



PROJECT INFORMATION & CHARACTER BOOKLET - AUGUST 2025



PCS GROUP, INC.
LAND PLANNING
LANDSCAPE ARCHITECTURE

Blue Sky Ranch

Blue Sky Ranch is situated in the expansive, scenic lands of Elbert County, Colorado, known for its wide-open blue skies and rolling foothills. It was ideal land for grazing, farming, and attracted rugged settlers seeking the freedoms of western life.

In early 2025, recognizing the region's natural beauty and the growing interest in outdoor and rural lifestyles, a visionary development team acquired the property.

The goal for the property is to honor the ranch's heritage while creating a community that embraced the essence of Colorado's Western frontier. The design carefully preserves open spaces, weaving rustic aesthetics into the new community, which will include winding country roads, scenic walking and horseback riding trails, and environmentally conscious design.

Today, Blue Sky Ranch is proposed as a vibrant master planned community that celebrates its Western roots. The community features timber ranch-style homes with wide porches and natural materials, set against breathtaking views of distant mountains, open skies, and lush pastures. Residents enjoy outdoor activities such as horseback riding, hiking, and community gatherings like summer rodeos and western festivals. Blue Sky Ranch will continue to honor the pioneering spirit and natural beauty of Elbert County, fostering a lifestyle rooted in tradition, outdoor adventure, and community connection.



Preface

These concepts are the product of team collaboration, shaped by ongoing input from Elbert County Planning and feedback from our Community Meeting. Based on the insights received, we have re-imagined the community focusing on three core objectives:

1. Ensuring compatibility along our boundaries
2. Implementing strong community design standards
3. Developing a unique master planned community



The following exhibits showcase our recommended strategies:

[illegible]

Community Design

Blue Sky Ranch is envisioned as Elbert County’s premier Western USA ranch- and farm-inspired master planned community, reflecting the rugged, pastoral, and expansive qualities characteristic of rural Western landscapes. The community design seeks to evoke the spirit of the American West, seamlessly blending rustic charm with contemporary amenities. Incorporating Western-inspired architectural and landscape elements will foster a cohesive, welcoming environment.

1. **Architectural Style:** Homes will feature motifs such as wood siding, stone accents, wide porches, barn-style details, and rooflines reminiscent of traditional ranches and farmhouses, emphasizing durability and a strong connection to nature.
2. **Open and Spacious Layouts:** Large lots along the community perimeter will create an expansive feeling, while interior areas will feature smaller, cabin-inspired homes, mirroring the wide-open ranch and farm environments of the West.
3. **Natural Landscaping:** Native plants, drought-tolerant grasses, and xeriscaping will reflect the semi-arid environments typical of the region, complemented by landscaped and outdoor living spaces that encourage outdoor activities.
4. **Ranch and Farm Features:** Community amenities may include horse stables, riding arenas, scenic pastures, and agricultural spaces, appealing to equestrian enthusiasts and hobby farmers alike. Shared grazing land and co-op ranch programs.
5. **Community Amenities:** Ranch-inspired features such as hiking and horseback riding trails, a rustic-style community building, and recreational areas will promote outdoor living. Community events like farmers’ markets, craft fairs, and seasonal festivals will further enhance the rural atmosphere.
6. **Design Cohesion:** Architectural standards will ensure a consistent rustic aesthetic, utilizing materials like wood, stone, and metal to harmonize with the surrounding natural landscape.
7. **Lifestyle Focus:** The community will encourage a semi-rural lifestyle, with residents engaging in outdoor recreation such as horseback riding, gardening, or simply enjoying the scenic vistas.
8. **Environmental Responsibility:** Sustainable building practices, water conservation measures, and efforts to preserve the natural landscape will align with the principles of Western ranching communities.

Overall, Blue Sky Ranch aims to capture the independent spirit and natural beauty of the American West, offering residents a distinctive harmony of rustic charm, outdoor recreation, and modern comfort. By prioritizing these elements, the community will seamlessly blend Western aesthetics with contemporary living, creating a unique and inviting environment.

