

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

SUMMARY MEMORANDUM

TO: El Paso County Board of County Commissioners
FROM: Planning & Community Development
DATE: 07/23/26
RE: P2511 & SF2510; Iron Ridge Rezone and Preliminary Plan

Project Description

A request by Atticus Land LLC for approval of a Rezoning (Map Amendment) for two properties totaling 85.99-acre from RR-5 to RR-2.5. Additionally, a request for approval of an 85.99-acre Preliminary Plan creating 28 single-family lots and 2.5-acres of right-of-way dedication. The two properties are located south of Walker Road and approximately 0.03 miles from the intersection of Walker Road and Thompson Road. A request for water sufficiency for water quality, quantity, and dependability is also requested with the Preliminary Plan. (Parcel Nos. 6100000439 & 6100000457) (Commissioner District No. 1)

Notation

Please see the Planning Commission Minutes for a complete discussion of the topic and the project manager's staff report for staff analysis and conditions.

Planning Commission Recommendation and Vote

Bailey moved / Emrick seconded for Approval of the Rezoning utilizing the resolution attached to the staff report, that this item be forwarded to the Board of County Commissioners for their consideration. The motion for Approval was approved (7-0). The item was heard as a regular agenda item.

Emrick moved / Byers seconded for Approval of the Preliminary Plan utilizing the resolution attached to the staff report, that this item be forwarded to the Board of County Commissioners for their consideration. The motion for Approval was approved (7-0). The item was heard as a regular agenda item.

Attachments

1. Planning Commission Minutes from 06/18/26.
2. Signed Planning Commission Resolution.
3. Planning Commission Staff Report.
4. Draft BOCC Resolution.

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY PLANNING COMMISSION

MEETING RESULTS (UNOFFICIAL RESULTS)

Planning Commission (PC) Meeting

Thursday, June 18th, 2026, El Paso County Planning and Community Development Department
2880 International Circle, Colorado Springs, Colorado – Second Floor Hearing Room

REGULAR HEARING at 9:00 A.M.

PC MEMBERS PRESENT AND VOTING: Thomas Bailey, Michael Brewer, Jim Byers, Mae Emrick, Suzanne Casagrande, Eric Moraes, and Christopher Whitney.

PC MEMBERS PRESENT AND NOT VOTING: None.

PC MEMBERS ABSENT: Blaine Brew, Sarah Brittain Jack, Bryce Schuettepelz, Tim Trowbridge, and Jason Wulf.

STAFF PRESENT: Meggan Herington, Justin Kilgore, Kari Parsons, Joe Letke, Daniel Torres, Gilbert Laforce, Bret Dilts, Erika Keech, and Jessica Merriam.

OTHERS PRESENT AND SPEAKING: Nina Dossey, Amy Philips, Matthew Grubersch, Laurel Schow, Craig Dossey, Jeffrey Hodsdon, Mary Louise Fiddler, Betsy Matthies, Dave Mott, Alicia Whitcomb, Heather Tiffany, Craig Enoea, Paul Pusateri, Harold Haver, Tom Tijerive, Elisa Rusonis, Marti Breedlove, Harold Larson, Steve Strang, David Parks, Jess Neal, Laurel Ann, Luis Lolli, and Matt Dunston.

1. REPORT ITEMS

Mr. Kilgore advised the board that the next PC Hearing is Thursday, July 2nd, 2026, at 9:00 A.M.

2. PUBLIC COMMENT FOR ITEMS NOT ON THE HEARING AGENDA

NONE

3. CONSENT ITEMS

A. Adoption of Minutes for meeting held on June 4th, 2026.

PC ACTION: THE MINUTES WERE APPROVED AS PRESENTED (7 - 0)

IN FAVOR: (7) Bailey, Brewer, Byers, Casagrande, Emrick, Moraes, and Whitney.

IN OPPOSITION: (0) None.

4. CALLED-UP CONSENT ITEMS:

NONE

5. REGULAR ITEMS

A. P2511

LETKE

MAP AMENDMENT (REZONING)

IRON RIDGE REZONE

A request by Atticus Land LLC for approval of a Rezoning (Map Amendment) of two properties totaling 85.99-acre from RR-5 to RR-2.5. The properties are located south of Walker Road and approximately .03 miles from the intersection of Walker Road and Thompson Road. (Parcel Nos. 6100000439 6100000457) (Commissioner District No. 1)

STAFF & APPLICANT PRESENTATIONS

DISCUSSION: Ms. Emrick asked whether future property owners would be informed of the proposed no-build area at the time of purchase. **Mr. Letke** confirmed that the restriction would be included in the property documentation and noted that County staff would also identify the no-build area during site plan review. He explained, however, that because the restriction is a private no-build easement related to views, enforcement would occur through private covenants or an HOA rather than through El Paso County. **Mr. Whitney** confirmed that any disputes regarding the easement would therefore be civil matters between property owners. **Mr. Bailey** asked whether County staff would identify conflicts if a future building proposal encroached into the no-build area. **Mr. Letke** stated that staff would flag the issue during review and advise the applicant of the potential conflict with the subdivision's private

easement, though enforcement would remain a private matter. **Mr. Whitney** further questioned how inconsistencies between an approved preliminary plan and a future administrative review would be handled. **Mr. Kilgore** explained that minor modifications could be addressed administratively, while significant changes affecting density, access, or overall site design would require returning through the public hearing process. **Ms. Herington** added that if the no-build area is carried forward onto the final plat, County staff would generally not approve construction within that area. She noted that any exception would depend on the specific language and notes included on the final plat.

Mr. Moraes requested clarification regarding discrepancies in lot numbering between the applicant's presentation materials and the documents included in the staff packet. **Ms. Nina Dossey** of Vertex Consulting explained that the discrepancy resulted from an earlier conceptual exhibit used during a previous resubmittal and confirmed that the final preliminary plan identifies the subject property as Lot 15. **Mr. Moraes** also asked about the location and purpose of the proposed no-build area on Lot 15 and whether development could occur outside of the designated no-build area. **Ms. Dossey** confirmed that construction would be permitted outside the no-build area and required setbacks, explaining that the no-build area was voluntarily established by the developer to help preserve views for neighboring properties. She further noted that the topography, including a depression in the terrain, influenced the location of the no-build area. Finally, **Mr. Moraes** questioned the purpose of a proposed 60-foot right-of-way and the absence of a roadway connection between the northern and southern portions of the property. **Ms. Dossey** explained that the right-of-way was included at the County's request to preserve future access to an adjacent parcel if needed. She further stated that a direct roadway connection between the northern and southern portions of the development was not feasible due to the presence of a large drainageway and floodplain that would require bridge construction.

Mr. Moraes requested clarification regarding improvements to Colt Court and asked whether the existing roadway would need to be upgraded before the proposed extension could be constructed. **Ms. Dossey** explained that portions of Colt Court do not currently meet County standards and would require improvements, including roadway widening in certain locations, before the County could approve the final construction drawings and accept the roadway improvements. **Mr. Moraes** also questioned how potential damage to the existing roadway from construction traffic would be addressed. **Ms. Dossey** responded that the required roadway improvements are part of the

construction plans and stated that, to her understanding, the County would not accept the completed improvements if the existing portions of Colt Court were left in deteriorated condition.

PUBLIC COMMENTS: Ms. Amy Phillips, speaking on behalf of the Black Forest Land Use Committee, expressed opposition to the requested rezoning. She stated that the primary concern was not the proposed 2.5-acre lot sizes themselves, but the increase in overall residential density that would result from changing the zoning from RR-5 to RR-2.5. Ms. Phillips explained that previous developments in the Black Forest area had utilized Planned Unit Developments (PUDs) to allow smaller lots while maintaining an overall density of one dwelling unit per five acres through the preservation of open space. She stated that the proposed rezoning would establish a precedent for increased density that could place additional demands on roads, wells, septic systems, and other resources, and requested that the application be denied.

Mr. Matthew Grubersch spoke in opposition to the request, expressing concerns regarding groundwater availability and the cumulative impacts of increasing residential density. He encouraged the Planning Commission to consider current groundwater conditions and stated that approving additional RR-2.5 zoning could increase demands on limited water resources. Mr. Grubersch also questioned prior amendments to the Land Development Code and Master Plan that permit higher-density development.

Ms. Laurel Schow spoke in opposition to the request, stating that the proposed RR-2.5 zoning was incompatible with the surrounding RR-5 and larger-lot properties. She argued that the proposed no-build area addressed view preservation but did not mitigate the increased density at the subdivision boundary. Ms. Schow further expressed concern that approval of the request could establish a precedent for additional rezoning requests in the Black Forest area and urged the Planning Commission to recommend denial of the application.

APPLICANT REBUTTAL: Ms. Dossey responded to concerns raised during public testimony regarding residential density, water availability, septic capacity, and traffic impacts. Ms. Dossey stated that the proposed RR-2.5 zoning would continue to support a rural residential lifestyle while providing additional housing opportunities to accommodate the County's growth. She further noted that the required water supply and wastewater reports demonstrated adequate water availability and confirmed that each lot could accommodate at least two potential septic system locations. Ms. Dossey

also stated that the submitted traffic study concluded the surrounding roadway network, with planned improvements, would adequately accommodate the projected traffic generated by the development.

PLANNING COMMISSION DISCUSSION: Mr. Moraes stated that he initially had concerns regarding the proposal, particularly with respect to the required approval criteria related to the design and location of public improvements, including the extension of Colt Court. He noted that the applicant's presentation and responses to the Commission's questions addressed those concerns and provided sufficient clarification regarding roadway access and future development potential. Mr. Moraes stated that learning there were no current plans to develop the northern parcel and understanding the physical constraints preventing a roadway connection between the parcels made him more comfortable with the proposal.

PC ACTION: BAILEY MOVED / EMRICK SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5A, FILE NUMBER P2511 FOR A MAP AMENDMENT (REZONING), IRON RIDGE REZONE, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TWO (2) CONDITIONS AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (7 - 0).

IN FAVOR: (7) Bailey, Brewer, Byers, Casagrande, Emrick, Moraes, and Whitney.

IN OPPOSITION: (0) None.

B. SP253

LETKE

PRELIMINARY PLAN

IRON RIDGE PRELIMINARY PLAN

A request by Atticus Land LLC for approval of a 85.99-acre Preliminary Plan creating 28 single-family lots and 2.5-acres of right-of-way dedication. The two properties are located south of Walker Road and approximately .03 miles from the intersection of Walker Road and Thompson Road. A request for water sufficiency for water quality, quantity, and dependability is also requested with the Preliminary Plan. (Parcel Nos. 6100000439 6100000457) (Commissioner District No. 1)

**STAFF & APPLICANT PRESENTATION AND DISCUSSION WAS IN COMBINATION WITH AGENDA ITEM
5A P2511 - IRON RIDGE REZONE**

PC ACTION: EMRICK MOVED / BYERS SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5B, FILE NUMBER SP253 FOR A PRELIMINARY PLAN, IRON RIDGE PRELIMINARY PLAN, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH THREE (3) CONDITIONS, THREE (3) NOTATIONS, ONE (1) WAIVER, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (7 - 0).

IN FAVOR: (7) Bailey, Brewer, Byers, Casagrande, Emrick, Moraes, and Whitney.

IN OPPOSITION: (0) None.

C. P261

PARSONS

MAP AMENDMENT (REZONING)

MA SUBDIVISION TRACT A REZONE TO RM-12

A request by MA Infrastructure, LLC for approval of a Map Amendment (Rezoning) of 7.56 acres from RR-5 (Residential Rural) to RM-12 (Residential Multi-Dwelling). The property is located at the southeast corner of the intersection of Walker Road and Highway 83. (Parcel No. 6115011001) (Commissioner District No. 1)

STAFF & APPLICANT PRESENTATIONS

DISCUSSION: Mr. Whitney requested clarification regarding the site's Master Plan designations after noting the application materials stated that only a portion of the property was located within the Tri-Lakes area. **Mr. Craig Dossey** with Vertex Consulting acknowledged the statement was incorrect and clarified that the entire property is located within the Tri-Lakes area and is also designated within the Black Forest North Central Residential Priority Development Area.

Mr. Moraes questioned how the proposed RM-12 and RM-30 zoning districts satisfied the approval criterion requiring compatibility with the character of surrounding development. Mr. Moraes expressed

concern that the site is surrounded primarily by large-lot residential properties and asked how the proposed multi-family and higher-density residential uses would maintain the existing character of the vicinity. **Mr. Dossey** responded that compatibility should be evaluated in the context of the adjacent school, existing centralized water and wastewater infrastructure, and the evolving character of the area. He stated that the Master Plan specifically identifies the area as appropriate for multi-family and attached residential uses and argued that these housing types are intended to be located where urban services are available. Mr. Dossey further noted that much of the surrounding property consists of undeveloped acreage that is likely to transition as the area develops. **Mr. Moraes** maintained that the Commission's decision should be based on the existing surrounding land uses and zoning rather than potential future development and reiterated his concerns that the proposal was not compatible with the current character of the adjacent large-lot residential properties. **Mr. Dossey** responded that requiring higher-density residential uses to be located only adjacent to existing multi-family development would make implementation of the Master Plan's housing objectives impractical, as new development must begin somewhere within areas served by existing infrastructure.

Mr. Bailey questioned the applicant's reliance on proximity to Monument Academy as a basis for compatibility, noting that the school is nearing enrollment capacity and asking whether the applicant had considered both limited school capacity and the potential traffic impacts of approximately 1,900 additional daily trips adjacent to the school. **Mr. Dossey** responded that, while the applicant has no control over school enrollment, proximity to the school could reduce vehicle trips by allowing students to walk rather than be driven. He also noted that schools have historically been integrated into neighborhoods and stated that traffic impacts were addressed through the submitted traffic study.

Ms. Emrick questioned the applicant's use of the term "walkability," noting that the area lacks many of the amenities typically associated with walkable multi-family development, such as grocery stores, commercial services, public transit, and other daily destinations. **Mr. Dossey** acknowledged that public transportation and commercial services are limited in unincorporated El Paso County but stated that the site provides pedestrian access to Monument Academy, regional trails, parks, and open space within the Walden development. He further acknowledged that the site's overall walkability would be relatively low. **Ms. Casagrande** noted that other multi-family developments, such as those near Lewis-Palmer, are located within walking distance of commercial services and questioned the comparison to

the proposed development, which she described as more isolated. **Mr. Dossey** responded that commercial development generally follows residential growth and stated that additional commercial uses could develop in the future as the surrounding area continues to grow.

Mr. Byers requested additional information regarding the traffic impacts associated with the proposed development. In response, **Mr. Jeff Hodsdon** of LSC Transportation Consultants, Inc., presented a more detailed overview of the traffic study, including its methodology, findings, and conclusions regarding projected traffic volumes and roadway operations.

PUBLIC COMMENTS: **Ms. Mary Louise Fiddler** expressed concerns regarding the interpretation and application of the Master Plan, questioning whether the applicant's previous involvement in developing County planning documents created a conflict of interest. She encouraged the Planning Commission to preserve public confidence in the planning process and avoid establishing a precedent inconsistent with the Master Plan.

Ms. Betsy Matthies, Mr. Dave Mott, Ms. Alicia Whitcomb, Ms. Heather Tiffany, Mr. Craig Enoea, Mr. Paul Pusateri, Mr. Harold Haver, Mr. Tom Tijerive, Dr. Elisa Rusonis, Ms. Marti Breedlove, Mr. Harold Larson, Mr. Steve Strang, Mr. David Parks, Mr. Randal (last name not provided), Mr. Jess Neal, Ms. Laurel Ann, and Mr. Luis Lolli spoke in opposition to the proposed rezoning requests, stating that the requested RM-12 and RM-30 zoning districts were incompatible with the surrounding large-lot residential character and inconsistent with the intent of the El Paso County Master Plan. Several speakers expressed concern that approval would establish a precedent for additional high-density development along the Highway 83 corridor and fundamentally alter the rural character of the area.

Speakers also raised concerns regarding increased traffic volumes, roadway capacity, pedestrian safety, emergency response, and the proximity of the proposed development to Monument Academy. Several commenters questioned the applicant's reliance on school proximity and walkability as support for the proposal, noting the school's enrollment limitations and the lack of pedestrian infrastructure. Additional concerns included water availability, wastewater infrastructure, wildlife, property values, quality of life, and the long-term sustainability of higher-density development. The speakers requested that the Planning Commission recommend denial of the rezoning requests.

APPLICANT REBUTTAL: Mr. Dossey thanked members of the public for their participation and acknowledged the concerns raised during public testimony. He stated that accommodating future growth requires identifying appropriate locations for higher-density housing and maintained that the subject property is one of the few locations within unincorporated El Paso County that can support multi-family development due to the availability of centralized water and wastewater infrastructure. Mr. Dossey also noted that the proposed development would not achieve the maximum densities permitted under the requested RM-12 and RM-30 zoning districts. Mr. Dossey addressed concerns regarding consistency with the Master Plan, explaining that the property contains overlapping policy designations and asserting that the Suburban Residential Place Type is the most applicable because it specifically identifies multi-family and attached residential uses as appropriate. He further stated that the surrounding area has already developed in a suburban residential pattern and argued that the proposal is consistent with the area's evolving character.

In response to concerns regarding water supply, traffic, and infrastructure, Mr. Dossey stated that the Walden water system possesses sufficient groundwater rights to serve the development and that current surface drought conditions are not directly indicative of available groundwater resources. He further explained that roadway improvements required to mitigate project impacts would be identified and constructed during subsequent development review processes and would be the responsibility of the developer. Mr. Dossey also noted that future improvements to Highway 83 remain under the jurisdiction of the Colorado Department of Transportation.

Finally, Mr. Dossey responded to concerns regarding precedent and property values, stating that the availability of centralized utilities limits where similar developments could occur and arguing that approval of the request would not create widespread opportunities for comparable development elsewhere in the area. He also noted that similar concerns had been raised during previous development applications and stated that those developments had not resulted in diminished property values.

Mr. Matt Dunston, applicant and land developer, provided background on the history and development of the Walden community, noting that the area has been planned around centralized water and wastewater infrastructure since the 1960s and that he and his family have been involved in its development for approximately 40 years. Mr. Dunston stated that Walden has evolved as a unique

suburban residential community, including the establishment of Monument Academy, and emphasized that his family has a long-term investment in the area and is committed to preserving its character.

Mr. Dunston acknowledged the concerns expressed by neighboring residents and stated that he values their input and maintains positive relationships within the community. He explained that the requested zoning provides flexibility during the planning process but does not represent the ultimate development density, noting that site constraints would prevent the maximum densities allowed under the requested RM-12 and RM-30 zoning districts from being achieved.

Mr. Dunston stated that the subject property is uniquely situated between Highway 83 and Monument Academy and that higher-density residential development represents the most appropriate long-term use of the site. He emphasized that neither he nor his family would pursue a development that would diminish the quality or value of the surrounding Walden community and expressed his willingness to continue meeting with residents to discuss the proposal.

PLANNING COMMISSION DISCUSSION: Mr. Moraes stated that he could not make the required findings under Approval Criteria 1 and 3. He expressed concerns that, although the property is designated within the Suburban Residential Place Type, it functions as an isolated area surrounded by large-lot residential development and lacks an appropriate transition in density. Mr. Moraes stated that the proposed RM-12 and RM-30 zoning districts were not consistent with the Master Plan's guidance regarding compatibility, minimal change, and development that complements the existing character of the surrounding area. He further stated that, while the Priority Development Area identifies where growth should occur, it does not prescribe the level of density, and he did not believe it justified the requested zoning. Finally, Mr. Moraes concluded that the proposal did not satisfy the compatibility requirements of Approval Criterion 3, noting that comparable residential densities do not exist in the neighboring area and that the proposed development would not maintain the character of the surrounding neighborhood.

