



**Vertex Consulting Services, LLC**  
5825 Delmonico Drive  
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719-733-8605

**Iron Ridge Preliminary Plan  
Letter of Intent**

**August 28, 2025**

Atticus Land, LLC  
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PCD File No. SP253

**Planner:** Vertex Consulting Services, LLC, Nina Ruiz  
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**Tax Schedule No:** 6100000439, 6100000457

**Acreage:** 85.99 Acres

**Current Zoning:** RR-5 (Residential Rural)

**Requested Zoning:** RR-2.5 (Residential Rural)

**Request:**

Vertex Consulting Services, LLC, on behalf of Atticus Land, LLC, is respectfully submitting an application for approval of a preliminary plan for 85.99 acres. The preliminary plan depicts 28 lots of a minimum of 2.5 acres and County dedicated right-of-way. The property is located south of Walker Road and west of Colt Court.

1. A request for approval of a 28-lot preliminary plan within the RR-2.5 zoning district.
2. A request for a finding of water sufficiency in terms of water quality, quantity, and dependability.
3. A request for approval of a waiver of Section 8.4.3, Minimum Frontage, for Lots 4 and 5.
4. A request for a notation to be added that reads "Approval of the Preliminary Plan will expire after thirty-six (36) months unless a Final Plat has been approved and recorded or a time extension has been granted.

**Utilities:**

Mountain View Electric Association (MVEA) provides electric service and Black Hills Energy provides natural gas service to the area and have provided commitment to serve any new homes within the subdivision. Dwellings are to be served by individual onsite wastewater treatment systems and individual wells.

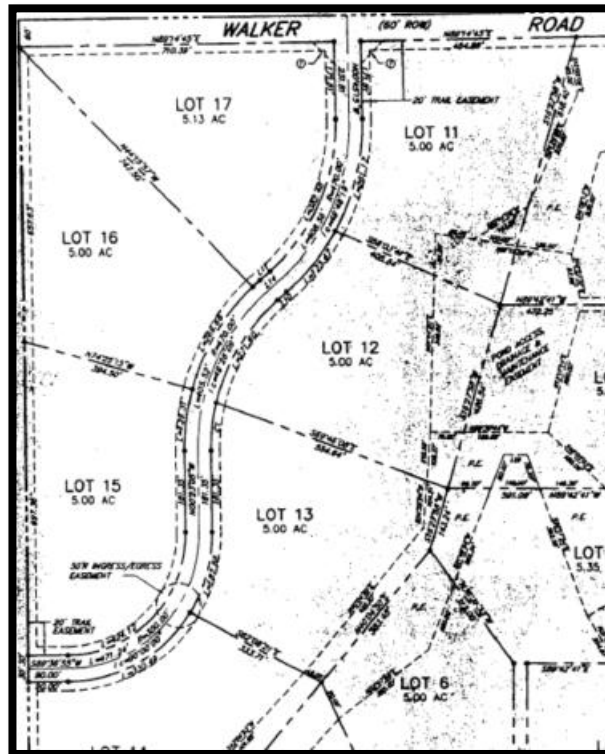
**Neighborhood Outreach:**

Several neighbors submitted letters to El Paso County following the initial notice of the application submission. Vertex reached out to these neighbors to gain a better understanding of the specific concerns. Below is a summary of the concerns discussed:

- The extension of Colt Court into the proposed subdivision. Several would have preferred access from an alternative location.
- Lot sizes less than 5 acres adjacent to the existing 5-acre subdivision. No one expressed concern with density of the portion of the proposed development located further north, adjacent to Walker Road.
- Sight distance concerns with the extension of Colt Court.
- Reduction of speed limit to 25 MPH (currently 30 MPH)

- Loss of mountain views when new homes are constructed.
- Limited services in the area and a desire to have internet service.
- Lack of maintenance on existing County roadways (Colt Court, Filly Lane)

Colt Court is the only public roadway adjacent to the southern portion of the proposed subdivision. Additionally, El Paso County has always planned for Colt Court to extend into the subject property. El Paso County required the dedication of right-of-way to the property line when the Equine Meadows Subdivision was platted (see below).