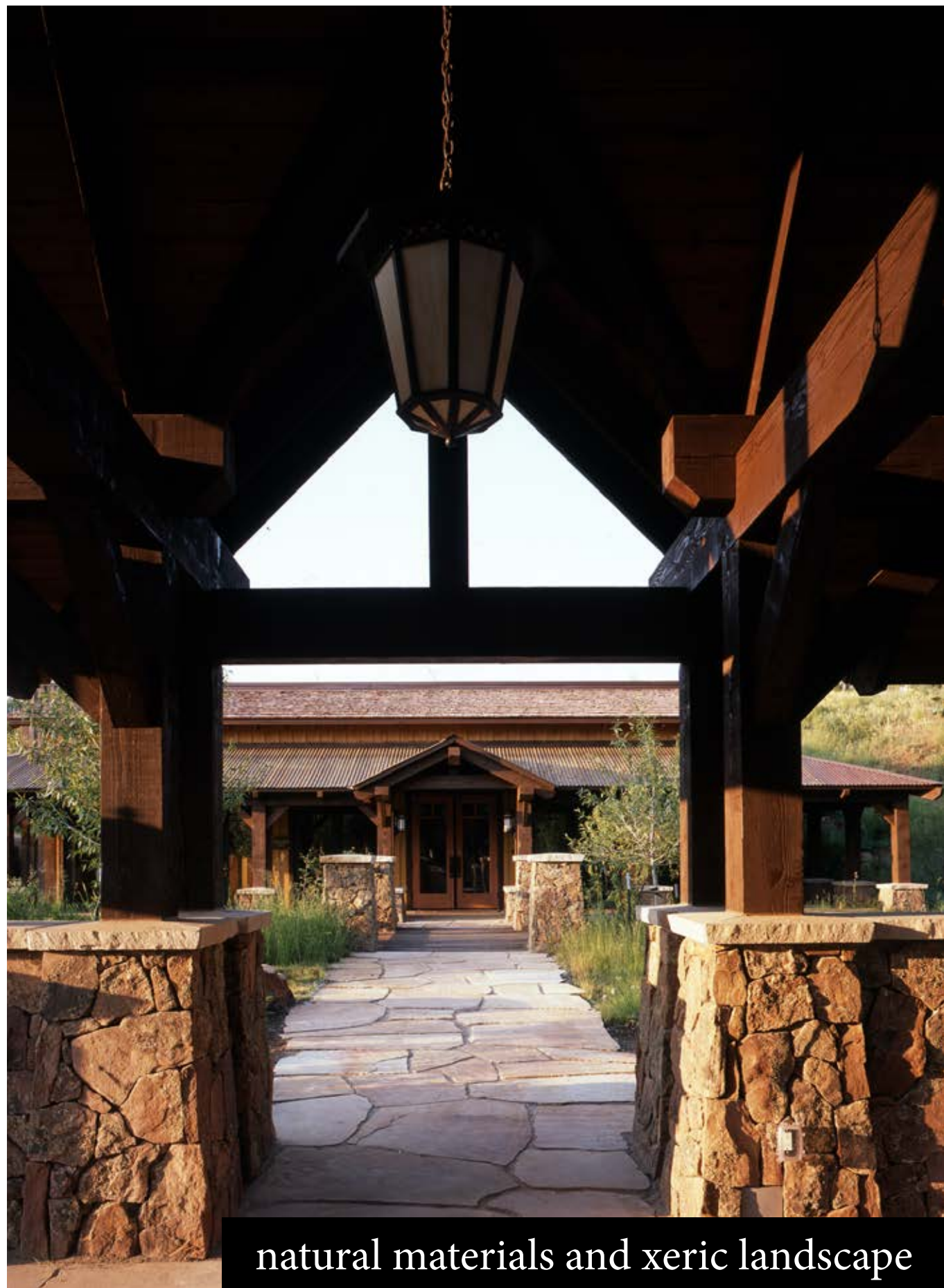
Community Elements Inspiration Imagery



natural stone, materials and xeric landscape



natural stone, materials and xeric landscape



natural materials and xeric landscape



signature ranch style fence on perimeter