Mr. Bailey stated that Approval Criteria 1 and 3 require the Commission to exercise judgment regarding consistency with the Master Plan and compatibility with surrounding development. He noted that the subject property occupies a unique location at the intersection of Highway 83 and Walker Road, where transportation infrastructure and existing development patterns distinguish it from the surrounding large-lot residential areas. Mr. Bailey stated that the area has long been identified as an

appropriate location for more intensive development and that the presence of Monument Academy and other nearby land uses contribute to a changing character. He further noted that the requested zoning establishes a framework for future development but does not dictate the final project design or density. Based on his interpretation of the Master Plan and compatibility criteria, Mr. Bailey concluded that the proposal satisfies the applicable approval criteria and represents an appropriate first step in the development review process.

Ms. Emrick stated that she shared many of the concerns already expressed by other Commissioners. She noted that, while the Master Plan identifies multi-family housing as a potential use within the Suburban Residential Place Type, it specifies that such development should be supportive of and compatible with the area's overall single-family character. Ms. Emrick also referenced the Black Forest North Central Residential Priority Development Area guidance, stating that future development should match the existing character of the Black Forest community while protecting the area's rural quality. Based on those considerations, she expressed concerns regarding the proposal's consistency with the Master Plan.

PC ACTION: MORAES MOVED / EMRICK SECONDED TO RECOMMEND DISAPPROVAL OF REGULAR ITEM 5C, FILE NUMBER P262 FOR A MAP AMENDMENT (REZONING), MA SUBDIVISION TRACT A REZONE TO RM-12, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND DISAPPROVAL PASSED (6 - 1).

IN FAVOR: (6) Brewer, Byers, Casagrande, Emrick, Moraes, and Whitney.

IN OPPOSITION: (1) Bailey.

D. P262

PARSONS

MAP AMENDMENT (REZONING)

MA SUBDIVISION TRACT A REZONE TO RM-30

A request by MA Infrastructure, LLC for approval of a Map Amendment (Rezoning) of 7.79 acres from RR-5 (Residential Rural) to RM-30 (Residential Multi-Dwelling). The property is located at the southeast corner of the intersection of Walker Road and Highway 83. (Parcel No. 6115011001) (Commissioner District No. 1)

STAFF & APPLICANT PRESENTATION AND DISCUSSION WAS IN COMBINATION WITH AGENDA ITEM 5C P261 - MA SUBDIVISION TRACT A REZONE TO RM-12

PC ACTION: MORAES MOVED / BREWER SECONDED TO RECOMMEND DISAPPROVAL OF REGULAR ITEM 5D, FILE NUMBER P262 FOR A MAP AMENDMENT (REZONING), MA SUBDIVISION TRACT A REZONE TO RM-30, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND DISAPPROVAL PASSED (6 - 1).

IN FAVOR: (6) Brewer, Byers, Casagrande, Emrick, Moraes, and Whitney.

IN OPPOSITION: (1) Bailey.

6. NON-ACTION ITEMS

NONE

MEETING ADJOURNED at 2:43 P.M.

Minutes Prepared By: Jessica Merriam

PRELIMINARY PLAN (RECOMMEND APPROVAL)

Ms. Enrick

moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. SP253
IRON RIDGE PRELIMINARY PLAN

WHEREAS, Atticus Land LLC did file an application with the El Paso County Planning and Community Development Department for approval of a Preliminary Plan for the Iron Ridge Preliminary Plan Subdivision for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by this Commission on June 18, 2026; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;
2. Proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted, and that all interested persons and the general public were heard at that hearing;
4. All exhibits were received into evidence;

5. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations; and
6. For the above-stated and other reasons, the proposed Preliminary Plan is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, this Commission further finds that the request meets the criteria for approval outlined in Section 7.2.1.D.2.e of the Land Development Code ("Code") (as amended), as follows:

1. The proposed Subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
2. The Subdivision is consistent with the purposes of the Code;
3. The Subdivision is in conformance with the subdivision design standards and any approved Sketch Plan;
4. 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 the Code (this finding may not be deferred to Final Plat if the applicant intends to seek Administrative Final Plat approval);
5. 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 the Code;
6. 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)];
7. Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of the Code and the Engineering Criteria Manual ("ECM") are provided by the design;
8. 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;

9. 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 the Code and the ECM;
10. 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;
11. Necessary services, including police and fire protection, recreation, utilities, open space, and transportation systems are or will be available to serve the proposed Subdivision;
12. The Subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code;
13. The proposed Subdivision meets other applicable sections of Chapter 6 and 8 of the Code; and

WHEREAS, 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 the Code;

WHEREAS, the Planning Commission also finds that the proposed Waiver(s) from the Code meet(s) the criteria for a Waiver outlined in Section 7.3.3 of the Land Development Code and any other applicable criteria for consideration of a Waiver.

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends that the petition of Atticus Land LLC for approval of a Preliminary Plan for the Iron Ridge Preliminary Plan Subdivision for property located in the unincorporated area of El Paso County meets the criteria for approval outlined in Section 7.2.1.D.2.e of the Land Development Code and be approved by the Board of County Commissioners with the following conditions and notations:

CONDITIONS

1. Applicable drainage, bridge, school, and park fees shall be paid with each Final Plat.
2. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated 5/14/2026, as provided by the County Attorney's Office.
3. All lots within the Preliminary Plan shall be 2.5-acres or greater.

NOTATIONS

1. Subsequent Final Plat filings may be approved administratively by the Planning and Community Development Director.
2. 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.
3. Preliminary Plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

BE IT FURTHER RESOLVED that the El Paso County Planning Commission recommends approval of the following Waivers from the Land Development Code:

WAIVERS

Section 8.4.3.B.2.e, lots shall have a minimum of 30 feet of frontage on and have access from a public road, except where private roads are approved by the BoCC. Pursuant to Section 8.4.3.B.2.e, lots shall have a minimum of 30 feet of frontage on and have access from a public road, except where private roads are approved by the BoCC pursuant to a Waiver granted under Section 8.4.4.E.

BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein shall be forwarded to the El Paso County Board of County Commissioners for its consideration.

Mr. Byers seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Thomas Bailey

aye / no / non-voting / recused / absent

Blaine Brew	aye / no / non-voting / recused / absent
Michael Brewer	aye / no / non-voting / recused / absent
Sarah Brittain Jack	aye / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / absent
Suzanne Casagrande	aye / no / non-voting / recused / absent
Mae Emrick	aye / no / non-voting / recused / absent
Eric Moraes	aye / no / non-voting / recused / absent
Bryce Schuettpelz	aye / no / non-voting / recused / absent
Tim Trowbridge	aye / no / non-voting / recused / absent
Christopher Whitney	aye / no / non-voting / recused / absent
Jason Wulf	aye / no / non-voting / recused / absent

The Resolution was adopted by a vote of 7 to 0 by the El Paso County Planning Commission, State of Colorado.

DONE THIS 18th day of June 2026 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: Chris Whitney
Chair

EXHIBIT A

LEGAL DESCRIPTION PARCEL 1:

That portion of southeast quarter of Section 13, Township 11 South, Range 66 West of the 6TH P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the southeast one-sixteenth (1/16) corner of said Section 13; thence South 88 degrees 47 minutes 25 seconds West along the south line of the northwest quarter of the southeast quarter, 1,329.10 feet to the south-center one-sixteen corner of said Section 13;

thence North 00 degrees 33 minutes 24 seconds West along the west line of the northwest quarter of the southeast quarter, 1,322.76 feet to the center quarter corner of said Section 13;

thence North 88 degrees 45 minutes 54 seconds East along the north line of the southeast quarter, 1,802.06 feet to the east quarter corner of said Section 13;

thence South 38 degrees 51 minutes 56 seconds West, 742.99 feet to a point on the east line of the northwest quarter of the southeast quarter;

thence South 00 degrees 28 minutes 24 seconds East along the east line of the northwest quarter of the southeast quarter, 755.00 feet to the Point of Beginning.

Containing a calculated area of 1,893,477 square feet or 43.4682 acres, more or less.

LEGAL DESCRIPTION PARCEL 2:

That portion of southeast quarter of Section 13, Township 11 South, Range 66 West of the 6TH P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the southeast one-sixteenth (1/16) corner of said Section 13; thence North 82 degrees 37 minutes 02 seconds East, 1,338.80 feet to a point on the east line of the southeast quarter of said Section 13;

thence South 00 degrees 23 minutes 04 seconds East along the east line of the southeast quarter, 1,466.46 feet to the southeast corner of said Section 13;

thence South 88 degrees 44 minutes 30 seconds West along the south line of the southeast quarter of the southeast quarter of said Section 13, 1,326.86 feet to the east one-sixteen (1/16) corner of said Section 13;

thence North 00 degrees 28 minutes 34 seconds West along the west line of the southeast quarter of the southeast quarter of said Section 13, 1,323.58 feet to the Point of Beginning.

Containing a calculated area of 1,852,350 square feet or 42.5241 acres, more or less.

LEGAL DESCRIPTION PARCEL 3:

That portion of southeast quarter of Section 13, Township 11 South, Range 66 West of the 6TH P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the southeast one-sixteenth (1/16) corner of said Section 13; thence North 00 degrees 28 minutes 24 seconds West along the west line of the northeast quarter of the northeast quarter, 755.00 feet;

thence North 38 degrees 51 minutes 56 seconds East, 742.99 feet to a point on the north line of the southeast quarter;

thence North 88 degrees 45 minutes 54 seconds East along the north line of the southeast quarter, 860.00 feet to the east quarter corner of said Section 13;

thence South 00 degrees 23 minutes 03 seconds East along the east line of the southeast quarter of said Section 13, 1,180.01 feet;

thence South 82 degrees 37 minutes 02 seconds West, 1,338.80 feet to the Point of Beginning.

Containing a calculated area of 1,530,811 square feet or 35.1426 acres, more or less.

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

TO: El Paso County Planning Commission

Timothy Trowbridge, Chair

FROM: Joseph Letke, Planner

Bret Dilts, PE, Senior Engineer

RE: Project File Number: P2511 & SP253

Project Name: Iron Ridge Rezone and Preliminary Plan

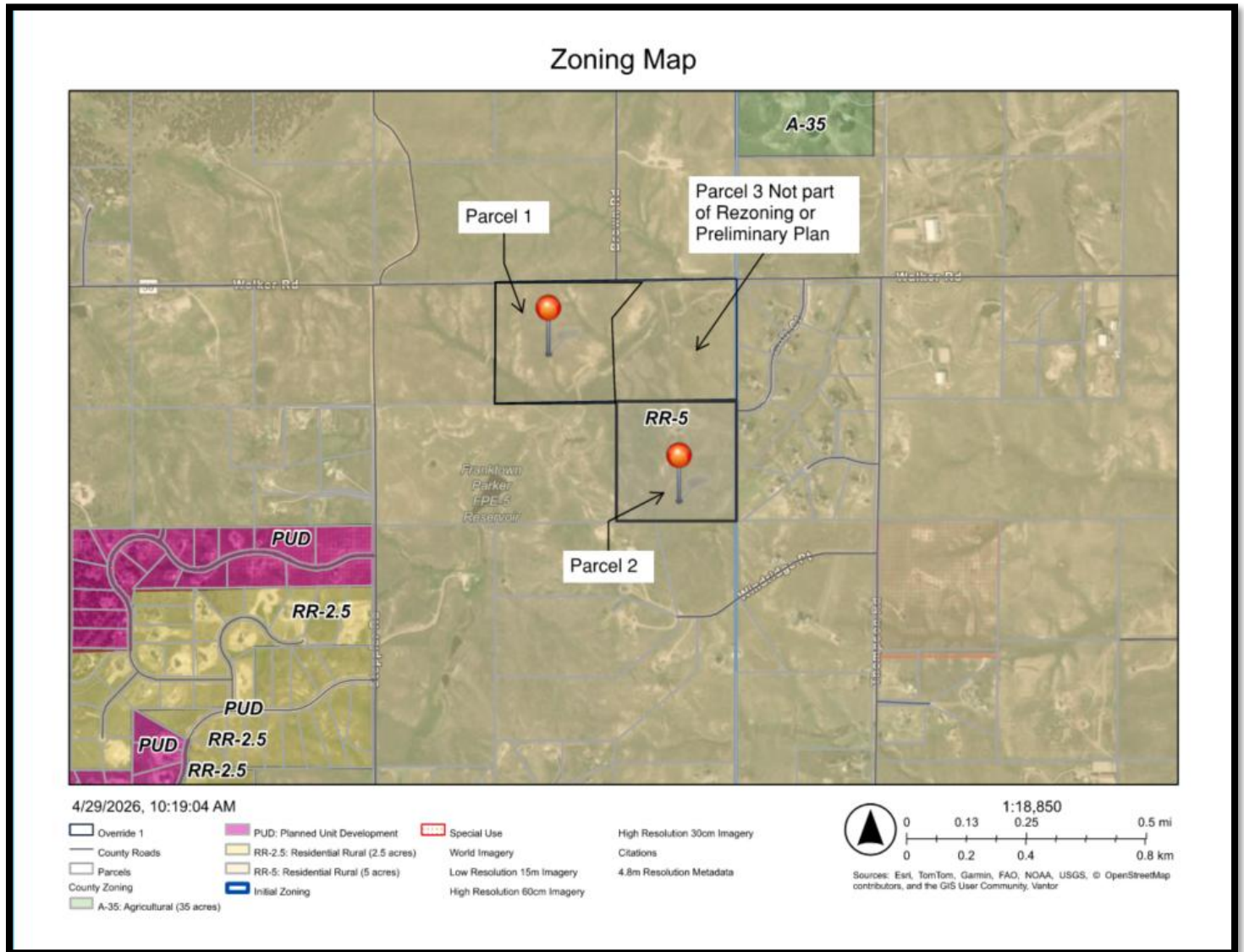
Parcel Numbers: 6100000439 & 6100000457

Commissioner District: 1

OWNER:	REPRESENTATIVE:
Atticus Land LLC PO Box 880101 Colorado Springs, CO 80908-8010	Vertex Consulting Services, LLC. C/O Nina Dossey 5825 Delmonico Drive Colorado Springs, CO 80919
Planning Commission Hearing Date: 6/18/2026	
Board of County Commissioners Hearing Date: 7/23/2026	

EXECUTIVE SUMMARY

A request by Atticus Land LLC for approval of a Rezoning (Map Amendment) from RR-5 to RR-2.5 and an 85.99-acre Preliminary Plan creating 28 single-family lots and 2.5-acres of right-of-way dedication. The properties are located south of Walker Road and approximately 0.3 miles from the intersection of Walker Road and Thompson Road. A request for water sufficiency for water quality, quantity, and dependability is also requested with the Preliminary Plan. (Parcel Nos. 6100000439 & 6100000457) (Commissioner District No. 1)



A. AUTHORIZATION TO SIGN: Preliminary Plan, with a finding of sufficiency for water quality, quantity, and dependability, authorizing the Planning and Community Development Department Director to administratively approve all subsequent Final Plat(s) consistent with the Preliminary Plan as well as any other documents necessary to carry out the intent of the Board of County Commissioners.

B. APPROVAL CRITERIA

In approving a Map Amendment (Rezoning), the Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 5.3.5 Map Amendment (Rezoning) of the El Paso County Land Development Code (as amended):

- *The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;*
- *The rezoning is in compliance with all applicable statutory provisions including, but not limited to C.R.S §30-28-111 §30-28-113, and §30-28-116;*
- *The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and*
- *The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.*

In approving a Preliminary Plan, the BoCC shall find that the request meets the criteria for approval outlined in Section 7.2.1.D.2 of the El Paso County Land Development Code (as amended):

- *The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;*
- *The subdivision is consistent with the purposes of this Code;*
- *The subdivision is in conformance with the subdivision design standards and any approved sketch plan;*
- *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;*

- *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 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)];*
- *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;*
- *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;*
- *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;*
- *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;*
- *Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;*
- *The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and*
- *The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.*

C. LOCATION

North:	RR-5 (Residential Rural)	Vacant Land
South:	RR-5 (Residential Rural)	Residential Single-Family
East:	RR-5 (Residential Rural)	Residential Single-Family
West:	RR-5 (Residential Rural)	Residential Single-Family

D. BACKGROUND

The two subject unplatted properties were initially zoned January 3, 1955, and are currently located within the RR-5 (Residential Rural) zoning district. The applicant is proposing a Rezoning (Map Amendment) from RR-5 to the RR-2.5 zoning district. Additionally, the applicant seeks approval of a Preliminary Plan application which would result in the creation of 28 single-family residential lots.

The proposed lots on the northern parcel will obtain access from a public roadway extension of Brown Road. In addition, Lots 4, 5, and 7 will be served by a private access easement. The applicant has requested a Waiver to permit these lots without the required 30 feet of frontage on a public roadway.

The proposed lots on the southeastern parcel will take access from a public roadway extension of Colt Court. It is of note that the right-of-way stub out of Colt Court was initially delineated in 1998 approval of the Equine Meadows Preliminary Plan (PCD File No. SP98014) and platted as right-of-way in 1998 Equine Meadows Final Plat approve (PCD File No. SF98035). Please see additional map series located on Pages 18 and 19 which visually demonstrates the Colt Court right-of-way.

Phasing is proposed with the project beginning with phase one encompassing the parcel to the north, while phase two includes development of the southern parcel. Lastly, it is noted that the eastern portion of Parcel 1 (PID 6100000457) totaling 35.14 acres is not part of the Rezoning (Map Amendment) action or included in the Preliminary Plan. The Land Development Code states *"A remainder parcel is not eligible for use or building permits unless specifically approved by BoCC action."*

E. ZONING DISTRICT COMPARISON

The applicant is requesting to rezone 85.99 acres to the RR-2.5 (Residential Rural) zoning district. The RR-2.5 (Residential Rural) zoning district is intended to accommodate low-density, rural, single-family

residential development. The density and dimensional standards for the existing and proposed zoning districts are as follows:

	Existing Zoning District: RR-5 (Residential Rural)	Proposed Zoning District: RR-2.5 (Residential Rural)
Maximum Density	N.A	N.A
Minimum Lot Size	5 Acres	2.5 Acres
Minimum Width at Front Setback	200 Feet	200 Feet
Front Setback	25 Feet	25 Feet
Rear Setback	25 Feet	25 Feet
Side Setback	25 Feet	15 Feet
Maximum Lot Coverage	25%	None
Maximum Height	30 Feet	30 Feet

F. LAND DEVELOPMENT CODE AND ZONING ANALYSIS

The Preliminary Plan application, with the approval of the proposed Waiver, would meet the Preliminary Plan submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (as amended).

The applicant requests a Waiver from Section 8.4.3.B.2.e, lots shall have a minimum of 30 feet of frontage on and have access from a public road, except where private roads are approved by the BoCC. Pursuant to Section 8.4.3.B.2.e, lots shall have a minimum of 30 feet of frontage on and have access from a public road, except where private roads are approved by the BoCC pursuant to a Waiver granted under Section 8.4.4.E.