*Equine Meadows Subdivision- Colt Court is platted as right-of-way to the end of the Subdivision*

The project engineer, All Terrain, along with the El Paso County Department of Public Works review engineers, will review the construction drawings submitted with the final plat to ensure all El Paso County roadway standards are met. The preliminary roadway design demonstrates that all sight distance criteria are satisfied.

The applicant understands that El Paso County has limited resources to maintain roadways. However, the applicant reached out to El Paso County Department of Public Works to request they consider roadway improvements to Filly Lane. The County identified they likely could not improve the roadway this year due to the maintenance schedule already being completed, but that it may be added next year. If the subdivision is approved, Colt Court will be extended and improved by the Developer.

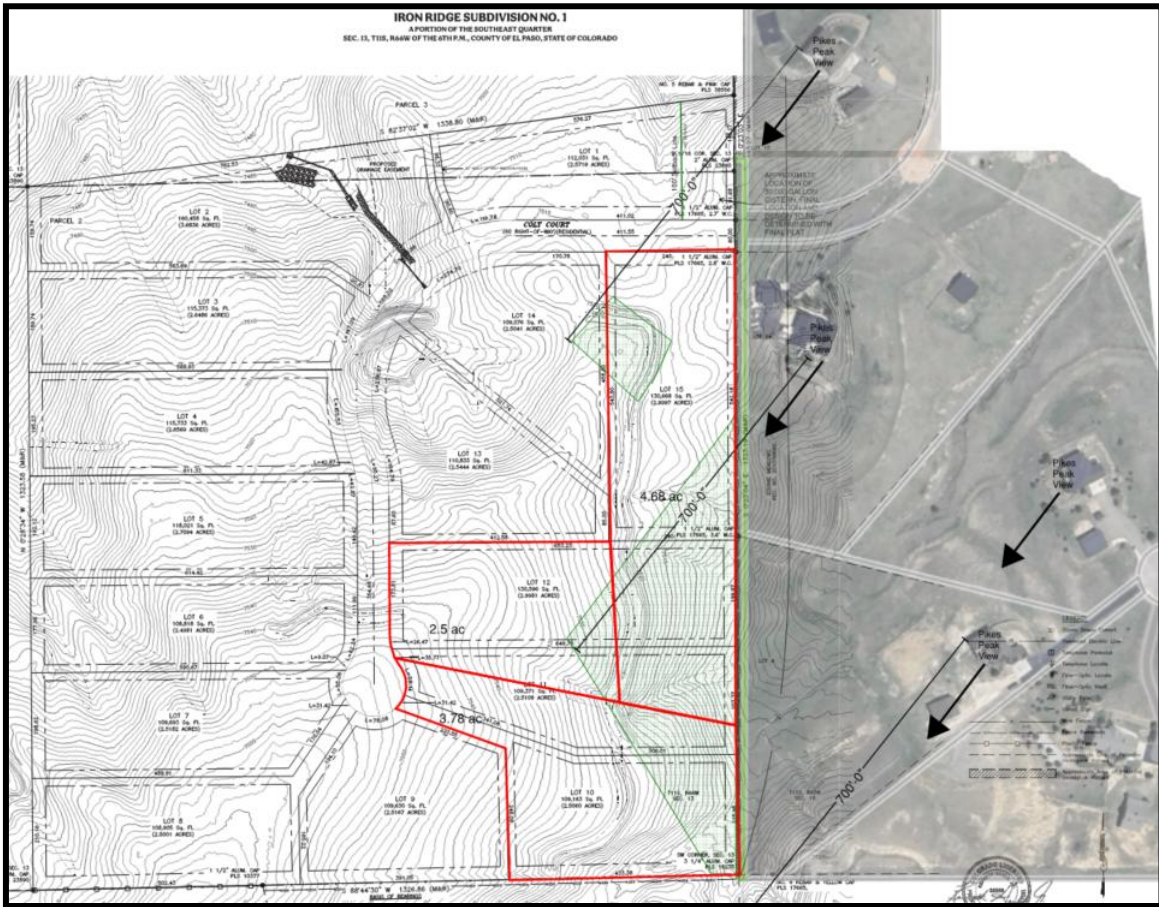
The Developer intends to work with local providers to bring internet to the area along with the other necessary utility extensions. It is ultimately up to the provider to determine the extension.

