

Summary of Flying Horse at Shamrock Informational Meeting
List of Facts as Presented by Developers
Meeting Date 2/10/16

- The owner of Shamrock Ranch, Dave Wismer, has sold a parcel in the Northeast corner, with a strip connecting that parcel to Hwy 83, to developer Jeff Smith of Classic Homes.
- The connecting parcel/83 access road plan is largely on the North Border with HFR
- Mr. Wismer is not interested in selling any more of his land now.
- Developer plans to build a community of about 280 custom homes around a private golf course with some planned open space.
- The total parcel size of 1417 acres is divided by 5 to determine the number of lots for sale. This is based on a water rights usage standard of one well per 5 acres, which is consistent with what exists in HFR. Lot sizes will be approximately 2.5 -8 acres in the new development.
- Homes will use water from the Dawson Aquifer, which is the same one that HFR wells tap.
- Golf course will use Arapahoe aquifer water, a deeper source.
- The State and County Water Boards approve these uses separately.
- According to the developer, Dawson aquifer recharges from the surface, water used to irrigate golf course will provide some recharge to the Dawson aquifer.
- The community will have exit roads to the west at Stagecoach to Hwy 83, two to the east on Black Forest Rd, north to Hodgen Rd just west of Black Forest Rd, and south at Holmes Rd near Cathedral Pines subdivision.
- There will be right and left turn lanes put on Hwy 83 at the Stagecoach Rd entrance.
- Traffic analysis will be done to determine needs for future improvements to Hwy 83.
- Developer considers the connecting road west to Hwy 83 (Stagecoach Rd) crucial to the success of the project.
- Stagecoach Rd as proposed, will be rated as residential connector, 2 lanes wide with 2ft shoulders on each side.
- Developer stated that he is open to considering building noise and view mitigating berms and landscaping along Stagecoach Rd where it abuts HFR.
- Five HFR lots and the Lodge will back directly up against proposed Stagecoach Rd
- Seventeen more HFR lots will have lots with new houses behind them.
- Developer intends that these lots be built and landscaped in a similar manner to lots and houses in HFR.
- Developer plans to use the same design guidelines as are currently in use in HFR, as a baseline for their standards.
- Developer plans to build the golf course first, which will take 18-24 months after approval, and then open different sections for sale starting with those near golf course.
- Community will not be gated; roads will be County owned.

- Golf course will be part of Flying Horse Club and will be a members only club.
- Golf Course will be designed by the same firm that designed the Flying Horse course.
- Northeast corner of community will be in School District 38; rest of community will be in District 20. Neither district required any land to be set aside for a school lot.
- The developer stated there was no commercial use currently planned. The entrance area at Hwy 83 is planned for houses.
- They have requested a fire mitigation plan be developed.
- An environmental impact study is underway.
- A trail system is planned throughout the development. They have offered connectivity with our community depending on our desires.
- There is an equestrian trailhead at the planned Hodgen Road entrance that will extend through their development and south to Holmes Rd.
- A current easement exists to extend Milan Rd up to and around HFR. There are no plans to extend Milan now.
- The developer's intent is to submit for a Planned Unit Development (PUD) Zoning and a Development Plan on or about March 1st, 2016.
- Hearings before the El Paso Planning Commission and the El Paso Board of County Commissioners are expected to occur in the late summer, early fall of 2016.
- Well permits will need to be approved by the State Water Board. Developer's water attorney is preparing for this.
- Adjacent owners (HFR) will be notified by the County of the submittal and of future hearing dates.
- All hearings are open for public comment.