In approving a Waiver from any of the subdivision design standards and requirements, the Board of County Commissioners shall find that the Waiver meets the criteria for approval outlined in Section 7.3.3 (Waivers) of the Code:

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

- *The waiver will not result in the need for additional subsequent waivers;*
- *The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property;*
- *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;*
- *A particular non-economical hardship to the owner would result from a strict application of this Code;*
- *The waiver will not in any manner vary the zoning provisions of this Code; and*
- *The proposed waiver is not contrary to any provision of the Master Plan.*

G. MASTER PLAN COMPLIANCE

1. Your El Paso Master Plan

a. Placetype Character: Large-Lot Residential

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.

Recommended Land Uses:

Primary

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

Supporting

- *Parks/Open Space*
- *Commercial Retail (Limited)*
- *Commercial Service (Limited)*
- *Agriculture*

Analysis:

The subject properties are located within the Large-Lot Residential placetype, and the proposed Rezoning and Preliminary Plan would allow for the creation of twenty-eight 2.5-acre single-family residential lots. This request is generally consistent with the Large-Lot Residential placetype, which primarily recommends single-family detached residential development on lots of 2.5 acres or greater. Surrounding developments, including the 2024 approval of Settlers Ranch Filing No. 3 (SF249) and 2019 approval of the Abert Ranch Subdivision (SF1911), demonstrate a similar local level and pattern of development. For spatial context, please see additional map series on Page 17. Additionally, the Large-Lot Residential placetype recommends that development design incorporate the conservation of open space, which is reflected in the proposed Preliminary Plan through the inclusion of voluntary private no-build easements.

b. Area of Change Designation: Minimal Change: Developed

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 an 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.

Analysis:

The subject properties are located within the Minimal Change: Developed Area of Change designation. This designation identifies areas that are *"likely to experience more intense infill development, with a mix of uses and redevelopment at a scale that may significantly alter the character of the area."* The region east of the Tri-Lakes area is currently experiencing on-going redevelopment activity and transition, as evidenced by at least five development applications that are either under review or have recently received approval.

c. Key Area Influences: The property is not located within a key area.

d. Other Implications (Priority Development, Housing, etc.)

The subject properties are located within the Priority Development Area. The Master Plan framework for this distinction contemplates these areas as *"specific locations throughout the County that should be prioritized first for new residential development to help accommodate growth."* In addition, the Master Plan contemplates that development within these areas should be predominantly of the defined by the surrounding placetype, which for this application is inclusive of 2.5-acre lots as recommended by the Large-Lot placetype.

2. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

Goal 1.1 – *Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.*

Goal 4.5 – *Plan for water resources in a thoughtful way that recognizes the nonrenewable nature of water resources in the area, accommodates existing and historical uses, and allows for sustainable, planned growth*

See the water section below for a summary of the water findings and recommendations.

3. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a moderate wildlife impact potential. The U.S Fish and Wildlife Service was sent a referral and has no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies floodplain deposit in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, severed mineral rights exist. The mineral rights owner has been notified of the application and hearing date.

H. PHYSICAL SITE CHARACTERISTICS

1. Hazards

During the review of the Preliminary Plan geological hazards such as seasonal shallow groundwater were identified. These areas are defined on the Preliminary Plan drawings as “Approximate Area of Potential Geological Hazards”. If the Rezoning (Map Amendment) and Preliminary Plan applications are approved, these areas will be further detailed and contemplated in subsequent administrative Final Plat drawings. Full recommendations regarding hazard areas can be found in the submitted Soils and Geology Report prepared by Entech Engineering dated September 24, 2025.

2. Floodplain

FEMA Flood Insurance Rate Map (FIRM) panel number 08041C0305G, dated December 7, 2018, indicates that no portion of the subject property is located within a FEMA floodplain.

3. Drainage and Erosion

The proposed development is within the East Cherry Creek Drainage basin (CYCY0200). This is an unstudied basin and therefore there are no associated drainage or bridge fees due. An unnamed tributary of East Cherry Creek bisects the site and flows northeasterly. In general, Parcel 1 slopes southeasterly towards the unnamed tributary. Parcel 2 drains northwesterly towards the same tributary. The "Franktown Parker Reservoir FPE-5" is located approximately 850' upstream of Walker Road. The proposed development will not have impact on the impoundment structure.

A Preliminary Drainage Report (PDR) was provided with the Preliminary Plan submittal. The PDR analysis and design indicates that the proposed development will not release developed runoff that will adversely affect downstream drainageways and associated facilities. The PDR concludes that, "The proposed development will not adversely affect downstream stormwater infrastructure or surrounding developments." The drainage report analyzed both off-site and on-site flows for interim conditions, as well as ultimate buildout.

A total of two private full-spectrum detention ponds are proposed to provide water quality treatment and detention for the site. Maintenance responsibility will be determined with the Final Plat(s). The developer's consultants have designed facilities to comply with full-spectrum detention and water quality requirements with this Preliminary Plan, and the proposed drainage plan is in general conformance with County criteria. Final design of drainage facilities will be provided and reviewed with the final drainage report at the Final Plat(s) stage.

4. Transportation

A traffic impact study (TIS) was provided with the Preliminary Plan application. The TIS estimates the proposed Iron Ridge Preliminary Plan would generate 283 daily vehicle trips. No public improvements to the surrounding roadway network were identified to be needed in the TIS.

The development proposes two access points from Walker Road: one new roadway, Brown Court, and an extension of Colt Court southwest of its current terminus. Walker Road and Colt Court are owned and maintained by El Paso County. The proposed extension of Colt Court and Brown Court will be dedicated to the County for ownership and maintenance through the Final Plat(s). The proposed roads and traffic depicted in the TIS, and the Preliminary Plan are in conformance with the El Paso County 2024 Major Transportation Corridors Plan Update (MTCP), and the existing roads serving the proposed development will be adequate, as noted in the TIS.

The Road Impact Fee, as established by Resolution 25-337, will be assessed either at the final land-use approval stage or when the applicant applies for a building permit, whichever occurs later.

I. SERVICES

1. Water

Water will be provided by individual onsite wells, and water sufficiency has been analyzed with the review of the proposed Preliminary Plan. The applicant has shown a sufficient water supply for the required 300-year period. The State Engineer and the County Attorney's Office have recommended that the proposed subdivision has an adequate water supply in terms of quantity and dependability. El Paso County Public Health has recommended that there is an adequate water supply in terms of quality.

2. Sanitation

Wastewater is provided by on-site wastewater treatment systems.

3. Emergency Services

The property is within the Tri-Lakes Monument Fire Protection District, which is committed to providing fire protection services to the proposed development. The District was sent a referral and has no further comments.

4. Utilities

Electric services will be provided by Mountain View Electric Association, Inc. and Black Hills Energy will provide natural gas.

5. Metropolitan Districts

The subject properties are not located within a Metropolitan District.

6. Parks/Trails

Fees in lieu of park land dedication will be due at the time of recording the Final Plat(s).

7. Schools

The site is within the boundaries of school District #38. Fees in lieu of school land dedication shall be paid to El Paso County for the benefit of District #38 at time of recording the Final Plat(s).

J. STATUS OF MAJOR ISSUES

No major issues.

K. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and Board of County Commissioners find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (as amended) staff recommends the following conditions and notations:

MAP AMENDMENT (REZONING) CONDITIONS AND NOTATIONS

CONDITIONS

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include but are not limited to:

the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the Land Development Code and Engineering Criteria Manual. Specifically, development of the RR-2.5 lot shall be subject to the RR-2.5 (Residential Rural) zoning district standards.

NOTATIONS

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

PRELIMINARY PLAN CONDITIONS AND NOTATIONS

CONDITIONS

1. Applicable drainage, bridge, school, and park fees shall be paid with each Final Plat.
2. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated 5/14/2026, as provided by the County Attorney's Office.
3. All lots within the Preliminary Plan shall be 2.5-acres or greater.

NOTATIONS

1. Subsequent Final Plat filings may be approved administratively by the Planning and Community Development Director.
2. 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.
3. Preliminary Plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 17 adjoining property owners on June 3, 2026 for the Planning Commission and Board of County Commissioner meetings. Responses will be provided at the hearing.

M. ATTACHMENTS

Map Series

Letter of Intent

Zoning Map Exhibit

Plat Drawing

State Engineer's Letter

County Attorney's Letter

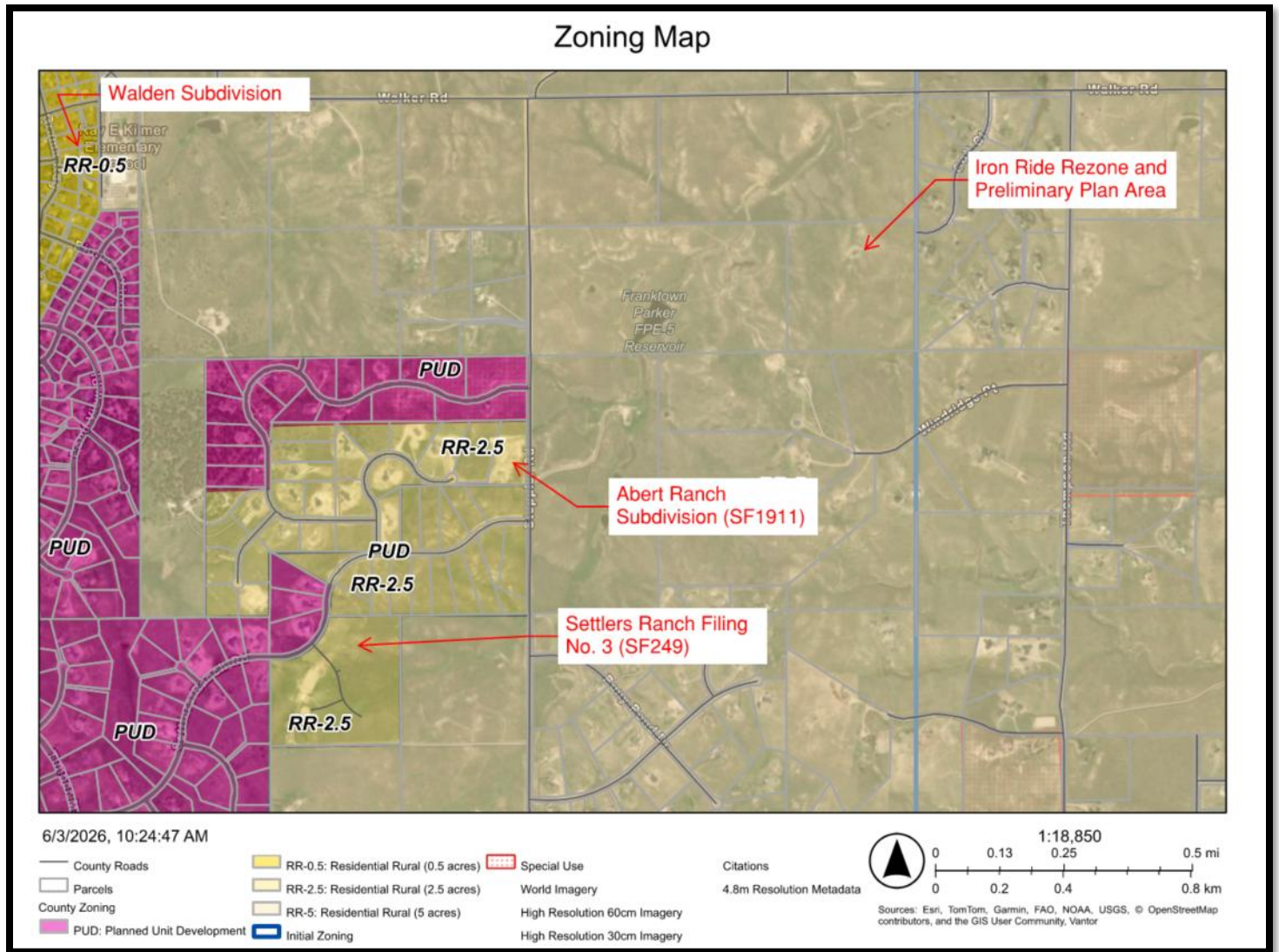
El Paso County Public Health Letter

Public Comment

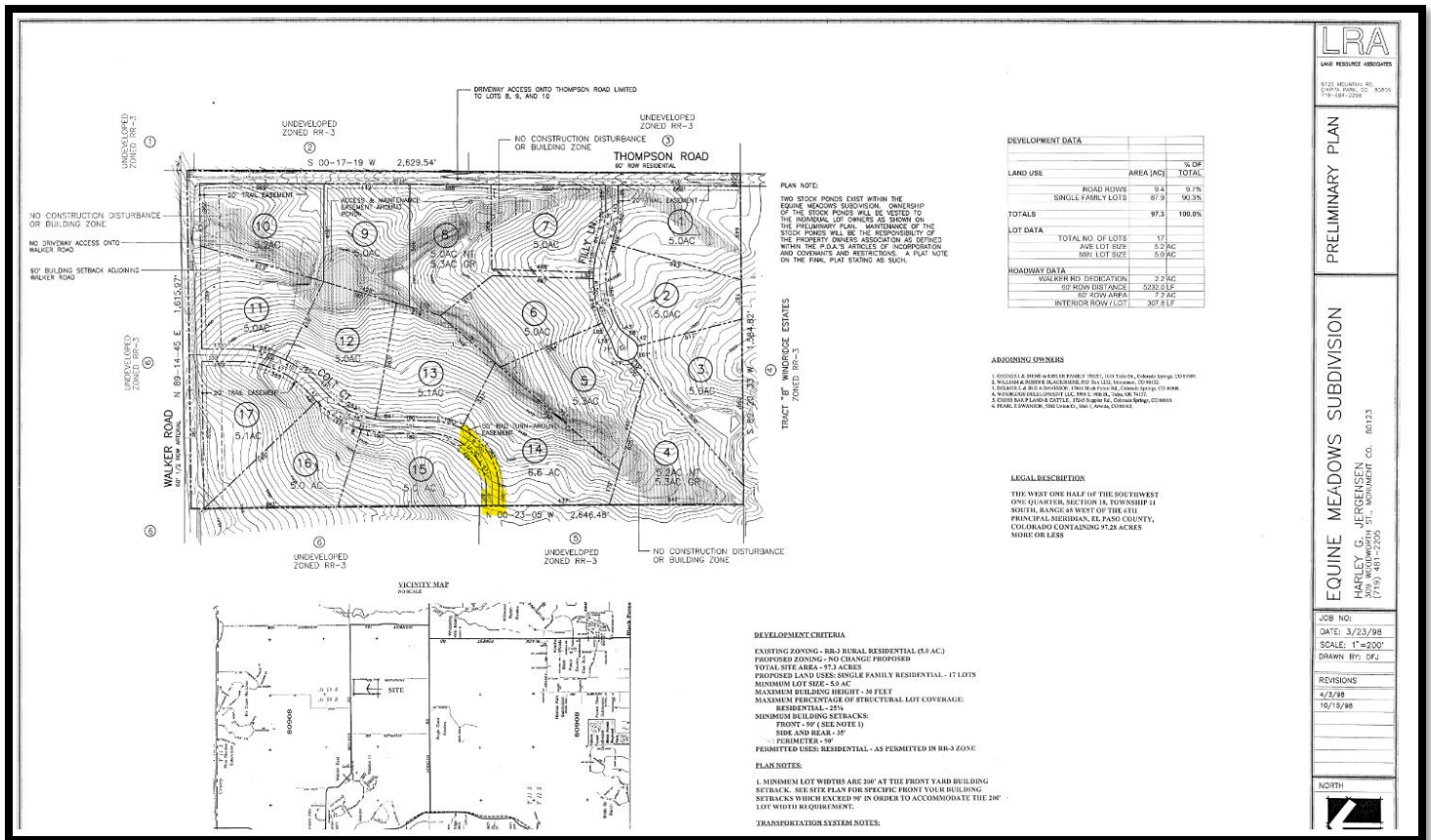
Draft Resolution

Additional Staff Report Specific Map Series

Development Pattern Map

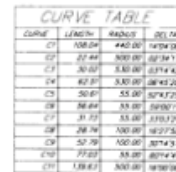
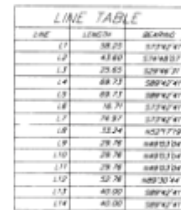


Equine Meadows Preliminary Plan (1998) PCD File: SP98014



7ND 60" WC 3 1/4"
BRASS CAP LS NO. 58879
NW COR. W 1/2, SW 1/4,
SEC 16-11-85, AOT SEC.
USED 60" WC. NO
FURNISHING LOCATED

NE COR. W 1/2, SW 1/4, SE 1/4
18-17-65, NOT SET, USED IN
W.C. TO ESTABLISH LOCATION



SCALE



DISTANCES ARE ALONG LOT
LINES (CURVED OR TANGENT)
NO OBSTRUCTION GREATER
THAN 18" IN HEIGHT

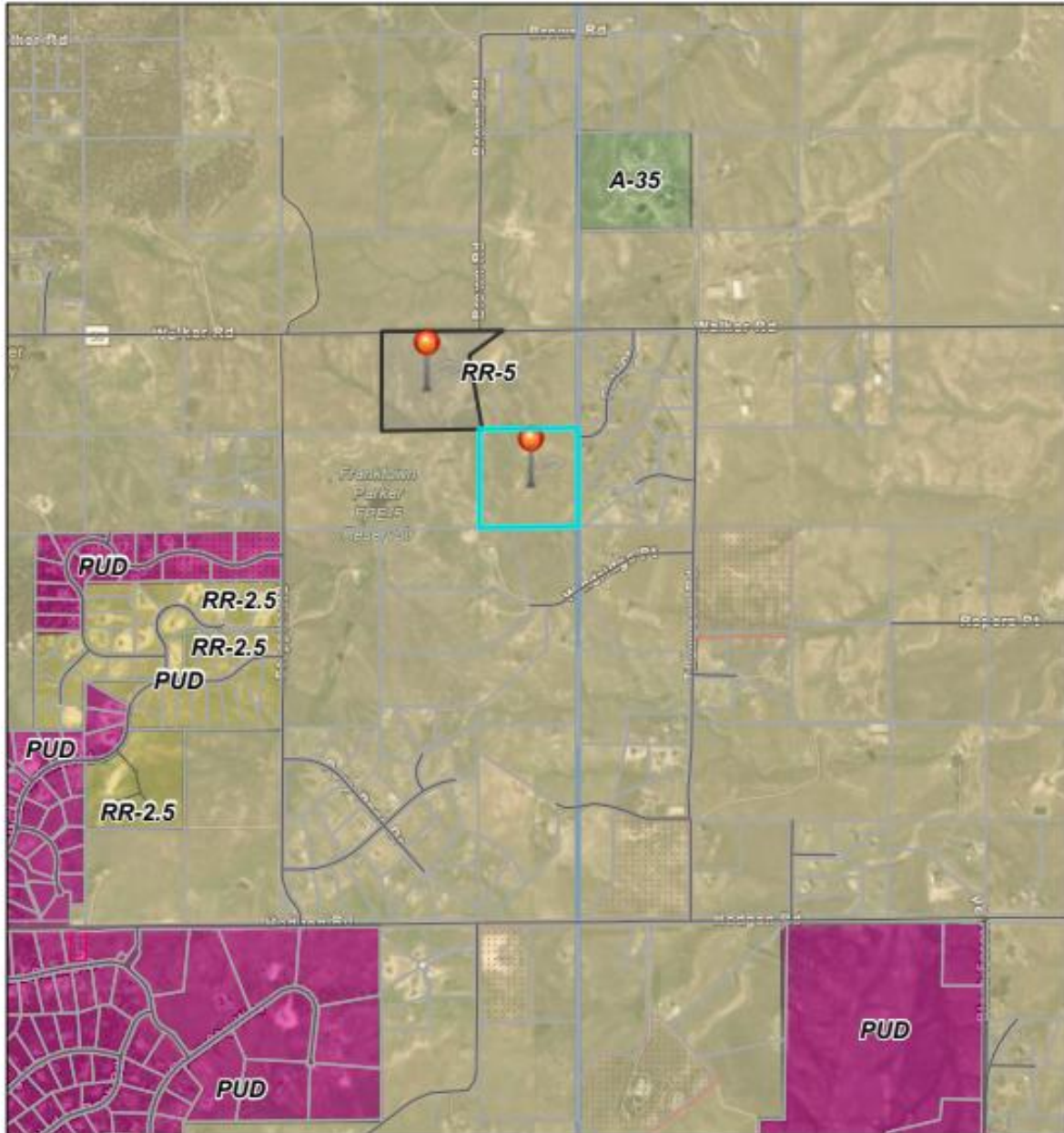
TYPE : EASEMENT

SE COR W 1/2 SW 1/4
SEC 18-11-83
FIND 3 1/4" ALUM CAP
CS NO 10377

 (781) 633-5700	MONUMENT VALLEY ENGINEERS INC. 101 CLARKE ST., COLOMBO SPRING, COLORADO 80501	
	EQUINE MEADOWS	
SCALE: 1" = 150' DATE: 02-16-2001	DRAWN BY: BKH CHECKED BY: CCH	DWS. NO: 80635007 JOB NO: 80635