mail kiosk with consistent materials



lodge or barn style community building

Conceptual Primary Entry Concept



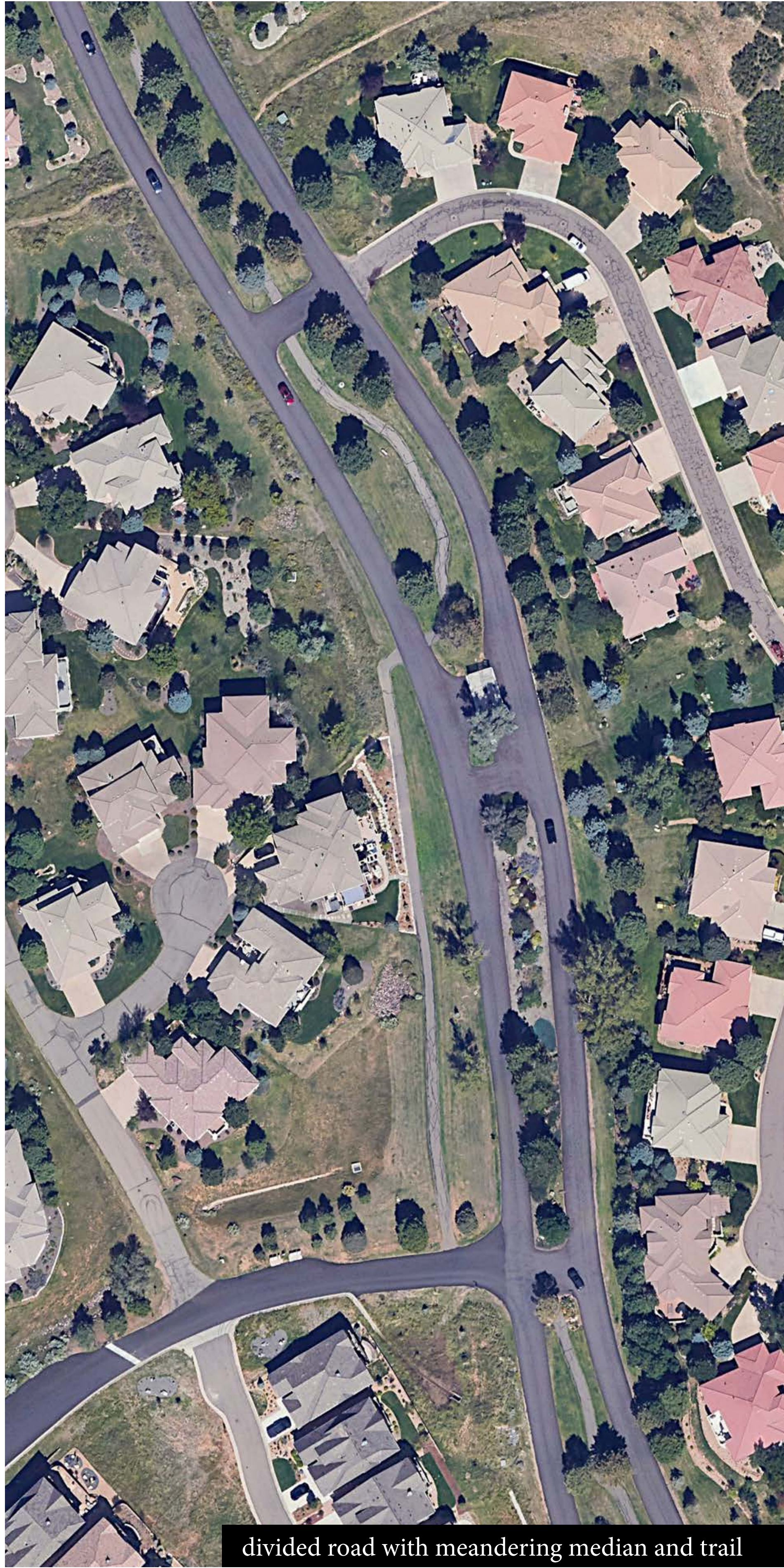
natural stone, materials and xeric landscape ranch style entry, potential of steel pronghorn sculpture