The Developer understands that in Colorado per caselaw you do not own your view and that a land use application cannot be denied based upon infringement of, or perceived infringement, of views. However, the Developer has a strong desire to be a good neighbor and is willing to encumber the Iron Ridge development with view corridor no-build areas in an effort to maintain views for the neighbors.

In response to the concerns raised by the surrounding property owners, the developer has adjusted the preliminary plan to include:

- Speed limit adjusted to 25 MPH
- No-build areas have been depicted in an effort to maintain the Pikes Peak views located to the southwest. The no-build areas comprise of approximately 4-acres total.
- Additional 100' setback line on Lot 1.
- Reconfigure four lots to create a transition in density from the RR-5 to the RR-2.5.
- Reduction of total lot count
- Four of the lots have been adjusted to create larger lots along the eastern boarder (one 4.68 ac lot, one 3.78 ac lot).
- The total number of lots fronting the eastern boarder has been reduced from 5 lots to 3 lots. This will result in the 3 lots that boarder the proposed development only having one new neighbor.

Below is a graphical depiction of the revisions made after the initial submission based upon neighbor concerns. The green hatching depicts the no-build areas, the green line depicts the 100' setback applied to Lot 1, the red lines depict the revised lot lines.



\*Please note that the above is a summary based upon those conversations that have taken place at the time of drafting the letter of intent. The owner and applicant intend to continue to discuss with the surrounding property owners throughout the process. A more detailed and up-to-date summary of the outreach can be provided at the future public hearings, as appropriate.

**COMPLIANCE WITH CRITERIA OF APPROVAL AND SUBDIVISION DESIGN STANDARDS**

The proposed subdivision meets the criteria for approval included within Section 7.2.1.D.2 of the El Paso County Land Development Code as described below:

***The subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;***

**Your El Paso County Master Plan Analysis**

Chapter 1 of Your El Paso Master Plan (2021) states that the Plan is “general in nature-it cannot tackle every issue in sufficient detail to determine every type of necessary action.” In addition, Chapter 1 goes on to state that the Plan “is intended to provide clearer and more coordinated policy, resulting in a document that effectively communicates County goals and identifies specific actions to achieve both County-wide and local area objectives.” When taken together, these two statements suggest to the reader that the Plan may only address certain issues at a cursory level and that specific steps or actions for addressing such issues may not be offered within the Plan. That conclusion is certainly the case in numerous instances and with regard to a variety of topical

areas. However, where that is not the case is with respect to the requested preliminary plan, as identified below.

#### Key Area Analysis

The subject property is not identified in the Plan as being within a Key Area.

#### Area of Change Analysis

The subject property is identified in the Areas of Change map within the Plan as being within the “Minimal Change: Developed” area of change.

Page 21 of the Plan characterizes areas of “Minimal Change: Developed” by stating:

“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. These key sites are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area. For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population. The inverse is also possible where an undeveloped portion of a denser neighborhood could redevelop to a less intense suburban scale. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained.”  
(Emphasis added)

These parcels are underutilized, vacant land in the path of growth from the west. Immediately adjacent to the west and north is vacant agricultural grazing land, which will also likely be developed in the near future as the county continues to grow east. The developments to the west consists of lot sizes ranging from 0.5 acres to 2.5 acres in size. The development to the east consists of 5-acre parcels. The preliminary plan depicts a density transition from the 5-acre lots to the 2.5 acre lots. The proposed 2.5 acre lot size is of a similar intensity to those developed areas and is consistent with the rural character of those undeveloped parcels.