MAP SERIES

Zoning Map



5/27/2026, 4:14:04 PM

- Override 1
- County Roads
- Parcels
- County Zoning
- A-35: Agricultural (35 acres)
- PUD: Planned Unit Development
- RR-2.5: Residential Rural (2.5 acres)
- RR-5: Residential Rural (5 acres)

- Initial Zoning
- Special Use
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

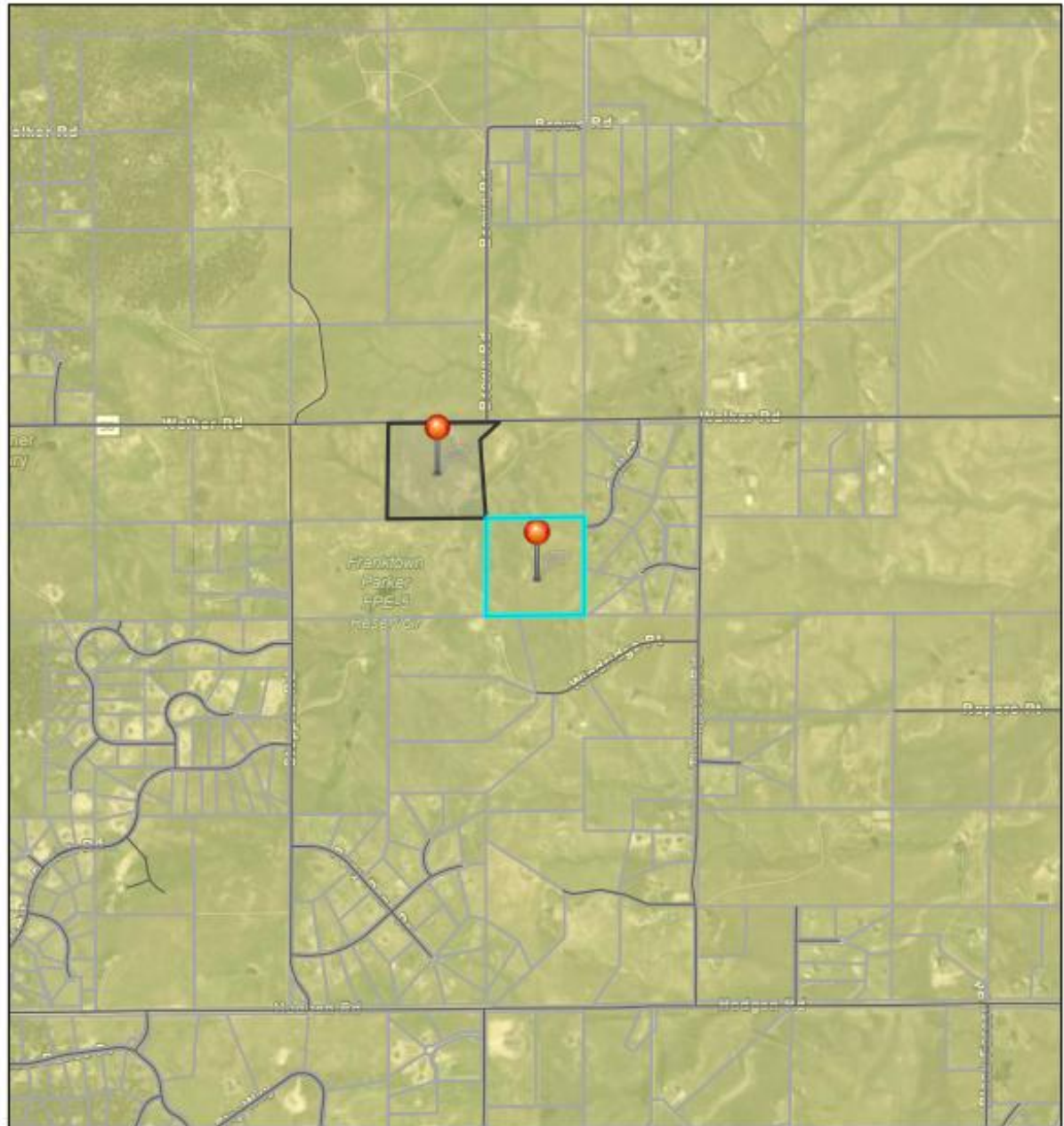


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0 0.17 0.35 0.7 mi
0 0.3 0.6 1.2 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vector

Placetypes Map



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☐ Override 1

— County Roads

☐ Parcels

Placetypes

Large-Lot Residential

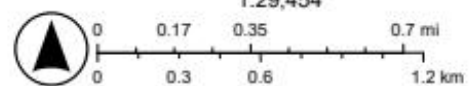
World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

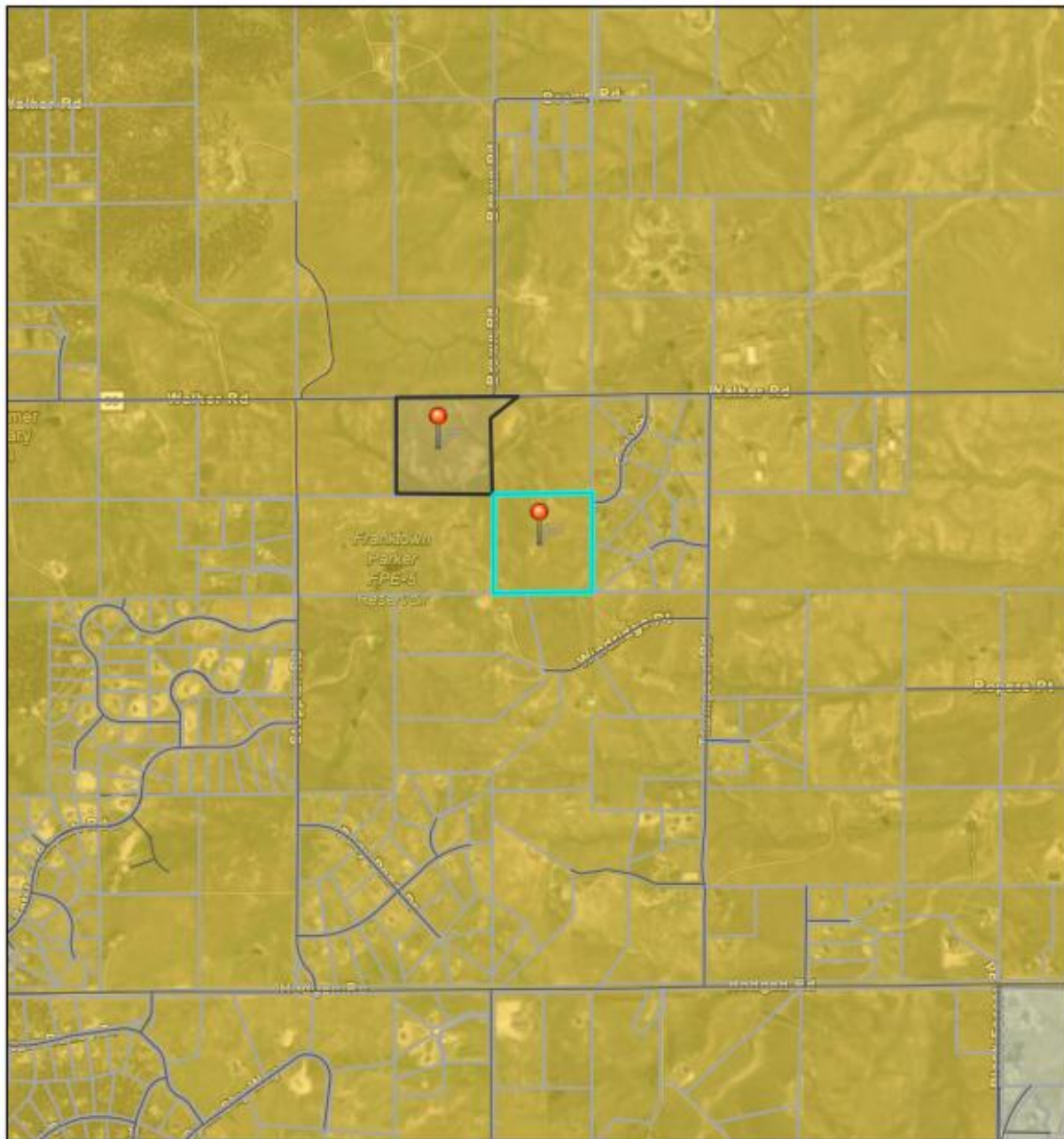
High Resolution 30cm Imagery

Citations



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor

Areas of Change Map



5/27/2026, 4:19:02 PM

- Override 1
- County Roads
- Parcels
- Areas Of Change**
- Minimal Change: Undeveloped
- Minimal Change: Developed

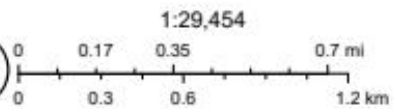
World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vector

**Iron Ridge Preliminary Plan
Letter of Intent**

August 28, 2025

Atticus Land, LLC
Managing Member: Jake Decoto
PO Box 88010
Colorado Springs, CO 80908
decotoj@gmail.com

PCD File No. SP253

Planner: Vertex Consulting Services, LLC, Nina Ruiz
5825 Delmonico Drive
Colorado Springs, CO 80919
719-733-8605
Nina.ruiz@vertexcos.com

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.

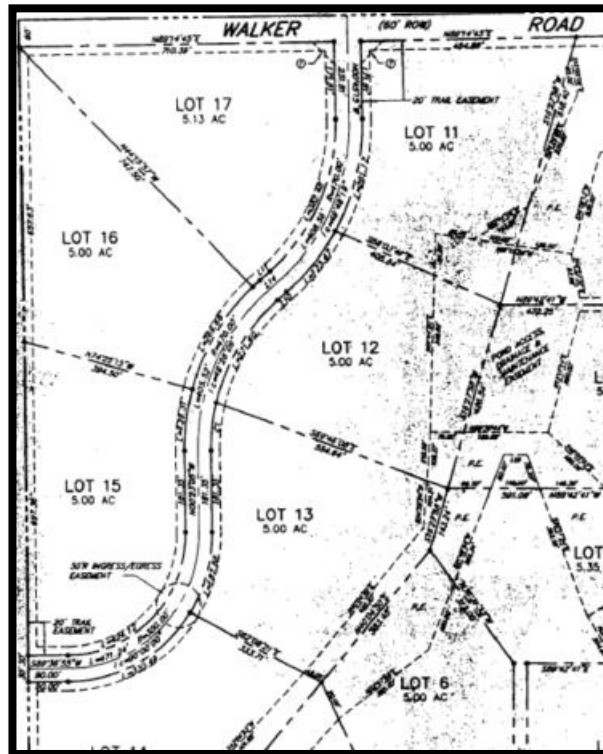
Neighborhood Outreach:

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.

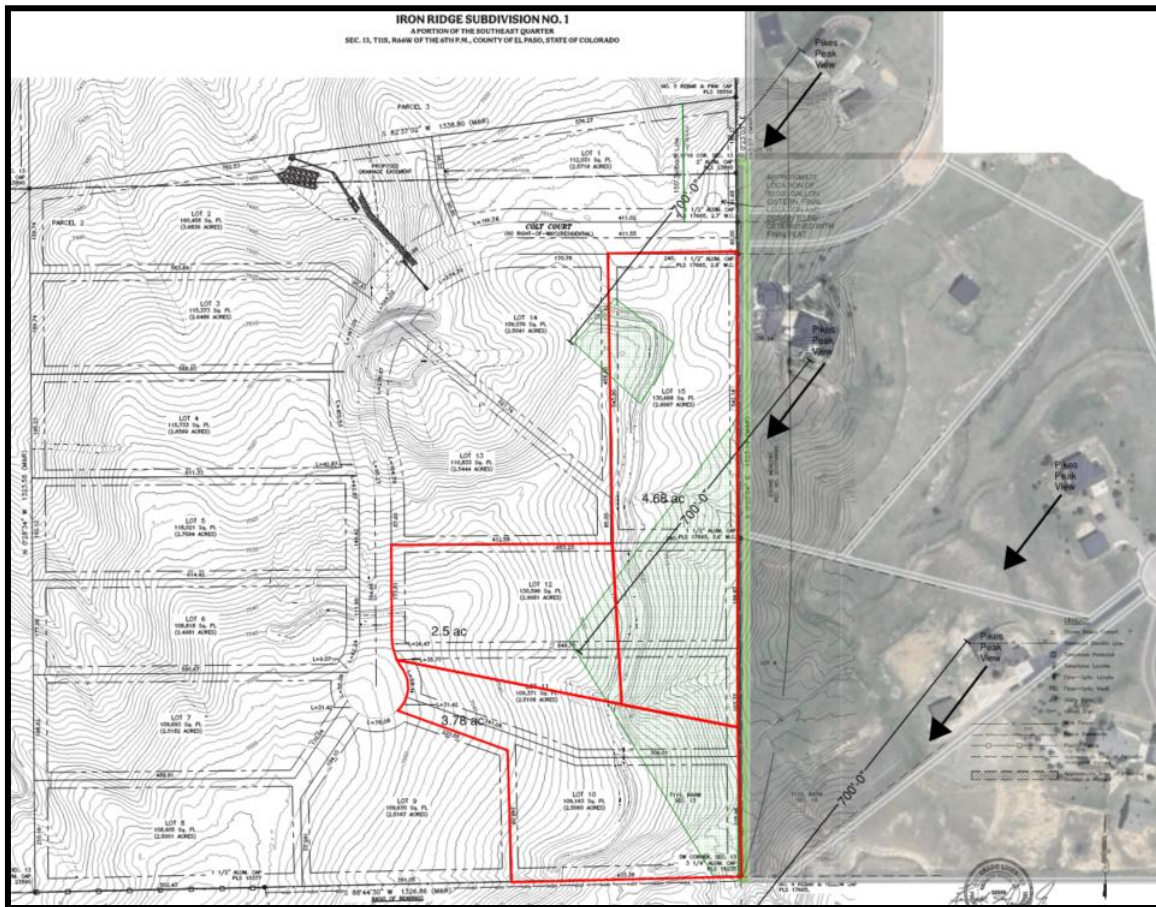
The Developer intends to work with local providers to bring internet to the area along with the other necessary utility extensions. It is ultimately up to the provider to determine the extension.

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.

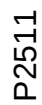
COUNTY ROAD IMPACT FEE

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.

Section 13, Township 11 South, Range 66 West of the 6TH P.M., County of El Paso, State of Colorado



PARENT PARCEL LEGAL DESCRIPTION:

The North Half of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 13, Township 11 South, Range 66 West of the 6TH P.M., County of El Paso, State of Colorado, being more particularly described as follows:

LEGAL DESCRIPTION PARCEL 1:

That portion of southeast quarter of Section 13, Township 11 South, Range 66 West of the 6TH P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the southeast one-sixteenth (1/16) corner of said Section 13; thence South 88 degrees 47 minutes 25 seconds East, 1,328.80 feet to a point on the east line of the southeast quarter of said Section 13;

thence North 00 degrees 28 minutes 24 seconds East along the east line of the southeast quarter of the southeast quarter of said Section 13, 1,323.58 feet to the east one-sixteen (1/16) corner of said Section 13;

thence North 88 degrees 45 minutes 54 seconds East along the north line of the southeast quarter, 1,802.06 feet to the east quarter corner of said Section 13;

thence South 38 degrees 51 minutes 56 seconds West, 742.89 feet to a point on the east line of the northwest quarter of the southeast quarter;

thence South 00 degrees 28 minutes 24 seconds East along the east line of the northwest quarter of the southeast quarter, 755.00 feet to the Point of Beginning.

Containing a calculated area of 1,893,477 square feet or 43,4682 acres, more or less.

LEGAL DESCRIPTION PARCEL 2:

That portion of southeast quarter of Section 13, Township 11 South, Range 66 West of the 6TH P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the southeast one-sixteenth (1/16) corner of said Section 13; thence North 82 degrees 37 minutes 02 seconds East, 1,338.80 feet to a point on the east line of the southeast quarter of said Section 13;

thence South 00 degrees 23 minutes 04 seconds East along the east line of the southeast quarter, 1,466.46 feet to the southeast corner of said Section 13;

thence South 88 degrees 44 minutes 30 seconds West along the south line of the southeast quarter of the southeast quarter of said Section 13, 1,326.86 feet to the east one-sixteen (1/16) corner of said Section 13;

thence North 00 degrees 28 minutes 24 seconds West along the west line of the southeast quarter of the southeast quarter of said Section 13, 1,323.58 feet to the Point of Beginning.

Containing a calculated area of 1,852,350 square feet or 42,5241 acres, more or less.

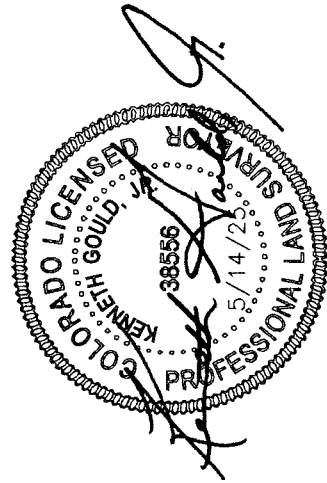
GENERAL NOTES:

- Recovered monument, marked as noted.
 - Set no. 5 rebar 18" long and pink plastic cap marked "PLS 38556".
 - Set no. 6 rebar 30" long and 3 1/4" aluminum cap marked as shown.
 - Record bearing & distance (LSP by John Keller, 6-15-2004, Rec. No. 204900075)
 - Measured bearing & distance
 - Above Grade
 - Below Grade
- The basis of bearings is the north line of of the southeast quarter, monumented as shown and assumed to bear North 88 degrees 45 minutes 54 seconds East.
- This survey does not constitute a title search by Gould Land Surveying, LLC to determine ownership or easements of record.
- The purpose of this survey was to retrace the boundary lines of the parcel shown hereon and establish the proposed parcel lines and access easement as shown hereon. The field work was completed on April 29, 2025.
- This property contains a calculated area of 5,276,643 square feet (121.1350 acres), more or less. Area shown hereon was not measured but instead is a result of a computer software calculation and is not warranted or guaranteed.
- Unless noted otherwise, all monuments were found or set flush with ground and accepted as representing the boundary corner.
- The lineal units used in this survey are International Feet. An international foot is defined exactly as 1200/3937.007874 meters.
- Any utilities shown have been located from field survey information. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated and does not state that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities.
- Easements and other public documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action be commenced more than ten years from the date of the certification shown hereon.
- Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.