Conceptual Primary Entry Concept



natural stone, materials and xeric landscape ranch style entry, potential of steel pronghorn sculpture

Site Planning Conceptual Imagery



divided road with meandering median and trail



this

not this

organic style cabin cluster creates a visually interesting place to live

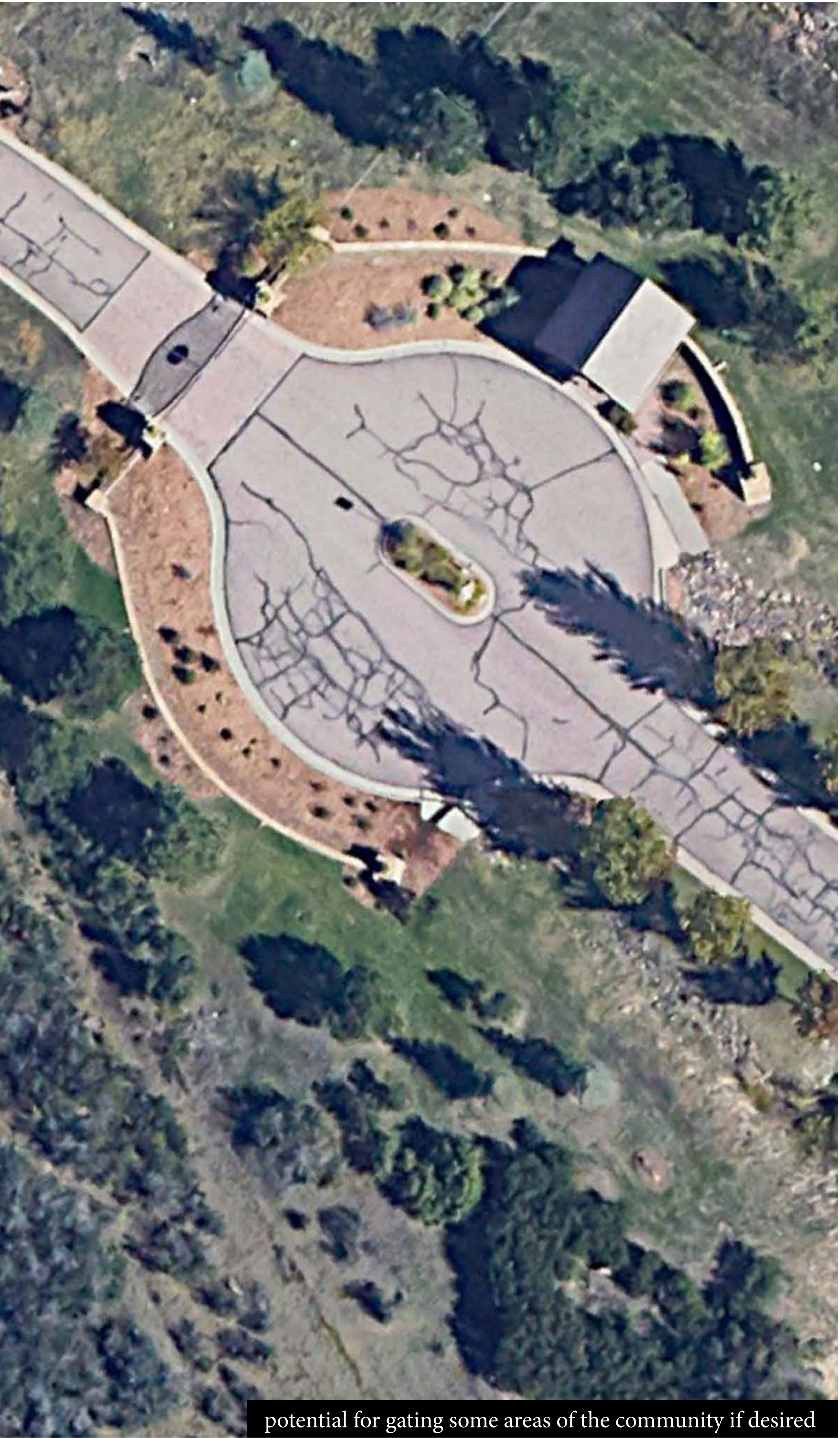
Site Planning Conceptual Imagery



cabin cluster concept with natural landscape and organic planning

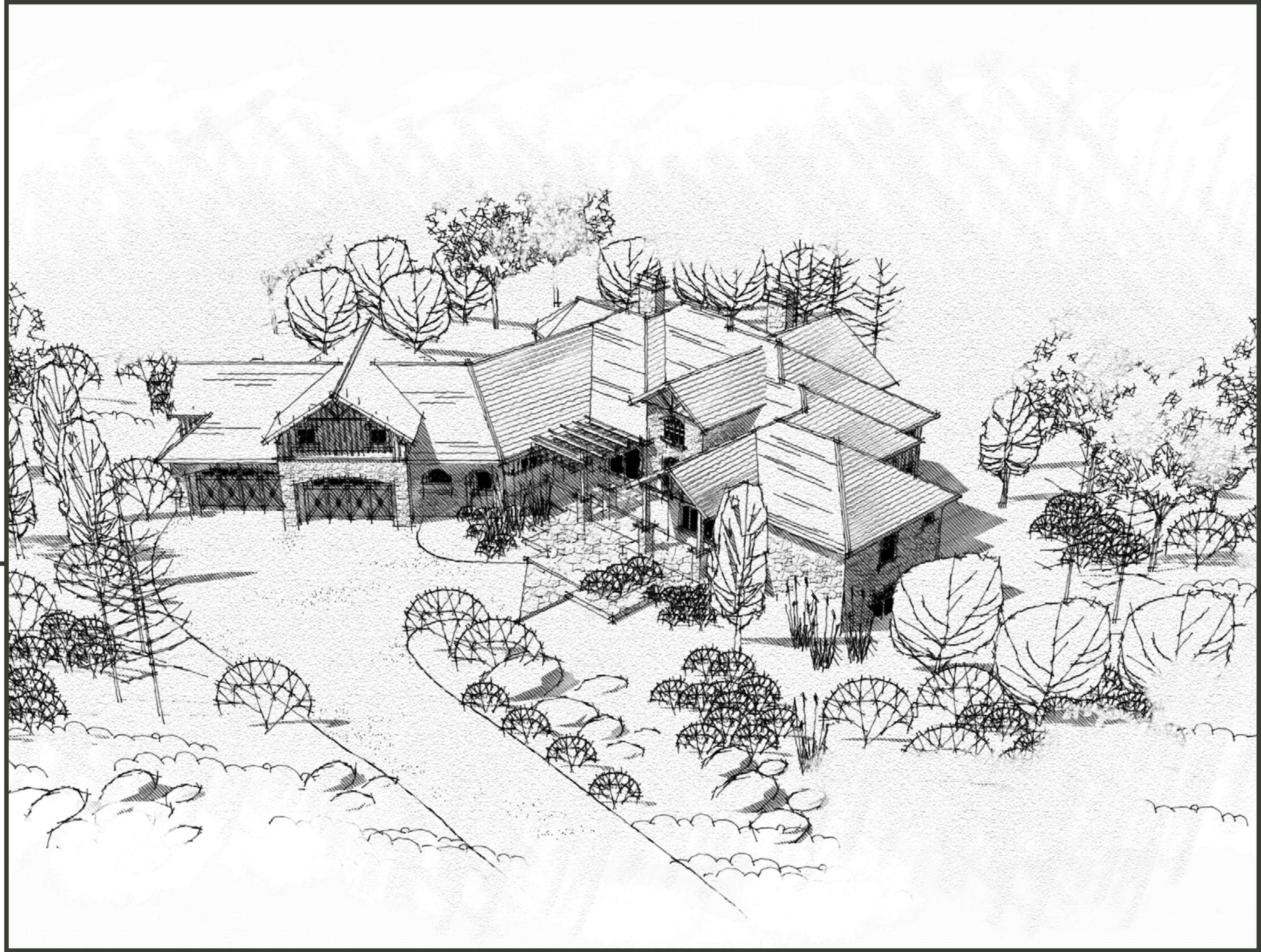


cabin cluster concept with natural landscape and organic planning

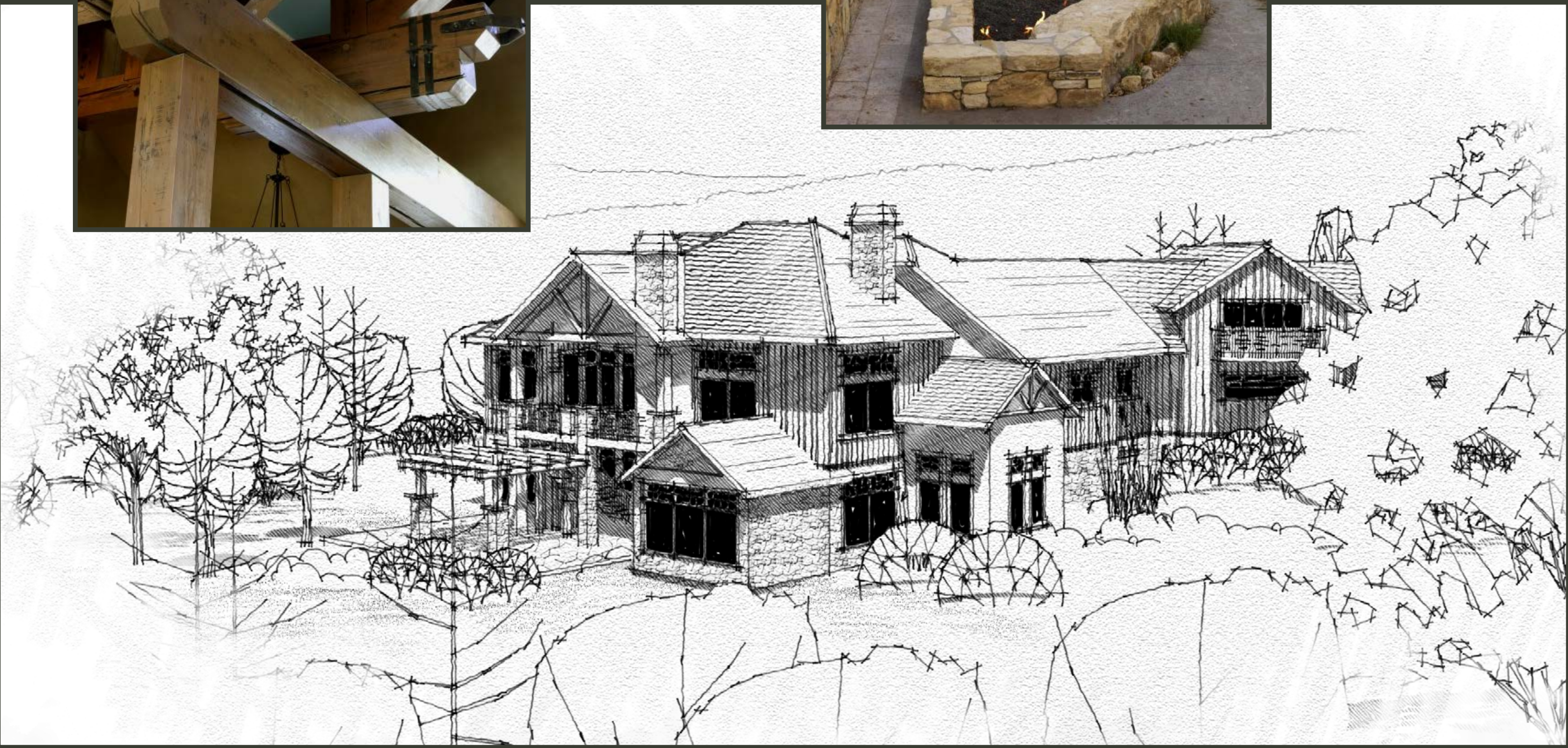


potential for gating some areas of the community if desired

Architecture Inspirational Imagery - Large Lots



Architecture Inspirational Imagery - Large Lots



Architecture Inspirational Imagery - Cottage / Cluster lots



Architecture Inspirational Imagery - Cottage / Cluster lots