#### Placetype Analysis

The subject property is shown on the Placetypes map of Your El Paso Master Plan as being within the Large-Lot Residential Placetype.

Page 26 of the Plan identifies the following land uses as being Primary Land Uses within the Large-Lot Residential Placetype:

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

In addition, the Placetype includes the following Supporting Land Uses:

- Parks/Open Space
- Commercial Retail

- Commercial Service
- Agriculture

The Large-Lot Residential Placetype is described further on page 26 as follows:

*“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. The Large-Lot Residential placetype generally supports accessory dwelling units as well. Even with the physical separation of homes, this placetype still fosters a sense of community and is more connected and less remote than Rural areas. Large-Lot Residential neighborhoods typically rely on well and septic, but some developments may be served by central water and wastewater utilities. If central water and wastewater can be provided, then lots sized less than 2.5 acres could be allowed if; 1.) the overall density is at least 2.5 acres/lot, 2.) the design for development incorporates conservation of open space, and 3.) it is compatible with the character of existing developed areas.*

*Conservation design (or clustered development) should routinely be considered for new development within the Large-Lot Residential placetype to provide for a similar level of development density as existing large-lot areas while maximizing the preservation of contiguous areas of open space and the protection of environmental features. While the Large-Lot Residential placetype is defined by a clear set of characteristics, the different large-lot areas that exist throughout the County can exhibit their own unique characters based on geography and landscape.” (emphasis added)*

The proposed preliminary plan depicts lots of 2.5 acres or greater, consistent with the Placetype. Larger lots are included on the eastern boundary in an effort to create a density transition. No-build areas have been included in an effort to preserve views for the adjacent property owners.

#### Priority Development Area Analysis

The subject property is located within a Priority Development Area, specifically the Black Forest/North Central Area. Priority Development areas were specifically identified in an effort to guide growth towards certain areas of the County first, before developing others.

*The Plan states “El Paso County is expecting significant growth over the next 20 years. While large expanses of undeveloped land exist throughout the County, particularly in the Rural Placetype, development should be prioritized elsewhere to efficiently utilize and extend existing infrastructure, conserve water resources, and strengthen established neighborhoods. This framework identifies specific locations throughout the County that should be prioritized first for new residential development to help accommodate growth.”*

The Black Forest/North Central Area is described further on page 57 as follows:

*Black Forest is a community with one of the strongest and most well-established characters in El Paso County. This area is built around protecting the forest and preserving its rural quality. Due to this natural amenity, many new residents seek to live in this area when moving to the County.*

- *Careful planning is required to **promote health of natural areas, especially the forest**, while accommodating new development for future residents.*
- *The County should **maintain existing and expand the Large-Lot Residential place type** in this area in a development pattern that matches the existing character of the developed Black Forest community.*
- ***Commercial nodes should be considered where appropriately served by the transportation network** in the northern area to provide commercial goods and services within closer proximity to the population in this area. This would reduce unnecessary travel to other parts of the County and establish key commercial areas within the communities that need them.*

The proposed preliminary plan aligns with the Master Plan recommendations, including prioritizing development in this area of the County while maintaining and expanding the Large Lot Residential Placetype.

#### **El Paso County Water Master Plan**

The Executive Summary from the Water Master Plan (2018) states that “The Plan Water Master Plan (WMP) was developed for the Board of County Commissioners, El Paso County officials and staff, developers, citizens, and water providers within the County for the purpose of identifying and addressing water supply issues earlier in the land use entitlement process.” A water sufficiency finding is being requested with subdivision. It should be noted that the Water Master Plan only contemplates centralized providers and did not provide an analysis for individual well, as is proposed here.