SURVEYOR'S CERTIFICATION:

The undersigned Colorado Registered Professional Land Surveyor does hereby state and declare to Allatus Land LLC that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and to the normal standard of practice by surveyors in the State of Colorado and that he is duly qualified to perform the duties of a Professional Land Surveyor in accordance with the provisions of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

This statement is neither a guaranty or warranty, either expressed or implied.



Kenneth Gould, Jr.
Colorado Professional Land Surveyor No. 38556
For and on behalf of Gould Land Surveying, LLC

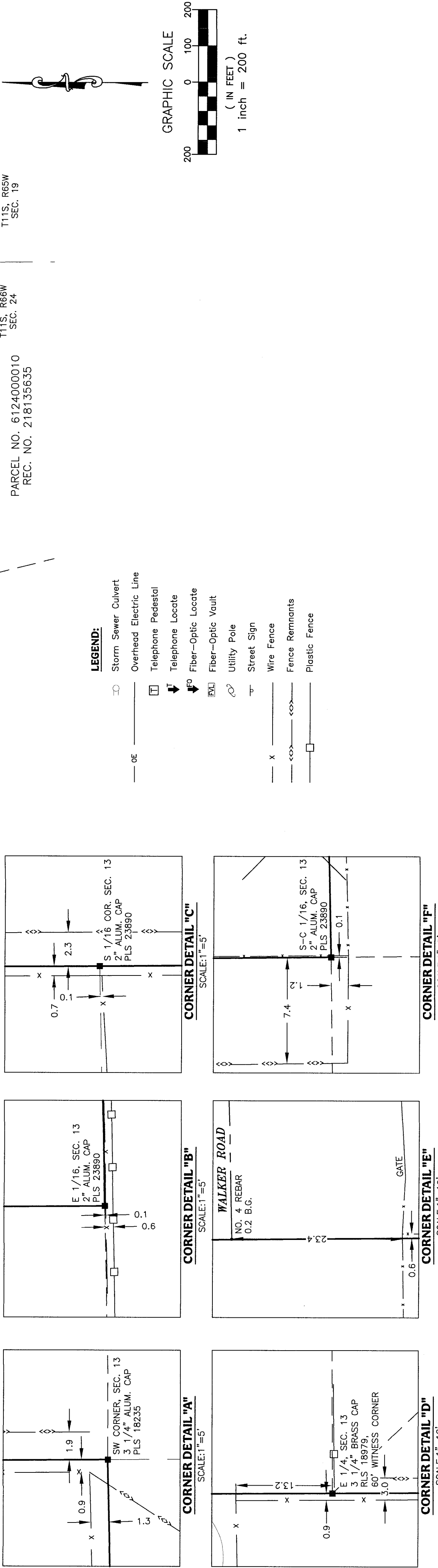
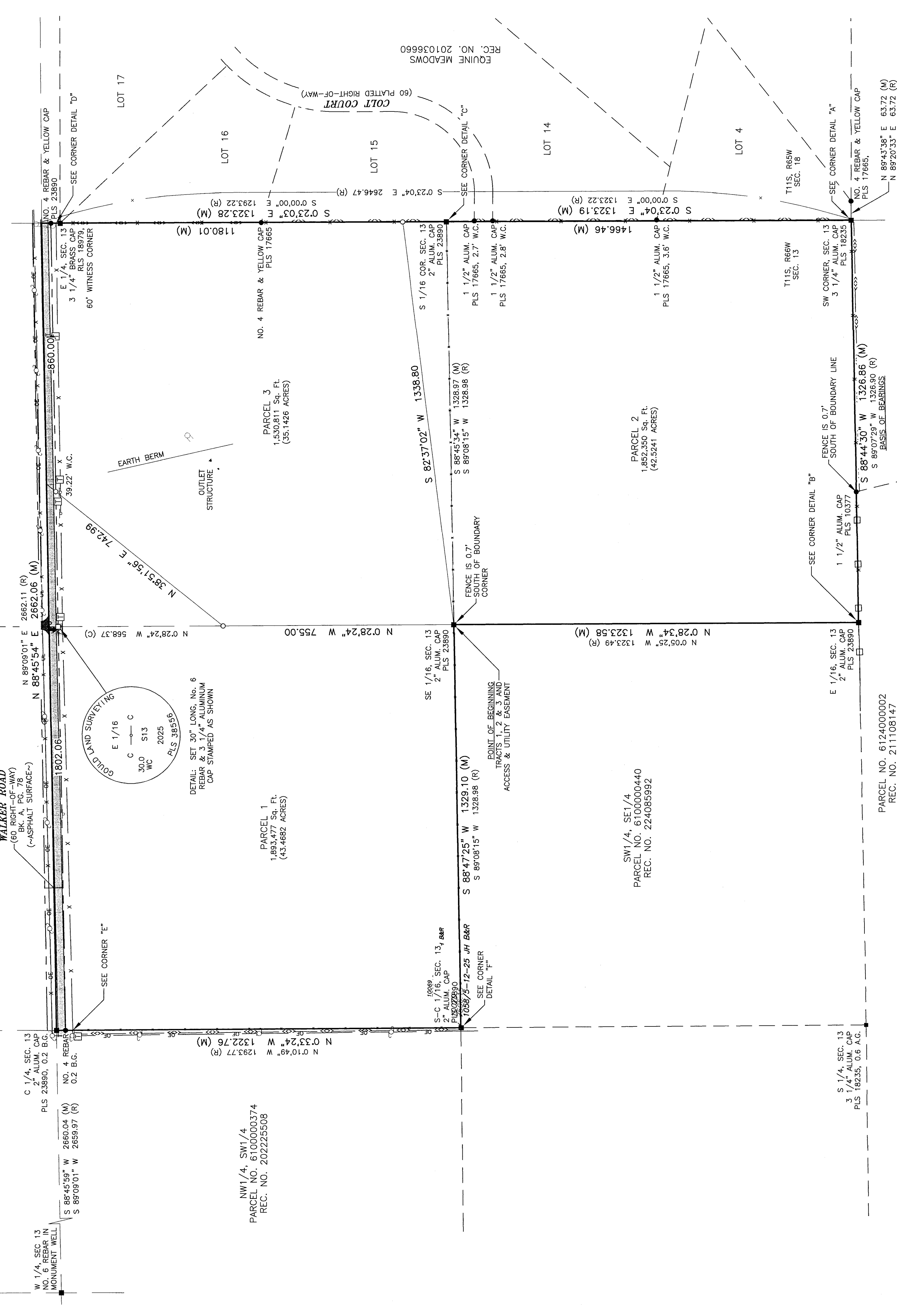
IRON RIDGE ZONING MAP

PARCEL NO. 6100000269
REC. NO. 203214589

PARCEL NO. 6100000456
REC. NO. 213143419

2259000072

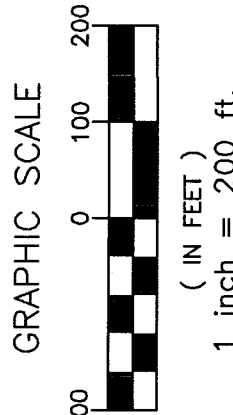
05/16/2025



A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13,
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

IMPROVEMENT SURVEY PLAT

Gould
LAND SURVEYING
Woodland Park, CO 80863
(719) 687-8385
info@goulds.com
P.O. Box 7123



LEGEND:

- Storm Sewer Culvert
- Overhead Electric Line
- Telephone Pedestal
- Telephone Locate
- Fiber-Optic Locate
- Fiber-Optic Vault
- Utility Pole
- Street Sign
- Wire Fence
- Fence Remnants
- Plastic Fence

PARENT PARCEL 1 LEGAL DESCRIPTION:

A portion of the North Half of the Southeast Quarter of Section 13, Township 11 South, Range 66 West of the 6TH P.M., as described in the Land Survey Plat, filed for record on May 16, 2023 under Reception No. 22600072 in the Office of Clerk and Recorder, County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the southeast one-sixteenth (1/16) corner of said Section 13; thence South 88 degrees 47 minutes 25 seconds West along the south line of the northwest quarter of the southeast quarter, 1,329.10 feet to the south-center one-sixteen corner of said Section 13;

thence North 00 degrees 33 minutes 24 seconds East along the west line of the northwest quarter of the southeast quarter, 1,322.76 feet to the center quarter corner of said Section 13;

thence North 88 degrees 45 minutes 54 seconds East along the north line of the southeast quarter, 1,802.06 feet to the east quarter corner of said Section 13;

thence South 38 degrees 51 minutes 56 seconds West, 742.99 feet to a point on the east line of the northwest quarter of the southeast quarter;

thence South 00 degrees 28 minutes 24 seconds East along the east line of the northwest quarter of the southeast quarter, 755.00 feet to the Point of Beginning.

Containing a calculated area of 1,893,477 square feet or 43.4682 acres, more or less.

PARENT PARCEL 2 LEGAL DESCRIPTION:

That portion of southeast quarter of Section 13, Township 11 South, Range 66 West of the 6TH P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the southeast one-sixteenth (1/16) corner of said Section 13; thence North 82 degrees 37 minutes 02 seconds East, 1,338.80 feet to a point on the east line of the southeast quarter of said Section 13;

thence South 00 degrees 23 minutes 04 seconds East along the east line of the southeast quarter, 1,466.46 feet to the southeast corner of said Section 13;

thence South 88 degrees 44 minutes 30 seconds West along the south line of the southeast quarter of the southeast quarter of said Section 13, 1,326.86 feet to the east one-sixteen (1/16) corner of said Section 13;

thence North 00 degrees 28 minutes 34 seconds West along the west line of the southeast quarter of the southeast quarter of said Section 13, 1,323.58 feet to the Point of Beginning.

Containing a calculated area of 1,852,350 square feet or 42.5241 acres, more or less.

GENERAL NOTES:

- 1) ■ — Recovered monument, marked as noted.
 (6) — Recovered Aliquot monument, marked as noted.
 (M) — Measured bearing & distance (BSP by John Keller, 6-15-2004, Rec. No. 204900075)
 A.G. — Above Grade
 B.G. — Below Grade
- 2) The Basis of Bearings is the north line of the southeast quarter, monumented as shown and assumed to bear North 88 degrees 45 minutes 54 seconds East.
- 3) FEDERAL EMERGENCY MANAGEMENT AGENCY Flood Insurance Rate Map, Map Number 08041C0305 G effective date December 7, 2018, indicates that this parcel of land is located in Zone X (areas determined to be outside 0.2% annual chance floodplain).
- 4) This survey does not constitute a title search by Gould Land Surveying, LLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Gould Land Surveying, LLC relied upon a Commitment for Title Insurance prepared by Old Republic National Title Insurance Company, Order No. RND55123912 with an effective date of September 5, 2025 at 5:00 P.M.
- 5) The purpose of this survey is to plot the parcel shown hereon and establish the proposed lot lines, Right-of-Way and easements as shown hereon. The field work was completed on April 29, 2025.
- 6) This property contains a calculated area of 3,745,827 square feet (85,9923 acres), more or less. Area shown hereon was not measured but instead is a result of a computer software calculation and is not warranted or guaranteed.
- 7) Unless noted otherwise, all monuments were found or set flush with ground and accepted as representing the boundary corner.
- 8) The lineal units used in this survey are International Feet. An international foot is defined exactly as 1200/3937.007874 meters.
- 9) Any utilities shown have been located from field survey information. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does state that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities.
- 10) Datums: NAD83, GEOID 12B, LIDAR data shown hereon was established from the Colorado Water Conservation Board and the Colorado Hazard Mapping and Risk Map Portal. Contours created and shown hereon were based upon LIDAR tiles defined with: Horizontal Datum = NAD83 (National Spatial Reference System 2011); Horizontal EPSG Code = 1116; Vertical Datum = North American Vertical Datum 1988; Vertical EPSG Code = 5103.
- 11) This parcel is currently zoned RR-5. As rezoning request has been submitted under POD File No. P2511.
- 12) Easements and other public documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- 13) Water Supply: Water will be provided by individual private wells at the expense of the individual property owners.
- 14) Sanitary Sewer: Sanitary Sewer will be provided by individual private septic systems at the expense of the individual property owners. Sewage treatment is the responsibility of each property owner. The surveyor makes no guarantee that the septic systems shown are in the exact location indicated although he does state that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities.
- 15) Gas service is provided by Block Hills Energy.
- 16) Electric Service is provided by Mountain View Electric Association.
- 17) There shall be no direct lot access to Walker Road. All lot access shall be via Iron Ridge Court and Colt Court to be paved with asphalt and maintained by the El Paso County Department of Transportation.
- 18) Access to Lots 4, 5 & 7 are via a shared common access easement across Lots 5 & 7 as shown hereon. Ownership and maintenance is vested in the property owners.
- 19) All property owners are responsible for maintaining proper storm water drainage in and through their property. A drainage structure and outfall will be installed by the Developer in the drainage easement located on Lot 2 as shown hereon.
- 20) No driveway shall be established unless an access permit has been granted by El Paso County.
- 21) All structural foundations and septic systems shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- 22) The following reports have been submitted and are on file at the County Development Services Department: Soils and Geological Study, Water Resource Report; Drainage Report; Wildlife Hazard Report; Natural Features Report; Erosion Control Report.
- 23) The approximate Geological Hazard areas as shown hereon may require subsurface investigation prior to any construction.
- 24) Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
- 25) Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action be commenced more than ten years from the date of the certification shown hereon.
- 26) Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
- 27) Walker Road is designated as an Arterial.
- 28) There are 0.32 D.U. per acre.
- 29) There are 28 lots in this subdivision.
- 30) Phase 1 of this Preliminary Plan will subdivide Parcel 1 into 14 Lots, Phase 2 of this Preliminary Plan will Subdivide Parcel 2 into 14 Lots as shown hereon.
- 31) Phase 1 of this Preliminary Plan will subdivide Parcel 1 into 14 Lots, Phase 2 of this Preliminary Plan will Subdivide Parcel 2 into 14 Lots as shown hereon.
- 32) All proposed lots shall be a minimum of 2.5 acres in size.

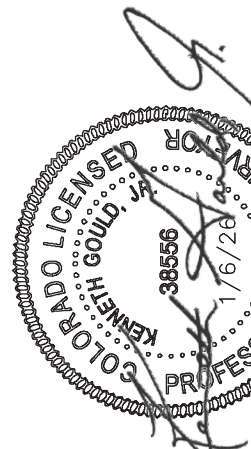
SURVEYOR'S CERTIFICATION:

The undersigned Colorado Registered Professional Land Surveyor does hereby state and declare to Atticus Land LLC, that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and to the normal standard of practice by surveyors in the State of Colorado and accurately shows the described tract of land thereof and observable improvements thereon, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

This statement is neither a guaranty or warranty, either expressed or implied.

PROPOSED EASEMENTS:

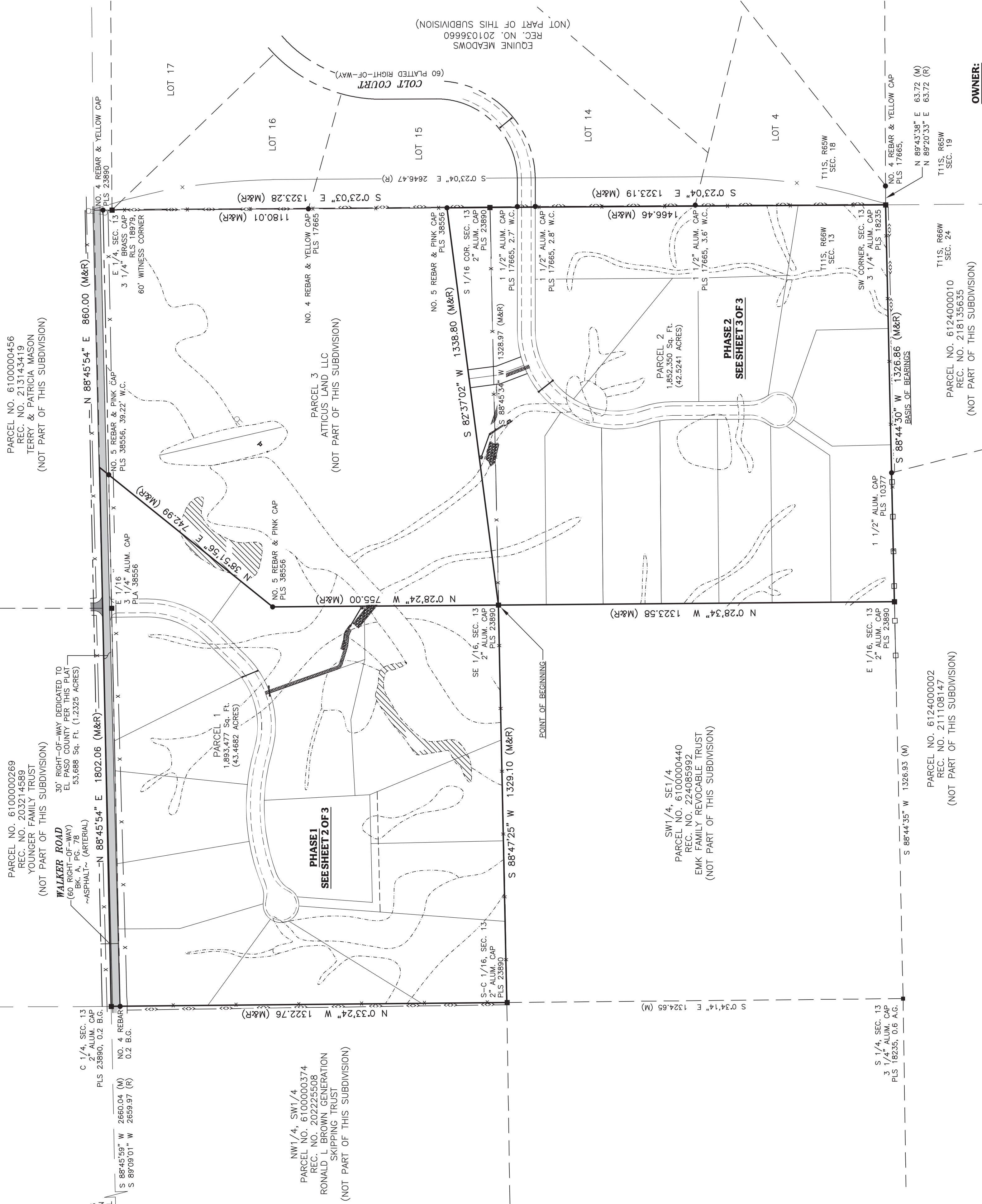
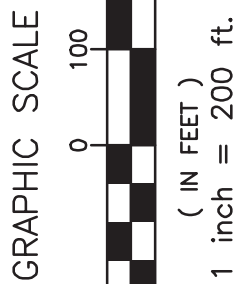
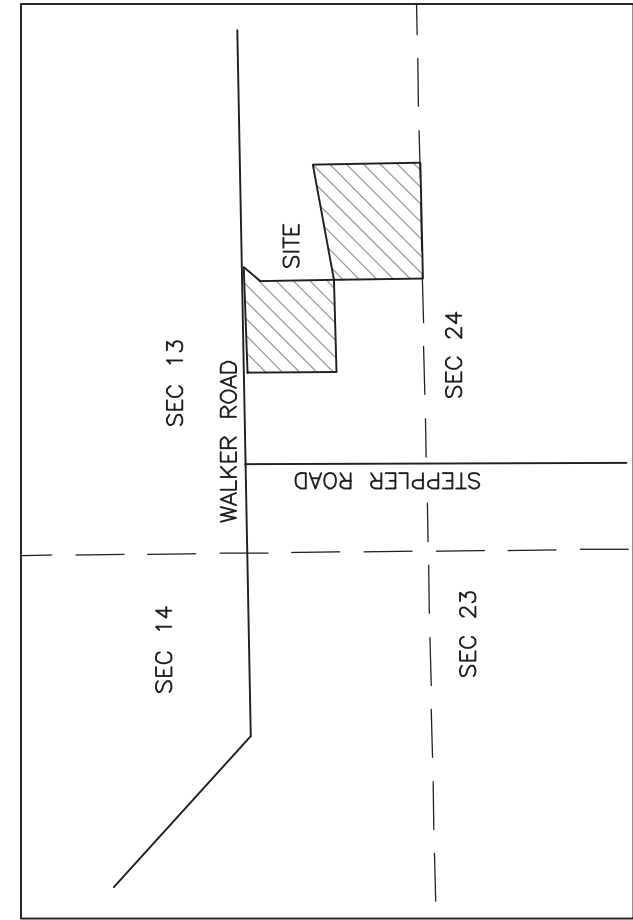
All side, front, and rear lot lines are hereby platted on either side with a 10 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.



