are not adjacent to RR-5 uses. The RR-5 properties to the west are fully separated from Sterling Ranch by Banning Lewis Parkway.

**4. THE WATER SUPPLY REPORT PROVIDES SUFFICIENT INFORMATION TO IDENTIFY PROBABLE COMPLIANCE WITH THE WATER SUPPLY STANDARDS AND IDENTIFIES ANY NEED FOR ADDITIONAL WATER SUPPLIES;**

Water, wastewater, storm water, and park/recreational services will be provided by FAWWA. Please see the Water Resources Report prepared by RESPEC in September 2024, which is submitted with this application. A Letter of Commitment is also included with this application, which affirms little net differences between former sketch plans and the 4<sup>th</sup> Sketch Plan Amendment. FAWWA finds it feasible to provide water and wastewater services to the 4<sup>th</sup> Sketch Plan Amendment Area. A finding of water sufficiency is not required at the Sketch Plan level but will be requested with subsequent entitlement submittals.

**5. SERVICES ARE OR WILL BE AVAILABLE TO MEET THE NEEDS OF THE SUBDIVISION INCLUDING, ROADS, POLICE AND FIRE PROTECTION, SCHOOLS, RECREATION FACILITIES, AND UTILITY SERVICE FACILITIES;**

As the proposed amendment does not increase the maximum dwelling unit cap, there is no change to the impact on services already assessed with the approved Sketch Plan. The proposed Sterling Ranch Sketch Plan lies within service area boundaries for the Black Forest Fire Protection District, El Paso County School District 49, Colorado Springs Utilities for gas service, and Mountain View Electric Association for electricity service. Per the request of School District 49, the previously approved 10-acre elementary school site has been removed from the 4th Sketch Plan Amendment area. School needs will continue to be reviewed with future developments.

**6. THE SOIL IS SUITABLE FOR THE SUBDIVISION;**

The Geologic Hazard/Land Use Study Addendum prepared by Entech Engineering updates the report originally for Sterling Ranch in 2006. The Addendum concludes that the all constraints/hazards specific to the 4<sup>th</sup> Sketch Plan Amendment Area can be either avoided or mitigated through grading and proper design and construction practices. The amendment to the Sketch Plan does not impact previous assessment of soils.

**7. THE GEOLOGIC HAZARDS DO NOT PROHIBIT THE SUBDIVISION, OR CAN BE MITIGATED;**

As described above, the report prepared by Entech Engineering for the Sketch Plan Amendment found this site was suitable for the proposed development. The geologic constraints and hazards identified on this site include artificial fill, hydrocompaction, collapsible or loose soils, unstable slopes, potentially unstable slopes, expansive soils, floodplains, shallow bedrock, seasonally shallow groundwater areas, potentially seasonal shallow groundwater areas, and areas of ponded water. These constraints/hazards can be either avoided or mitigated through grading and proper design and construction practices.

**8. THE SUBDIVISION WILL NOT INTERFERE WITH THE EXTRACTION OF ANY KNOWN COMMERCIAL MINING DEPOSIT [C.R.S. §§ 34-1-302(1), ET SEQ.];**

On the “Master Plan for Extraction of Mineral Resources” known commercial mining deposits are shown within the Sterling Ranch development. This amendment does not affect the commercial mining deposits.

**9. THE DESIGN OF THE SUBDIVISION PROTECTS THE NATURAL RESOURCES OR UNIQUE LANDFORMS;**

The Natural Features and Wetlands Report prepared by Bristlecone Ecology in October 2023 indicates that no sensitive vegetation communities were found, and no state-sensitive vegetation communities are present. The project site is on the fringe of the Ponderosa Pine Woodlands, a globally and state stable vegetation community, but the site contains no pine trees and impacts are not expected. The majority of the site is classified as Foothill Grasslands, and impacts are not expected to imperil or substantially harm this ecosystem. Development of the site will likely increase and improve arboreal habitat through the planting of trees in yards and in open spaces.

There are no aquatic resources on the site; the entire site is composed of grasslands. Grassland species are expected to experience the greatest adverse impacts, although no sensitive species or state-listed species were present, and thus are not expected to be affected any more than other species.

**10. THE PROPOSED METHODS FOR FIRE PROTECTION ARE ADEQUATE TO SERVE THE SUBDIVISION; AND**

The proposed Sterling Ranch Sketch Plan area lies within the Black Forest Fire Protection District. There are two staffed fire stations in the district servicing the Project area, which have the following operations equipment available:

- Station 1, 11445 Teachout Road, Colorado Springs

- 3 Fire Engines:
  - Type 1 Engine, 750 gallons
  - Brush truck (Type 6)
  - Tender (1,800 gallons)
- 1 Ambulance
- 1 Wildland truck, Type 3
- 1 Reserve Tender
- 1 Reserve brush truck
- Command vehicles
- Station 2, 16465 Ridge Run Drive, Colorado Springs
  - 1 Fire Engine (Type 1, 500 gallons)
  - 1 Brush Truck (Type 6)
  - 1 Reserve Ambulance

**11. THE SUBDIVISION IS APPROPRIATE AND THE DESIGN IS BASED ON MITIGATING THE CONSTRAINTS OF TOPOGRAPHY, SOIL TYPES, GEOLOGIC HAZARDS, AGGREGATE RESOURCES, ENVIRONMENTAL RESOURCES, FLOODPLAIN, AIRPLANE FLIGHT OVERLAYS, OR OTHER CONSTRAINTS.**

The report prepared by Entech Engineering for the approved Sketch Plan concluded that the geotechnical conditions present typical constraints on development and construction, which may be mitigated by avoidance, regrading, or by proper engineering design and construction. Specific Geohazard and Engineering reports will be required with future Preliminary Plan and/or Final Plans and will identify specific constraints and will either mitigate or avoid them. The property is not in an airport overlay area, and is not within a floodplain. As discussed in #9 above, there are no aquatic resources present on the site.

# V1\_Letter of Intent.pdf Markup Summary

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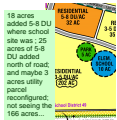


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18 acres added 5-8 DU where school site was ; 25 acres of 5-8 DU added north of road; and maybe 3 acres utility parcel reconfigured; not seeing the 166 acres...