The subject property is located within Planning Region 2 of the Water Master Plan, pursuant to Figure 3-1 on page 25. The Plan provides an analysis of water supply for central water providers, not for developments served by individual wells. Central water service is not proposed and water is to be provided by individual wells.

A Water Resources Report has been submitted with the preliminary plan application. The report identifies there is sufficient water in terms of water quantity, quality, and dependability for the lots included in the subdivision.

#### **El Paso County Parks Master Plan**

The El Paso County Parks Master Plan (2022) does not depict any planned or existing trails or open space on the subject property, but a bike path is planned along Walker Road. El Paso County Parks has not requested a trail easement on the subject property. Fees in lieu of dedication will be provided with the final plat(s).

**2024 Major Transportation Corridors Plan (MTCP)**

Access to the site is from both Walker Road and Colt Court. The 2024 MTCP depicts Walker Road as a rural major collector. All roadways are proposed to be public, therefore, right-of-way dedication will be needed at the time of final plat. A traffic impact study was prepared by SM Rocha and details the potential traffic impacts of the proposed development. The study concluded that the proposed development will not trigger any improvements to the surrounding roadway network and that all surrounding roadways will function at a level of service A.

**Other Topical Elements of the County Master Plan**

The proposed rezone is in compliance with the other topical elements of the County Master Plan, including the Master Plan for Mineral Extraction, and the El Paso County Wildlife Habitat Maps and Descriptors.

***The subdivision is consistent with the purposes of the Land Development Code;***

The subdivision is consistent with the purposes of the Land Development Code as outlined in Chapter 1 of the Code including full implementation of the goals and policies of the Master Plan specific to the property as well as those aimed at addressing many of the housing and land use-related issues within the County. The subdivision will allow for orderly development of the property pursuant to the concurrently-requested rezoning.

***The subdivision is consistent with the subdivision design standards and any approved sketch plan;***

The subdivision meets all of the design standards included within Chapter 8 of the Code as well as the dimensional standards of the concurrently proposed zoning district (RR-2.5). The reports and maps submitted in support of the application are in full compliance with the County, State, and Federal rules and regulations as well as the County adopted checklists. There is no sketch plan for the property.

***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 the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code (this finding may not be deferred to final plat if the applicant intends to seek administrative final plat approval);***

The associated water resources report identifies a sufficient water supply has been acquired in terms of quantity, quality, and dependability. The source of water supply will be individual wells. The water resource report identifies a water demand of 24.086 acre-feet per year into the Dawson.

***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;***

All lots will be served by individual onsite wastewater treatment systems (OWTS). Entech Engineering prepared a wastewater report identifying that all lots have at least two potential

locations for OWTS systems. Future systems will be reviewed and approved by El Paso County Public Health.

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

A Soils and Geology Study was prepared by Entech Engineering and was submitted as a supporting document to this preliminary plan application. The conclusion of the Study was that “This site was found to be suitable for the proposed development.” Entech did identify that there were areas on the property that will impose constraints on development. These areas have been shown as no-build and include:

- Potential seasonal shallow groundwater
- Season shallow groundwater
- Potentially unstable slopes

***Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;***

A drainage report has been submitted addressing the requirements of the Land Development Code and the Engineering Criteria Manual at the preliminary plan stage of development and all applicable design criteria requirements have been implemented in the associated preliminary drainage plan. The drainage report and preliminary grading plan depicts the planned water quality/detention pond locations. The preliminary plan also depicts the existing and planned natural drainage ways within drainage easements. A final drainage report, final drainage design and construction drawings for all necessary drainage infrastructure will comply with the requirements of the Code and ECM at the final plat stage of development.