Kenneth Gould, Jr.,
Professional Land Surveyor No. 38556
For and on behalf of Gould Land Surveying, LLC

PRELIMINARY PLAN

IRON RIDGE SUBDIVISION NO. 1
A PORTION OF THE SOUTHEAST QUARTER
SEC. 13, T11S, R66W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



PROPOSED SETBACKS PER ZONE RR-2.5:

Phase 1 Lot Area: 1,894,630 Sq. Ft. (43.286 acres)
Phase 2 Lot Area: 1,758,367 Sq. Ft. (40.3665 acres)
Phase 2 R.O.W Area: 93,983 Sq. Ft. (2.1575 acres)

PROPOSED VIEW CORRIDOR/NO-BUILD AREAS:

The view corridor no-build areas depicted on lots 24, 25, 27 & 28 are view corridor preservation. No structures requiring a building permit may be placed within the view corridor no-build areas. Any structures, including existing, proposed, or other improvements, not requiring a building permit, located within the no-build area. View easements are private easements and are not enforced by El Paso County.

OWNER:

John Decato
Atticus Land, LLC
P.O. Box 88010
Colorado Springs, CO 80908
(206)-419-4533

PCD FILE NO. SP253

Revisions:

	Revisions:	Original Draft
1	9/13/25	Revised per County Review Comments.
2	11/15/25	Lot adjustments, and view corridors added.
3	11/20/25	Added new drainage info.
4	12/05/25	Revised notes
5	12/10/25	Revised Lots 21-24, Review comments
6	1/05/26	

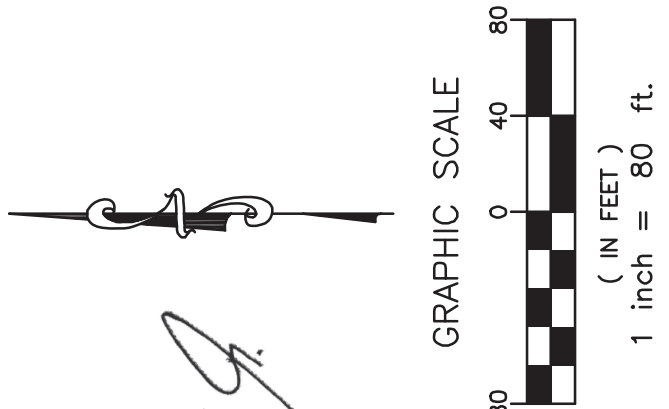
PRELIMINARY PLAN
IRON RIDGE SUBDIVISION NO. 1
A PORTION OF THE SOUTHEAST QUARTER
SEC. 13, T11S, R66W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

Project No.: 25133
September 19, 2025
Sheet 2 of 3

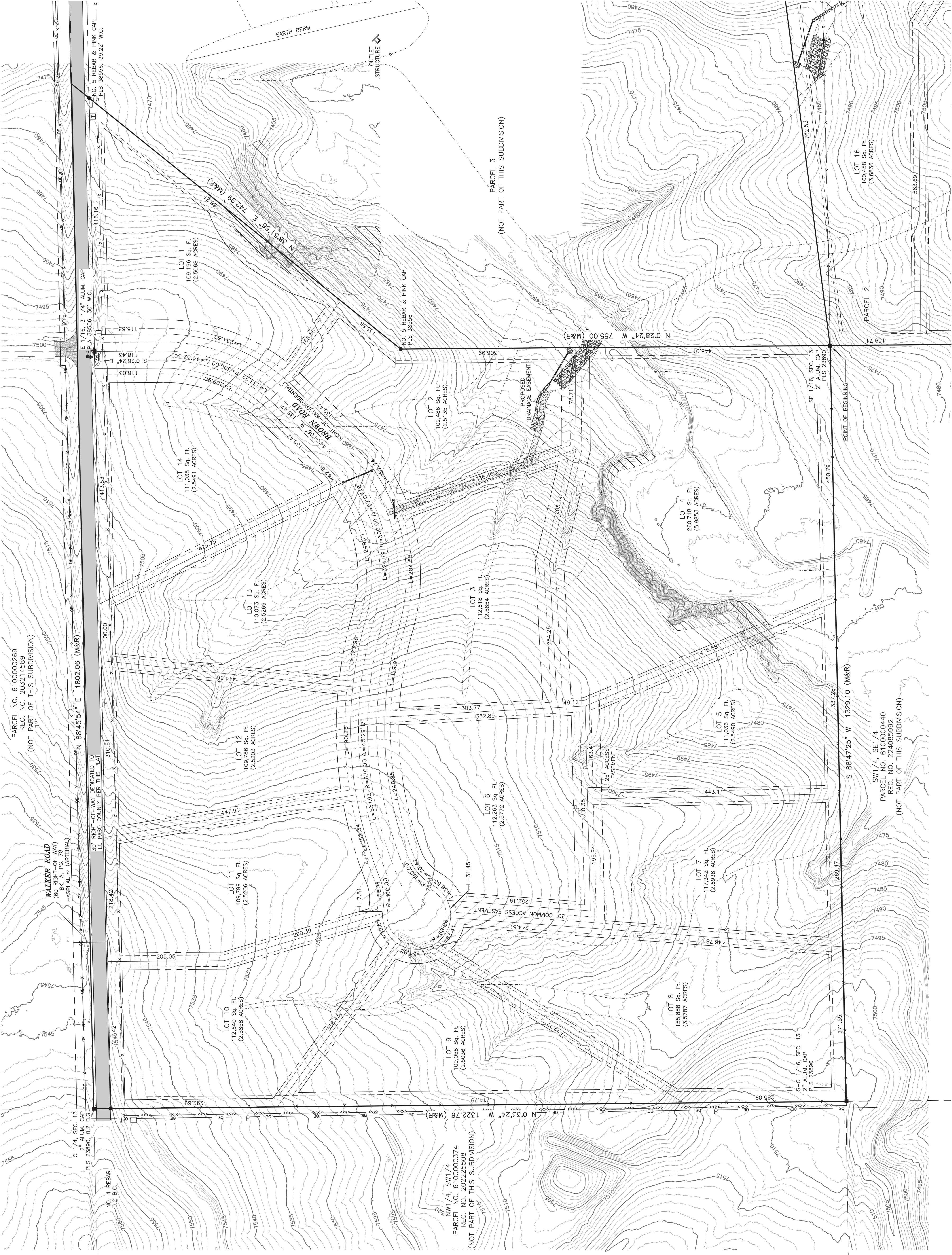
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13,
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

PRELIMINARY PLAN
IRON RIDGE SUBDIVISION NO. 1 & 2

P.O. Box 7123
Woodland Park, CO 80863
(719) 687-8385
info@goulds.com
gouldandsurveying.com



- LEGEND:**
- Storm Sewer Culvert
 - Overhead Electric Line
 - Telephone Pedestal
 - Telephone Locate
 - Fiber-Optic Locate
 - Fiber-Optic Vault
 - Utility Pole
 - Street Sign
 - Wire Fence
 - Fence Remnants
 - Plastic Fence
 - Approximate Line of Potential Geological Hazard
 - Approximate Area of Potential Geological Hazard
 - Boundary Line
 - Lot Line
 - Easement Line
 - Setback Line
 - View Corridor/ No-Build Area





April 20, 2026

Joe Letke, Project Manager

El Paso County Development Services Department

Transmitted via the EPC EDARP Portal: <https://epcdevplanreview.com>

RE: Iron Ridge Subdivision

Case No. SP253

Part of the SE ¼, Section 13, T11S, R66W, 6th P.M.

Water Division 1, Water District 8

Dear Joe Letke,

We have reviewed the submittal documents related to Iron Ridge Subdivision, concerning the above reference proposal to subdivide approximately 85.99 acres thirty (30) six single-family residential lots.

Water Supply Demand

Based on the water supply information summary and the Water Supply Plan Report from Monson, Cummins, Shohet & Farr, LLC ("Report") the estimated annual water requirements total 24.086 acre-feet/year for all thirty lots. This amount breaks down to 7.8 acre-feet/year for in-house use for all thirty lots (based on 0.26 acre-feet/year/unit), and 0.5429 acre-feet/year/unit for other uses (16.287 acre-feet/year).



Source of Water Supply

The proposed water source is individual on-lot wells to be constructed in the Dawson aquifer operating pursuant to the augmentation plan decreed in case no. 2025CW3042. The decree entered in water court case no. 2025CW3042 seeks to quantify the amount of water underlying a 120-acre parcel located in the SE $\frac{1}{4}$ of Section 13, Township 11 South, Range 66 West, 6th P.M. Based on the State Engineer's Determination of Fact filed in this case the following amounts of water were determined to be available underlying the 120-acre parcel:

Aquifer	Annual amount available for 36-acre parcel (acre-feet)		Type
	Based on 100 year allocation approach	Based on 300 year allocation approach	
Dawson	113	37.66	Not-Nontributary
Denver	104	34.66	Nontributary
Arapahoe	52	17.33	Nontributary
Laramie-Fox Hills	37.8	12.6	Nontributary

The pending augmentation plan in case no. 2025CW3042 seeks to withdraw a total annual of 24.09 acre-feet/year (0.783 acre-feet/year/lot) from Iron Ridge Well Nos. 1 through 30, from the not nontributary Dawson aquifer, based on a 300-year allocation approach. The indoor household use for one single-family dwelling will be 0.26 acre-feet/year, for total in-house uses of 7.8 acre-feet annually, with the remaining 16.29 acre-feet/year pumping entitlement available for other uses on the Applicant's Property, including irrigation of lawn and garden, stock water, recreation (including pool and/or hot tub), landscape, ponds, commercial, fire protection, and also for storage and augmentation purposes associated with such uses.

The proposed source of water for this subdivision is a bedrock aquifer in the Denver Basin. The State Engineer's Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. According to 37-90-137(4)(b)(I), C.R.S., "Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years." Based on this allocation approach, the annual amount of water pending in case no. 2025CW3042 in the Dawson aquifer is equal to one percent of the total amount, as determined by rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn in that annual pending amount for a maximum of 100 years.

The *El Paso County Land Development Code*, Section 8.4.7.(B)(7)(b) states:

"(7) Finding of Sufficient Quantity

(b) Required Water Supply. The water supply shall be of sufficient quantity to meet the average annual demand of the proposed subdivision for a period of 300 years."

The State Engineer's Office does not have evidence regarding the length of time for which this source will "meet the average annual demand of the proposed subdivision." However, treating El Paso County's requirement as an allocation approach based on three hundred years, the proposed annual water demand is equal with the allowed average annual amount of withdrawal of 24.09 acre-feet/year, proposed by the augmentation plan decreed in case no. 2025CW3042. As a result, the water may be withdrawn in that annual amount for a maximum of 300 years.

Additional Comments

The Applicant should be aware that any proposed detention pond for this project must meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), C.R.S., otherwise the structure may be subject to administration by this office. The Applicant should review DWR’s *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, attached, to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The Applicant is encouraged to use *Colorado Stormwater Detention and Infiltration Facility Notification Portal* to meet the notification requirements, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>.

State Engineer’s Office Opinion

Based on the above and pursuant to section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory allocation approach, for the proposed uses is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

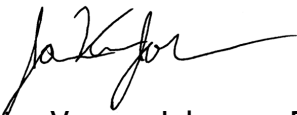
Our opinion is qualified by the following:

The Division 1 Water Court has retained jurisdiction over the final amount of water available pursuant to the above-referenced decree, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifer, and identified in this letter, are calculated based on estimated current aquifer conditions. The source of water is from a non-renewable aquifer, the allocations of which are based on a 100-year aquifer life. The county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 300 years used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

Should you or the Applicant have any questions, please contact me at this office at 303-866-3581 x8265 or javier.vargasjohnson@state.co.us

Sincerely,

A handwritten signature in black ink, appearing to read 'Javier', with a long horizontal flourish extending to the right.

Javier Vargas-Johnson, P.E.
Water Resource Engineer

Ec: Subdivision file: 34453



EL PASO COUNTY

Office of the County Attorney
Civil Division

KENNETH R. HODGES, COUNTY ATTORNEY

Nathan J. Whitney, First Assistant County Attorney | Steven A. Klaffky, Chief Deputy County Attorney

May 14, 2026

SP-25-3 Iron Ridge Subdivision

Reviewed by: Lori L. Seago, Senior Assistant County Attorney
 April Willie, Paralegal

WATER SUPPLY REVIEW AND RECOMMENDATIONS

Project Description

1. This is a proposal by Atticus Land LLC ("Applicant") to subdivide approximately 85.99 acres into twenty-eight (28) single-family lots (the "property"). The property is zoned RR-5 (Rural Residential), and there is a pending application to rezone to RR-2.5 (Rural Residential).

Estimated Water Demand

2. Pursuant to the Water Supply Information Summary ("WSIS"), the water demand for the subdivision is 22.484 acre-feet/year, comprised of 0.26 acre-feet/year for household use for each of the residential lots totaling 7.28 acre-feet/year, 7.924 acre-feet/year for irrigation of 3.214 acres, and 0.616 acre-feet/year for stock watering of 56 animals (0.011 acre-feet per animal), with an additional 6.664 acre-feet for recreation/landscape ponds/commercial or fire protection. Based on this total demand, Applicant must be able to provide a supply of 6,745.2 acre-feet of water (22.484 acre-feet per year x 300 years) to meet the County's 300-year water supply requirement.

Proposed Water Supply

3. The Applicant has provided for the source of water to derive from the not-nontributary Dawson aquifer as provided in Findings of Fact, Conclusions of Law, Ruling of Referee and Decree: Adjudicating Denver Basin Groundwater and Approving Plan for Augmentation in Division 1 Case No. 2025CW3042 ("Decree and Augmentation Plan"). The Decree and Augmentation Plan allocate 10,100 acre-feet of water in the Dawson aquifer to the overlying property after a reduction of 1,200 acre-feet to reflect one future exempt well on an adjacent parcel. The Decree and Augmentation Plan allow the withdrawal of Dawson aquifer water in the amount of 7,227 acre-feet or 24.09 acre-feet annually for up to 300 years for up to 30 wells.

The approved Decree and Augmentation Plan has a term of 300 years and requires that return flows from in-house use of groundwater shall occur through individual on-lot non-evaporative septic systems to augment depletions to affected stream systems during pumping. The Applicant must reserve the entirety of water from the Laramie-Fox Hills aquifer (3,780 acre-feet) and 3,447 acre-feet of water from the Arapahoe aquifer for the purpose of replacement of injurious post-pumping depletions.

State Engineer's Office Opinion

5. In a letter dated April 20, 2026, the State Engineer reviewed the proposal to subdivide the 85.99 acres into thirty (30) single-family residential lots. The State Engineer stated that "[t]he proposed water source is individual on-lot wells to be constructed in the Dawson aquifer operating pursuant to the augmentation plan decreed in case no. 2025CW3042."

The State Engineer stated that "[b]ased upon the above and pursuant to section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights."

Recommended Findings

6. Quantity and Dependability. Applicant's water demand for Iron Ridge Subdivision is 22.484 acre-feet per year from the Dawson aquifer for a total demand of 6,745.2 acre-feet for the subdivision for 300 years. The Augmentation Plan allows for annual withdrawal of up to 24.09 acre-feet or 7,227 acre-feet per year.

Based on the water demand of 22.484 acre-feet/year for Iron Ridge Subdivision and the Augmentation Plan permitting these withdrawals, the County Attorney's Office recommends a finding of sufficient water quantity and dependability for Iron Ridge Subdivision.

7. Quality. The water quality requirements of Section 8.4.7.B.10 of the Land Development Code must be satisfied. **El Paso County Public Health shall provide a recommendation as to the sufficiency of water quality.**

8. Basis. The County Attorney's Office reviewed the following documents in preparing this review: a Water Resources Report dated April 27, 2026, the Water Supply Information Summary, the State Engineer Office's Opinion dated April 20, 2026, and Findings of Fact, Conclusions of Law, Ruling of Referee and Decree: Adjudicating Denver Basin Groundwater and Approving Plan for Augmentation in Division 1 Case No. 2025CW3042. The recommendations herein are based on the information contained in such documents and on compliance with the requirements set forth below. ***Should the information relied upon be found to be incorrect, or should the below requirements not be met, the County Attorney's Office reserves the right to amend or withdraw its recommendations.***

REQUIREMENTS:

A. Applicant and its successors and assigns shall comply with all requirements of the Findings of Fact, Conclusions of Law, Ruling of Referee and Decree: Adjudicating Denver Basin Groundwater and Approving Plan for Augmentation in Division 1 Case No. 2025CW3042, specifically, that water withdrawn from the Dawson aquifer by each of the proposed 28 wells permitted shall not exceed a total combined annual withdrawal of 24.09 acre-feet. Depletions during pumping shall be replaced by individual on-lot non-evaporative septic systems.

B. Applicant must create a homeowners' association ("HOA") for the purpose of enforcing covenants and assessing any necessary fees related to compliance with the water determinations and replacement plans for the property.

C. Applicant shall create restrictive covenants upon and running with the property which shall advise and obligate future lot owners of this subdivision, their successors and assigns, and the HOA regarding all applicable requirements of Findings of Fact, Conclusions of Law, Ruling of Referee and Decree: Adjudicating Denver Basin Groundwater and Approving Plan for Augmentation in Division 1 Case Nos. 2025CW3042, including the limitations on diversions and use of water for each well and lot, the requirement to meter and record all well pumping, and information on how records are to be recorded.

