



Vicinity Map  
NTS

Mary Soderberg & Nancy Zidens  
Residential  
Residential

County Road 174  
RURAL LOCAL COLLECTOR  
70' R.O.W.



Land Use Summary

Land Use	Acres	Units	DU/AC	%
<b>RESIDENTIAL</b>				
A	60.5	60	1.0	2.4%
B	60.9	57	0.9	2.4%
C	65.2	24	0.4	2.6%
D	40.3	115	2.9	1.6%
E	68.6	122	1.7	2.7%
F	57.7	44	0.7	2.3%
G	70.8	143	2.0	2.8%
H	30.7	104	3.4	1.2%
I	81.8	175	2.1	3.2%
J	63.1	135	2.1	2.5%
K	21.5	42	2.0	0.9%
L	46.4	88	1.9	1.8%
M	351.1	676	1.9	14.0%
N		1		
<b>Subtotal</b>	<b>1,018.6</b>	<b>1,786</b>	<b>1.8</b>	<b>40.4%</b>
<b>ROADS</b>	<b>97</b>			<b>3.9%</b>
<b>COMMUNITY FACILITIES</b>				
Community Use	12.5			
Rec Center	3.7			
Fire Stations	13.0			
Sewer Plant	3.0			
<b>Subtotal</b>	<b>32.2</b>			<b>1.3%</b>
<b>OPEN SPACE</b>				
Golf Course	429.5			
Local Park	38.7			
Open Lands Park	150.0			
Open Space	749.9			
<b>Subtotal</b>	<b>1,368.1</b>			<b>54.4%</b>
<b>TOTAL</b>	<b>2,515.9</b>	<b>1,786</b>	<b>1.8</b>	<b>100%</b>

The Recorded PUD for Spring Valley Ranch caps the total residential units at 1,786, however density transfers of up to 10% are allowed between Planning Areas.

# Spring Valley Ranch

Elbert County, Colorado

UPDATED JANUARY 31, 2022



Not to Scale