***The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;***

The roadways planned to serve the subdivision include one access off of Walker Road and another via the extension of Colt Court. Colt Court has not been constructed to the proposed subdivision and will need to be extended from where it currently terminates. The traffic impact study prepared by SM Rocha identifies Colt Court, along with the surrounding roadway network, can handle the anticipated additional traffic. The internal roads to the subdivision are proposed to be publicly accessible, with the roads being constructed future dedication to El Paso County.

***Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;***

Access will generally be provided by public rights-of-way including Walker Road, Colt Court, and internal publicly dedicated roadways. All lots depicted on the associated preliminary plan map will have direct access to a public road.

***The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;***

A natural features and wetland analysis was prepared by Bristlecone Ecology identifying that jurisdictional wetlands and riparian areas are within the project area. These areas have been identified as no-build on the preliminary plan. Human conflict areas are not anticipated due to the no-build areas, limited ground disturbance, and size of lots. The US Fish and Wildlife have provided a determination of "No Concern".

***Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;***

Mountain View Electric Association will provide electric service and Black Hill Energy will provide natural gas service to the development. The property is within the patrol area of the El Paso County Sheriff's Office. The property is served by the Tri Lakes Monument Fire Protection District, which has an obligation to provide fire protection service to the development. The proposed roadways will be adequate and allow for emergency response access to the site. A 30,000 gallon cistern will be constructed with the subdivision.

***The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and***

A 30,000 gallon fire cistern will be installed within the subdivision. All roadways are designed to meet the fire apparatus turning radius requirements and minimum width requirements for two-way travel.

***The proposed subdivision meets other applicable sections of Chapters 6 and 8 of the Code;***

The proposed subdivision meets all applicable regulations included within Chapters 6 and 8. Please review the associated soils and geology report, onsite wastewater treatment system report, traffic study, drainage report, and grading and erosion control plan which document compliance with both chapters, as applicable.

#### **COMPLIANCE WITH WAIVER CRITERIA OF APPROVAL**

The proposed subdivision meets the criteria for approval included within Section 7.3 of the El Paso County Land Development Code as described below:

***The waiver does not have the effect of nullifying the intent and purpose of this Code.***

The proposed waiver applies to lots 4 and 5 only. Lot 7 has 30 feet of frontage and direct access via a flag. The purpose and intent of the portions of the Code to be waived are to ensure safe, legal access. Legal access is being provided via an easement to a County roadway. The Tri Lakes Monument Fire Protection District has provided a commitment letter, and has indicating no concern with the requested waiver. All other aspects of the Code remain in force.

***The waiver will not result in the need for additional subsequent waivers.***

The waivers will not result in the need for additional waivers.

***The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property.***

Safe, legal access will be gained to a County roadway via an easement.

***The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable to other property.***

Due to the roadway classification, only one point of access is permitted on Walker Road. This results in the southern lots being located further away from the roadway extension. A shared access easement for these two lots will allow the burden of having a longer driveway to be divided evenly between the lots.

***A particular non-economical hardship to the owner would result from a strict application of this Code.***

As stated above, there is only one access point allowed from Walker Road, causing the southern lots to be further from the proposed road extension.

***The waiver will not in any manner vary the zoning provisions of this Code.***

All standards of the RR-2.5 zoning district will be met.

***The proposed waiver is not contrary to any provision of the Master Plan.***

See Master Plan section for further information regarding how the proposed subdivision is in compliance with the Master Plan. Additionally, the MTCP and ECM standards dictate only one access point onto Walker Road, which is the cause for the waiver request.

## **COUNTY ROAD IMPACT FEE**

The proposed subdivision will be subject to the County's Road Impact Fee. Payment of fees will be required at time of building permit.

## **PUBLIC AND PRIVATE IMPROVEMENTS**

The proposed public improvements will consist of the construction of public roadways, stormwater and detention facilities, as well as a fire cistern. The roadways will be dedicated to El Paso County for maintenance after construction and acceptance. The fire cistern will be dedicated to the Tri Lakes Monument Fire District after construction.