Covenants shall specifically address the following:

- 1) Identify the water rights associated with the property. The Covenants shall reserve 6,745.2 acre-feet of Dawson aquifer water to satisfy El Paso County's 300-year water supply requirement for the 28 lots of Iron Ridge Subdivision. The Covenants shall also reserve 3,447 acre-feet of Arapahoe aquifer water and 3,780 acre-feet of Laramie-Fox Hills aquifer water to augment the post-pumping depletions for the property. The Covenants shall further identify that 240.9 acre-feet (0.803 acre-feet/year) of Dawson aquifer water is allocated to each of the 28 lots. Said reservations shall not be separated from transfer of title to the property and shall be used exclusively for primary and augmentation water supply.
- 2) Advise of responsibility for costs. The Covenants shall advise the HOA, lot owners and their successors and assigns of their obligations regarding the costs of operating the plans for augmentation, which include pumping of the Dawson wells in a manner to replace depletions during pumping and the cost of drilling Laramie-Fox Hills and Arapahoe aquifer wells in the future to replace post-pumping depletions.
- 3) Require non-evaporative septic systems and reserve return flows from the same. The Covenants shall require each lot owner to use a non-evaporative septic system to ensure that return flows from such systems are made to the stream system to replace actual depletions during pumping and shall state that said return flows shall not be separately sold, traded, assigned, or used for any other purpose. The Covenants shall also include

the following or similar language to ensure that such return flows shall only be used for replacement purposes: "Return flows shall only be used for replacement purposes, shall not be separated from the transfer of title to the land, and shall not be separately conveyed, sold, traded, bartered, assigned, or encumbered in whole or in part for any other purpose."

4) Address future lot conveyances. The following or similar language shall be included in the Covenants to address future conveyances of the lots subsequent to the initial conveyance made by Applicant/Declarant:

"The water rights referenced herein shall be explicitly conveyed; however, if a successor lot owner fails to so explicitly convey the water rights, such water rights shall be intended to be conveyed pursuant to the appurtenance clause in any deed conveying said lot, whether or not the Findings of Fact, Conclusions of Law, Ruling of Referee and Decree: Adjudicating Denver Basin Groundwater and Approving Plan for Augmentation in Division 1 Case No. 2025CW3042 and the water rights therein are specifically referenced in such deed. The water rights so conveyed shall be appurtenant to the lot with which they are conveyed, shall not be separated from the transfer of title to the land, and shall not be separately conveyed, sold, traded, bartered, assigned or encumbered in whole or in part for any other purpose. Such conveyance shall be by special warranty deed, but there shall be no warranty as to the quantity or quality of water conveyed, only as to the title."

5) Advise of monitoring requirements. The Covenants shall advise the HOA, future lot owners of this subdivision and their successors and assigns of their responsibility for any metering and data collecting that may be required regarding water withdrawals from Dawson, Laramie-Fox Hills and Arapahoe aquifers.

6) Address amendments to the covenants. The Covenants shall address amendments using the following or similar language:

"Notwithstanding any provisions herein to the contrary, no changes, amendments, alterations, or deletions to these Covenants may be made which would alter, impair, or in any manner compromise the water supply for Iron Ridge Subdivision pursuant to Findings of Fact, Conclusions of Law, Ruling of Referee and Decree: Adjudicating Denver Basin Groundwater and Approving Plan for Augmentation in Division 1 Case No. 2025CW3042. Further, written approval of the proposed amendments must first be obtained from the El Paso County Planning and Community Development Department, and as may be appropriate, by the Board of County Commissioners, after review by the County Attorney's Office. Any amendments must be pursuant to the District Court, Water Divisions 1, approving such amendment, with prior notice to the El Paso County Planning and Community Development Department for an opportunity for the County to participate in any such adjudication."

7) Address termination of the Covenants. The Covenants shall address termination using the following or similar language:

“These Covenants shall not terminate unless the requirements of Findings of Fact, Conclusions of Law, Ruling of Referee and Decree: Adjudicating Denver Basin Groundwater and Approving Plan for Augmentation in Division 1 Case No. 2025CW3042 are also terminated by the Division 1 Water Court and a change of water supply is approved in advance of termination by the Board of County Commissioners of El Paso County.”

D. Applicant and its successors and assigns shall reserve in any deeds of the property Dawson aquifer water in the decreed amount of 6,745.2 acre-feet, as well as 3,780 acre-feet of water from Laramie Fox Hills aquifer and 3,447 acre-feet from the Arapahoe aquifer. Said reservation shall recite that this water shall not be separated from transfer of title to the Property and shall be used exclusively for primary and replacement supply.

E. Applicant and their successors and assigns shall convey by recorded warranty deed the reserved Dawson aquifer water rights at the time of lot sales. Specifically, Applicant and future lot owners shall convey sufficient water rights in the Dawson aquifer underlying the respective lots to satisfy El Paso County’s 300-year water supply requirement, which amount is 240.9 acre-feet (0.803 acre-feet per year) per lot.

Any and all conveyance instruments shall recite as follows:

For the water rights and return flows conveyed for the primary supply (Dawson aquifer): “These water rights conveyed, and the return flows therefrom, are intended to provide a 300-year supply and replacement during pumping for each lot of Iron Ridge Subdivision. The water rights so conveyed, and the return flows therefrom, shall be appurtenant to each of the respective lots with which they are conveyed, shall not be separated from the transfer of title to the land, and shall not be separately conveyed, sold, traded, bartered, assigned, or encumbered in whole or in part for any other purpose. Such conveyance shall be by special warranty deed, but there shall be no warranty as to the quantity or quality of water conveyed, only as to the title.”

F. Applicant shall convey by recorded warranty deed the reserved Arapahoe and Laramie-Fox Hills aquifer water to the HOA. The deed shall recite as follows:

“These water rights are intended to augment the post-pumping depletions of the Iron Ridge Subdivision pursuant to the requirements of Findings of Fact, Conclusions of Law, Ruling of Referee and Decree: Adjudicating Denver Basin Groundwater and Approving Plan for Augmentation in Division 1 Case No. 2025CW3042 and may not be used conveyed, sold, traded, bartered, assigned, or encumbered, in whole or in part, for any other purpose unless authorized by the Division 1 Water Court.”

G. Applicant and its successors and assigns shall submit a Declaration of Covenants, Conditions, and Restrictions, form deeds, and any plat notes required herein to the Planning and Community Development Department and the County Attorney's Office for review, and the same shall be approved by the Planning and Community Development Department and the County Attorney's Office prior to recording the final plat. Said Declaration shall cross-reference the Findings of Fact, Conclusions of Law, Ruling of Referee and Decree: Adjudicating Denver Basin Groundwater and Approving Plan for Augmentation in Division 1 Case No. 2025CW3042 and shall identify the obligations of the individual lot owners thereunder.

H. Applicant and their successors and assigns shall record all applicable documents, including but not limited to Findings of Fact, Conclusions of Law, Ruling of Referee and Decree: Adjudicating Denver Basin Groundwater and Approving Plan for Augmentation in Division 1 Case No. 2025CW3042, agreements, assignments, and warranty deeds regarding the water rights, and Declaration of Covenants in the land records of the Office of the Clerk and Recorder of El Paso County, Colorado.

I. Applications for well permits submitted by persons other than the Applicant must include evidence that the permittee has acquired the right to the portion of the water being requested.

J. The following plat note shall be added that addresses the State Engineer's admonition to advise landowners of potential limited water supplies in the Denver Basin:

"Water in the Denver Basin aquifers is allocated based on a 100-year aquifer life; however, for El Paso County planning purposes, water in the Denver Basin aquifers is evaluated based on a 300-year aquifer life. Applicant and all future owners in the subdivision should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than either the 100 years or 300 years used for allocation indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply."

cc: Joe Letke, Project Manager, Planner

Iron Ridge Preliminary Plan, SP-25-3

Please accept the following comments from El Paso County Public Health regarding the project referenced above:

- **The proposed 30-lot development will be provided with water from individual private wells. Wastewater treatment service is proposed to be by onsite wastewater treatment systems (OWTS).**
- **There is a finding for sufficiency in terms of water quality. September 2025, Monson, Cummins, Shohet and Farr, LLC, Water Resources Report and water quality sample results from September 12, 2025, Colorado Analytical Laboratories, Inc., and September 3, 2025, Hazen Research, Inc., were reviewed and found to be compliant with all the required drinking water parameters.**
- **September 24, 2025, Entech Engineering Soil and Geology Study and September 12, 2025, Entech Wastewater Study were reviewed to determine the feasibility of using wastewater treatment through onsite wastewater treatment systems (OWTS). Based on the testing performed as part of the study engineer designed systems will likely be required for most of the lots due to a limiting soil condition of sandy clay and sandy clay loam (Soil Types 4A and 3A). In any case, all onsite wastewater treatment systems must comply with Chapter 8 of the El Paso County Board of Health Regulations for Onsite Wastewater Treatment Systems.**
- **Radon resistant construction techniques/practices are encouraged to be used in this area. The EPA has determined that Colorado, and specifically the El Paso County area, have potentially higher radon levels than other areas of the country.**

Mike McCarthy
El Paso County Public Health
719-332-5771
mikemccarthy@elpasoco.com
28October2025

Joe Letke

From: Joe Letke
Sent: Monday, October 13, 2025 12:53 PM
To: 'arctos696@gmail.com'
Cc: 'lucinda.leitch@gmail.com'
Subject: RE: Formal Opposition to Zoning Change Request – Walker Rd & Steppler Rd (Parcels 6100000439 & 6100000457)

Hi Jack,

Thank you for your email. I will be including your opposition comments in the EDARP project file. I wanted to address a few points regarding process:

I respectfully urge the El Paso County Planning and Community Development Department to deny this request.

- Both rezoning and preliminary plan applications require public hearings for approval or denial.
- Once all PCD/DPW/stakeholder review comments have been addressed, the two applications will be scheduled before the Planning Commission (advisory board) and the Board of County Commissioners (final decision-making authority).
- El Paso County Planning and Community Development Department's role is ensuring the applications meet the Land Development Code. The department is neutral and does not offer a recommendation of approval or denial.

When the two applications are scheduled before the Planning Commission and the Board of County Commissioners another mailing will be sent, and the applicant will have to post the properties with yellow hearing notification posters. The projects are currently under review and have not been scheduled for hearings. Once they have been scheduled you are welcome to attend and voice your thoughts to the decision-making bodies. In the meantime, if I can address any questions please let me know.

Thank you,



Joseph Letke

Planner
Planning & Community Development
El Paso County, Colorado
719.520.7964 (Office)
Hours: Monday-Thursday
<https://planningdevelopment.elpasoco.com/>

From: Jack Anderson <arctos696@gmail.com>
Sent: Sunday, October 12, 2025 2:10 PM
To: Joe Letke <JoeLetke@elpasoco.com>
Cc: Lu L <lucinda.leitch@gmail.com>
Subject: Formal Opposition to Zoning Change Request – Walker Rd & Steppler Rd (Parcels 6100000439 & 6100000457)

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Report

El Paso County Digital, Strategy
& Technology (DST)

Dear Mr. Letke,

I am submitting this letter for inclusion in the official record regarding the zoning change request for the property located south of Walker Road and east of Stepler Road, identified as Tax ID Parcels 6100000439 and 6100000457. The applicant proposes to amend the existing RR-5 zoning designation to allow 2.5-acre lots, thereby doubling the residential density on the subject property of approximately 85.99 acres.

I respectfully urge the El Paso County Planning and Community Development Department to deny this request. The proposed zoning change is inconsistent with the County Master Plan and incompatible with the existing land use pattern of the surrounding area, which consists entirely of 5-acre lots or larger parcels. The established RR-5 zoning has successfully preserved the rural, low-density character and open-space qualities that define this portion of the county. Granting the requested zoning change would disrupt the existing land use balance and set an undesirable precedent for additional upzoning applications.

Furthermore, the proposed extension of Colt Court as an access route into the new development represents a serious public safety and infrastructure concern. Colt Court is a small, unlined rural road ending in a cul-de-sac that serves only eight existing homes on 5-acre parcels. The road is over twenty years old and has never been improved or resurfaced. Integrating this inadequate roadway into a higher-density subdivision would dramatically increase vehicle volume, including heavy construction equipment and deliveries during the build-out phase. This infrastructure was never designed to support such traffic. Additionally, the proposed 30 MPH speed limit would create safety hazards for children, pets, pedestrians, and wildlife. The logical and safer access point for this development is directly from Walker Road, which already provides appropriate roadway capacity and connectivity.

Environmental and community concerns further demonstrate why this request should be denied:

- A substantial increase in drilled wells would strain already limited groundwater resources in the area.
- Additional septic systems and leach fields could jeopardize soil and groundwater quality.
- Increased light, noise, and dust pollution would erode the existing rural environment.

- The increased density would diminish open space, degrade habitat, and negatively affect property values in the surrounding community.
- Despite Colorado Springs in our mailing addresses, we are part of Black Forest, zip code 80908.

The cumulative effects of this rezoning and associated infrastructure changes would irrevocably alter the character of the neighborhood and compromise the quality of life for current residents.

For these reasons, I strongly request that the County maintain the current RR-5 zoning and reject this proposal in its entirety. Doing so will protect the long-term interests of the community, preserve environmental resources, and uphold the principles of sound and consistent land use planning. Thank you for your time and for your careful consideration of these concerns. Please include this correspondence as part of the public record for this application.

Respectfully submitted,

Jack and Margaret Anderson

17930 Colt Ct.

Colorado Springs, CO 80908

Arctos696@gmail.com 719-640-2970

Joe Letke

From: Joe Letke
Sent: Monday, October 27, 2025 9:02 AM
To: Sally Dalesandro
Cc: Dr Hector Dalesandro
Subject: RE: Opposition to Zoning Change Request- Walker Rd & Stepler Rd (parcels 6100000439 & 6100000457)

Hi Sally,

Your comments have been received, and I will be uploading them to the project file. Additionally, your letter will be provided to the Planning Commission and Board of County Commissioners. I wanted to add that El Paso County Planning and Community Development Department's role is ensuring the applications meet the Land Development Code. The department is neutral and does not offer a recommendation of approval or denial.

When the project is ready for public hearings, (final decision making) another mailing notice will be sent with the hearing dates.

Thank you,



Joseph Letke

Planner
Planning & Community Development
El Paso County, Colorado
719.520.7964 (Office)
Hours: Monday-Thursday
<https://planningdevelopment.elpasoco.com/>

From: Sally Dalesandro <shdalesandro@yahoo.com>
Sent: Friday, October 24, 2025 1:46 PM
To: Joe Letke <JoeLetke@elpasoco.com>
Cc: Dr Hector Dalesandro <hhd1987@att.net>
Subject: Opposition to Zoning Change Request- Walker Rd & Stepler Rd (parcels 6100000439 & 6100000457)

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Report

El Paso County Digital, Strategy
& Technology (DST)

Dear Mr. Letke,

We are residents of Equine Meadows specifically our address is 17810 Thompson Road, Colorado Springs, CO 80908.

We are writing you to support the letter from Mr. and Mrs. Jack Anderson.

We were informed that you were under the misconception that no one else opposed this zoning change. Everyone in our HOA is in opposition as should all residents in the vicinity. This will impact the traffic on Thompson Road with the addition of large construction trucks.

The planning commission should be concerned with the negative impact this zoning change will have on current residents and on El Paso County.

We ask you to take our concerns into serious consideration before approving this zoning change.

Respectfully,

Sally and Hector Dalesandro

17810 Thompson Rd

Colorado Springs, CO 80908

cell phone 594-352-5311

From: Jack Anderson

Sent: Sunday, October 12, 2025 2:21 PM

Subject: Re: Our HOA annual water allowance

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Formal Opposition to Zoning Change Request – Walker Rd & Steppler Rd
(Parcels [6100000439](#) & [6100000457](#))

Dear Mr. Letke,

I am submitting this letter for inclusion in the official record regarding the zoning change request for the property located south of Walker Road and east of Stepler Road, identified as Tax ID Parcels 6100000439 and [6100000457](#). The applicant proposes to amend the existing RR-5 zoning designation to allow 2.5-acre lots, thereby doubling the residential density on the subject property of approximately 85.99 acres.

I respectfully urge the El Paso County Planning and Community Development Department to deny this request. The proposed zoning change is inconsistent with the County Master Plan and incompatible with the existing land use pattern of the surrounding area, which consists entirely of 5-acre lots or larger parcels. The established RR-5 zoning has successfully preserved the rural, low-density character and open-space qualities that define this portion of the county. Granting the requested zoning change would disrupt the existing land use balance and set an undesirable precedent for additional upzoning applications.

Furthermore, the proposed extension of Colt Court as an access route into the new development represents a serious public safety and infrastructure concern. Colt Court is a small, unlined rural road ending in a cul-de-sac that serves only eight existing homes on 5-acre parcels. The road is over twenty years old and has never been improved or resurfaced. Integrating this inadequate roadway into a higher-density subdivision would dramatically increase vehicle volume, including heavy construction equipment and deliveries during the build-out phase. This infrastructure was never designed to support such traffic. Additionally, the proposed 30 MPH speed limit would create safety hazards for children, pets, pedestrians, and wildlife. The logical and safer access point for this development is directly from Walker Road, which already provides appropriate roadway capacity and connectivity.

Environmental and community concerns further demonstrate why this request should be denied:

- A substantial increase in drilled wells would strain already limited groundwater resources in the area.
- Additional septic systems and leach fields could jeopardize soil and groundwater quality.
- Increased light, noise, and dust pollution would erode the existing rural environment.
- The increased density would diminish open space, degrade habitat, and negatively affect property values in the surrounding community.
- Despite Colorado Springs in our mailing addresses, we are part of Black Forest, zip code 80908.

The cumulative effects of this rezoning and associated infrastructure changes would irrevocably alter the character of the neighborhood and compromise the quality of life for current residents.

For these reasons, I strongly request that the County maintain the current RR-5 zoning and reject this proposal in its entirety. Doing so will protect the long-term interests of the community, preserve environmental resources, and uphold the principles of sound and consistent land use planning. Thank you for your time and for your careful consideration of these concerns. Please include this correspondence as part of the public record for this application.

Respectfully submitted,
Jack and Margaret Anderson

Sent from my iPhone

Joe Letke

From: Joe Letke
Sent: Monday, October 27, 2025 8:47 AM
To: kag1982@msn.com
Subject: RE: Formal Opposition to Zoning Change Request – Walker Rd & Steppler Rd (Parcels 6100000439 & 6100000457)

Good morning Kirk,

Thank you for your email. I will be including your opposition comments in the EDARP project file. I wanted to address a few points regarding process:

I respectfully urge the El Paso County Planning and Community Development Department to deny this request.

- Both rezoning and preliminary plan applications require public hearings for approval or denial.
- Once all PCD/DPW/stakeholder review comments have been addressed, the two applications will be scheduled before the Planning Commission (advisory board) and the Board of County Commissioners (final decision-making authority).
- El Paso County Planning and Community Development Department's role is ensuring the applications meet the Land Development Code. The department is neutral and does not offer a recommendation of approval or denial.

When the two applications are scheduled before the Planning Commission and the Board of County Commissioners another mailing will be sent, and the applicant will have to post the properties with yellow hearing notification posters. The projects are currently under review and have not been scheduled for hearings. Once they have been scheduled you are welcome to attend and voice your thoughts to the decision-making bodies. In the meantime, if I can address any questions please let me know.

Thank you,



Joseph Letke

Planner
Planning & Community Development
El Paso County, Colorado
719.520.7964 (Office)
Hours: Monday-Thursday
<https://planningdevelopment.elpasoco.com/>

From: KIRK DICKENSON <kag1982@msn.com>
Sent: Thursday, October 23, 2025 8:13 PM
To: Joe Letke <JoeLetke@elpasoco.com>
Subject: Formal Opposition to Zoning Change Request – Walker Rd & Steppler Rd (Parcels 6100000439 & 6100000457)

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Dear Mr. Letke,

I am submitting this letter, in concurrence with another you have received, for inclusion in the official record regarding the zoning change request for the property located south of Walker Road and east of Steppler Road, identified as Tax ID Parcels 6100000439 and 6100000457. The applicant proposes to amend the existing RR-5 zoning designation to allow 2.5-acre lots, thereby doubling the residential density on the subject property of approximately 85.99 acres.

I respectfully urge the El Paso County Planning and Community Development Department to deny this request. The proposed zoning change is inconsistent with the County Master Plan and incompatible with the existing land use pattern of the surrounding area, which consists entirely of 5-acre lots or larger parcels. The established RR-5 zoning has successfully preserved the rural, low-density character and open-space qualities that define this portion of the county. Granting the requested zoning change would disrupt the existing land use balance and set an undesirable precedent for additional upzoning applications.

Furthermore, the proposed extension of Colt Court as an access route into the new development represents a serious public safety and infrastructure concern. Colt Court is a small, unlined rural road ending in a cul-de-sac that serves only eight existing homes on 5-acre parcels. The road is over twenty years old and has never been improved or resurfaced. Integrating this inadequate roadway into a higher-density subdivision would dramatically increase vehicle volume, including heavy construction equipment and deliveries during the build-out phase. This infrastructure was never designed to support such traffic. Additionally, the proposed 30 MPH speed limit would create safety hazards for children, pets, pedestrians, and wildlife. The logical and safer access point for this development is directly from Walker Road, which already provides appropriate roadway capacity and connectivity.

Environmental and community concerns further demonstrate why this request should be denied:

- A substantial increase in drilled wells would strain already limited groundwater resources in the area.
- Additional septic systems and leach fields could jeopardize soil and groundwater quality.
- Increased light, noise, and dust pollution would erode the existing rural environment.
- The increased density would diminish open space, degrade habitat, and negatively affect property values in the surrounding community.
- Despite Colorado Springs in our mailing addresses, we are part of Black Forest, zip code 80908.

The cumulative effects of this rezoning and associated infrastructure changes would irrevocably alter the character of the neighborhood and compromise the quality of life for current residents.

For these reasons, I strongly request that the County maintain the current RR-5 zoning and reject this proposal in its entirety. Doing so will protect the long-term interests of the community, preserve environmental resources, and uphold the principles of sound and consistent land use planning. Thank you for your time and for your careful consideration of these concerns. Please include this correspondence as part of the public record for this application.

Respectfully submitted,

Kirk Dickenson

President, Equine Meadows HOA

Joe Letke

From: Joe Letke
Sent: Monday, October 27, 2025 8:57 AM
To: 'navysandog@gmail.com'; arctos696@gmail.com; 'Scott.Schneider@GDIT.com'
Cc: Bret Dilts
Subject: RE: Formal Opposition to Zoning Change Request – Walker Rd & Stepler Rd (Parcels 6100000439 & 6100000457)

Good morning All,

Thank you for your email. I will be including your opposition comments in the EDARP project file. I wanted to address a few points regarding process:

I respectfully urge the El Paso County Planning and Community Development Department to deny this request.

- Both rezoning and preliminary plan applications require public hearings for approval or denial
- Once all PCD/DPW/stakeholder review comments have been addressed, the two applications will be scheduled before the Planning Commission (advisory board) and the Board of County Commissioners (final decision-making authority).
- El Paso County Planning and Community Development Department's role is ensuring the applications meet the Land Development Code. The department is neutral and does not offer a recommendation of approval or denial.

Regarding your traffic and access related concerns - I have included Bret Dilts, who is reviewing the traffic portion of the project. He can be reached at BretDilts@elpasoco.com if you would like to connect with him.

When the two applications are scheduled before the Planning Commission and the Board of County Commissioners another mailing will be sent, and the applicant will have to post the properties with yellow hearing notification posters. The projects are currently under review and have not been scheduled for hearings. Once they have been scheduled you are welcome to attend and voice your thoughts to the decision-making bodies. In the meantime, please let me know if you have any specific questions I can address with you.

Thank you,



Joseph Letke

Planner
Planning & Community Development
El Paso County, Colorado
719.520.7964 (Office)
Hours: Monday-Thursday
<https://planningdevelopment.elpasoco.com/>

From: Schneider, Scott A <Scott.Schneider@GDIT.com>
Sent: Friday, October 24, 2025 10:13 AM
To: Joe Letke <JoeLetke@elpasoco.com>
Cc: RMS <navysandog@gmail.com>; arctos696@gmail.com
Subject: RE: Formal Opposition to Zoning Change Request – Walker Rd & Stepler Rd (Parcels 6100000439 & 6100000457)

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Report

El Paso County Digital, Strategy
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Mr. Letke and Team,
Another view, or statement on the rezoning from RR-5 to RR-2.5.

There are two separate parcels that are not planned to be connected so they may be treated differently in my eyes and possibly your Team also. The parcel that is really being annexed onto our Equine Meadows by having their entry/exit "THROUGH" our property is significant and should be DENIED. It is directly connected with ORU property line and should maintain the same Zoning. I would rather have them access Walker Rd directly to maintain our subdivision road as is (cul de sac), but the zoning of this property should still reflect RR-5 as there is no distance to soften the density change (50% change). Their property line is our property line.

If the other parcel, which will access Walker Rd directly from that subdivision, wants to control how busy and congested that they want their 40 acres neighborhood to be – less impact to others. Folks will know when they move in that they are sharing the road with 34+ other cars and living on 2.5 acres.

Respectfully submitted,
Scott and Robin Schneider
17870 Colt Ct., COS, CO 80908

From: Schneider, Scott A
Sent: Thursday, October 23, 2025 8:17 PM
To: JoeLetke@elpasoco.com
Cc: RMS <navysandog@gmail.com>
Subject: Formal Opposition to Zoning Change Request – Walker Rd & Stepler Rd (Parcels 6100000439 & 6100000457)

Dear Mr. Letke and the El Paso County Planning & Community Development Team,

I am submitting this letter for inclusion in the official record regarding the zoning change request for the property located south of Walker Road and east of Stepler Road, identified as Tax ID Parcels 6100000439 and 6100000457. The applicant proposes to amend the existing RR-5 zoning designation to allow 2.5-acre lots, thereby doubling the residential density on the subject property of approximately 85.99 acres.

I respectfully urge the El Paso County Planning and Community Development Department to deny this request. The proposed zoning change is inconsistent with the County Master Plan and incompatible with the existing land use pattern of the surrounding area, which consists entirely of 5-acre lots or larger parcels. The established RR-5 zoning has successfully preserved the rural, low-density character and open-space qualities that define this portion of the county. Granting the requested zoning change would disrupt the existing land use balance and set an undesirable precedent for additional rezoning applications.

Furthermore, the proposed extension of Colt Court as an access route into the new development represents a serious public safety and infrastructure concern. Colt Court is a small, unlined rural road ending in a cul-de-sac that serves only eight existing homes on 5-acre parcels. The road is over twenty years old and has never been improved or resurfaced. Integrating this inadequate roadway into a higher-density subdivision would dramatically increase vehicle volume, including heavy construction equipment and deliveries during the build-out phase. This infrastructure was never designed to support such traffic and the new extension would quadruple (4X) the traffic on a road that we walk on, ride our bikes on and feel comfortable having our kids and grandkids playing outside around.

Additionally, the proposed 30 MPH speed limit would create safety hazards for children, pets, pedestrians, and wildlife. The logical and safer access point for this development is directly from Walker Road, which already provides appropriate roadway capacity and connectivity.

Environmental and community concerns further demonstrate why this request should be denied:

- A substantial increase in drilled wells would strain already limited groundwater resources in the area.
- Additional septic systems and leach fields could jeopardize soil and groundwater quality.
- Increased light, noise, and dust pollution would erode the existing rural environment.
- The increased density would diminish open space, degrade habitat, and negatively affect property values in the surrounding community.
- Despite Colorado Springs in our mailing addresses, we are part of Black Forest, zip code 80908.

The cumulative effects of this rezoning and associated infrastructure changes would irrevocably alter the character of the neighborhood and compromise the quality of life for current residents.

For these reasons, I strongly request that the County maintain the current RR-5 zoning and reject this proposal in its entirety. Doing so will protect the long-term interests of the community, preserve environmental resources, and uphold the principles of sound and consistent land use planning.

Thank you for your time and for your careful consideration of these concerns. Please include this correspondence as part of the public record for this application.

Respectfully submitted,

Scott and Robin Schneider
17870 Colt Ct., COS, CO 80908

Jessica Cordova
17935 Colt Ct
Colorado Springs, CO 80908
jessrcordova@hotmail.com
719-351-9736

Date: October 27, 2025

To: Members of the El Paso County Planning Commission and Mr. Letke

Subject: Concerns Regarding Proposed Development at the End of Colt Court

Dear Members of the El Paso County Planning Commission,

I am writing as a concerned resident of Colt Court to express my concerns regarding the proposed development, Iron Ridge, at the end of our cul-de-sac in the Equine Meadows subdivision. The developer is requesting a zoning change for the property located on the southeast corner of Walker Rd and Steppler Rd. Colt Court currently consists of seven homes, each situated on five-acre lots in accordance with our HOA regulations. This low-density design has long contributed to the safety, environmental balance, and overall character of our community.

The proposed development raises several serious concerns:

1. **Safety and Traffic Impact:** Colt Court is a quiet, narrow street that was not designed to support increased traffic. Currently, there are only seven homes on the entire street. 15+ additional homes could create congestion and raise safety risks for residents, pedestrians, and children who frequently walk or bike along the road.
2. **Zoning and Community Integrity:** It is critical that the land at the end of Colt Court remain zoned for five-acre lots rather than being reduced to 2.5-acre parcels. The five-acre minimum is a foundational part of our neighborhood's planning and identity. All of the surrounding properties have at least a 5-acre minimum. Allowing smaller lots would set a concerning precedent for higher-density development that conflicts with the established zoning intent, infrastructure capacity, and rural character of our community. Maintaining the current zoning ensures that future development remains consistent with existing properties, safeguards open space, and preserves the quiet, spacious atmosphere that residents highly value.

3. Neighborhood Character and Aesthetic Standards: Our community has worked hard to maintain a cohesive and attractive neighborhood that aligns with HOA standards for five-acre properties. Any new construction should be required to conform to the existing aesthetic and lot-size standards that define Colt Court. The Iron Ridge developer, Atticus Land, touts a home model that is “competitive with modular home builds.” Allowing smaller or nonconforming lots and homes would detract from the established appearance and property values of the area. We request that this development adhere to the standards set in our current HOA regulations, as they are building in a location that is a continuation of our neighborhood (extending our street).

I respectfully request that the El Paso County Planning Commission carefully consider these factors before approving any new development at the end of Colt Court. I strongly request that the county maintain the current RR-5 zoning and require the developer to adhere to the current community standards. Maintaining the safety, environmental integrity, and aesthetic consistency of our community—along with the existing five-acre zoning standard—is essential to preserving the quality of life for all residents.

Thank you for your time and attention to this matter. I appreciate your dedication to responsible planning and community stewardship.

Sincerely,

Jessica Cordova

Resident, Colt Court

Joe Letke

From: Joe Letke
Sent: Monday, November 3, 2025 8:53 AM
To: ShoeLark@outlook.com
Subject: FW: File number SP253 Iron Ridge
Attachments: Approval Criteria.docx

Thank you,



Joseph Letke

Planner
Planning & Community Development
El Paso County, Colorado
719.520.7964 (Office)
Hours: Monday-Thursday
<https://planningdevelopment.elpasoco.com/>

From: Joe Letke
Sent: Monday, November 3, 2025 8:50 AM
To: 'ShoeLark@outlook.com' <ShoeLark@outlook.com>
Subject: RE: File number SP253 Iron Ridge

Hi Good Morning Robert and Barbara,

I have received your opposition letter, and I will be including it in the public EDARP record and attached to the staff report packet when the project is ready for public hearings.

I wanted to address some of your comments to provide insight to how we review these projects. The applicant is not proposing a variance of use, rather a Rezoning (Map Amendment) and Preliminary Plan. The criterion for approval is different for these two projects vs a variance of use. I attached a word document which contains Land Development Code citation of the approval criteria, which I hope is useful to you. Additionally in your comment: *"As to specific requirements in the Master Plan, we will address some of these as follows:"* you go on to cite the Land Development Code. The Master Plan and Land Development Code are two separate documents. The Master Plan can be found at:

<https://planningdevelopment.elpasoco.com/#docaccess-d713102d6b54675f49f2350a399862d0eaa01dd68352d2f14e51ec692de151f6>

Lastly, when the project has been fully reviewed and staff/stakeholder issues have been addressed, the project will be scheduled for public hearings. This includes the Planning Commission (advisory board) and Board of County Commissioners (decision-making body). Notification will be sent out, and the properties will be posted with yellow signs with the hearing dates; I encourage you to attend and speak at these

public hearings. If the coming weeks if you are curious about application status, feel free to email or call me.

<https://epcdevplanreview.com/Public/ProjectDetails/206132> - Preliminary Plan

<https://epcdevplanreview.com/Public/ProjectDetails/206131> - Rezone

Thank you so much,



Joseph Letke

Planner

Planning & Community Development

El Paso County, Colorado

719.520.7964 (Office)

Hours: Monday-Thursday

<https://planningdevelopment.elpasoco.com/>

From: BB Shoelark <ShoeLark@outlook.com>

Sent: Sunday, November 2, 2025 6:03 PM

To: Joe Letke <JoeLetke@elpasoco.com>

Subject: File number SP253 Iron Ridge

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November 2, 2025

Dear Mr. Letke,

We are submitting this letter for inclusion in the official record regarding the zoning change request for the property located south of Walker Road and east of Stepler Road, identified as Tax ID Parcels 6100000439 and 6100000457.

Our property is the one adjoining the subject property directly to the south; Tax ID Parcel 6124000010 at 5772 Windridge Point. Our home directly faces the terrain where several houses are proposed.

We purchased our land and home 7 years ago with the knowledge that the adjacent pasture to the north was zoned RR-5. Of course, we prefer to view the pasture as is but anticipated and could accept the eventual development of 5 acre lots. As you know, property values are partially based on

views. Rezoning from 5 to 2.5 acres could only have a negative effect on property values throughout the neighborhood.

I (Robert Larkin) once served on our Town's Zoning Board of Adjustment (located in a different state). Variances were only approved if there was a clear significant advantage to the municipality in doing so, or not granting the variance was deemed a significant hardship to the applicant. In the case of Iron Ridge, it's difficult to see any advantage to the County, significant or otherwise, and the only hardship to the Iron Ridge applicant would be less revenue. 5 acre lots would still be profitable, but perhaps less so.

While you may not hear from every surrounding homeowner, we can assure you that nobody we have talked to is in favor of this rezoning. People have busy lives to live and Planning issues are complex and can be difficult to understand. This is likely why more folks have not written.

The nearby residents all purchased their land/houses with the understanding that zoning is typically honored as is, unless just cause justifies rezoning. If the land had already been zoned to 2.5 acres, we all likely would have paid less for our own properties.

As to specific requirements in the Master Plan, we will address some of these as follows:

1. In the Land Development Code (LDC) 5.3.4 (B)(1) – “The power to grant variances shall be exercised sparingly.” (Our emphasis) -And in 5.3.4(C) – “The strict application of any of the provisions of this Code would result in peculiar and exceptional practical difficulties or undue hardship.” Clearly the developer would not suffer undue hardship; he would only gain somewhat less revenue should the zoning variance be denied.
2. In the LDC 5.3.4(C) – “The proposed use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the surrounding area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and County;” Clearly the proposed rezoning would not be compatible with the surrounding area and character of the neighborhood, as it is now mostly surround by open pasture land to the north and west, by 35 acre lots to the south, and 5 acre lots to the east.
3. In the LDC 5.3.4(C) – “The variance of use is generally consistent with the applicable Master Plan.” The MP requires use-to-use compatibility and that it support the “overall character of the area”. Based on the above description of surrounding lands, in no way conceivable is the proposed rezoning consistent with this criterion, no does it preserve the “overall character of each Placetype.” The MP also states that the proposed Placetypes “... are well-connected to adjacent Placetypes.” Again, in no way does the proposed rezoning comply with this criterion.
4. One stated purpose of the MP is to “... preserve the integrity, stability, and beauty of the community and the value of the land.” Clearly the proposed rezoning does not in any way meet this criterion.

In summary, we ask that the request to rezone from RR-5 to 2.5 be denied based on the above 4 points. We further ask that the Planning Commission and the Board of County Commissioners honor the careful thought and effort to develop the Master Plan, and the reasonable RR-5 zoning that resulted. Please respect the current zoning.

Please include this correspondence as part of the public record for this application.

Sincerely yours,

Robert Larkin

Barbara Shoemaker

OPPOSE

Name: Barbara Shoemaker

Date: 6/17/2026 4:07 PM

When we and our neighbors bought our property, we knew it was likely that the nearby land would be developed at some point. However, we had an expectation that the 5 acre zoning would be HONORED, per the Master Plan.

However, now it seems that the developers have an EXPECTATION that when they purchase the 5 acre land, that they can rezone it to make more money.

The area is very rural -- have you been out here? It is not desirable to have double the houses! The people on Colt Court certainly had an expectation of 5 acre lots for new houses. Doubling the traffic along that road is quite rude.

Please reject the plan. Don't just do the same thing over and over, allowing the developers to expect a rezoning.

RESOLUTION NO. 26-

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

APPROVAL OF A PRELIMINARY PLAN FOR
IRON RIDGE PRELIMINARY PLAN (SP253)

WHEREAS, Atticus Land LLC did file an application with the El Paso County Planning and Community Development Department for the approval of a Preliminary Plan for the Iron Ridge Subdivision for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on June 18, 2026, upon which date the Planning Commission did by formal resolution recommend approval of the Preliminary Plan application; and

WHEREAS, a public hearing was held by the El Paso County Board of County Commissioners on July 23, 2026; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. That the application was properly submitted for consideration by the Board of County Commissioners;
2. That proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners;
3. That the hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, that all pertinent facts, matters, and issues were submitted and reviewed, and that all interested persons were heard at those hearings;
4. That all exhibits were received into evidence;
5. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations;

6. For the above-stated and other reasons, the proposed Preliminary Plan is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County; and

WHEREAS, this Board further finds that the request meets the criteria for approval outlined in Section 7.2.1.D.2.e of the Land Development Code ("Code") (as amended):

1. The proposed Subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
2. The Subdivision is consistent with the purposes of the Code;
3. The Subdivision is in conformance with the subdivision design standards and any approved Sketch Plan;
4. 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 the Code (this finding may not be deferred to Final Plat if the applicant intends to seek Administrative Final Plat approval);
5. 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 the Code;
6. 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)];
7. Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of the Code and the Engineering Criteria Manual ("ECM") are provided by the design;
8. 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;
9. 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 the Code and the ECM;
10. 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;

11. Necessary services, including police and fire protection, recreation, utilities, open space, and transportation systems are or will be available to serve the proposed Subdivision;

12. The Subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code;

13. The proposed Subdivision meets other applicable sections of Chapter 6 and 8 of the Code; and

WHEREAS, (Sufficiency) 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 the Code;

WHEREAS, this Board further finds that the proposed Waiver(s) from the Code meet(s) the criteria for a Waiver outlined in Section 7.3.3 of the Land Development Code and any other applicable criteria for consideration of a Waiver.

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of El Paso County, Colorado, hereby approves the Preliminary Plan application for the Iron Ridge Subdivision;

BE IT FURTHER RESOLVED that the following conditions and notations shall be placed upon this approval:

CONDITIONS

1. Applicable drainage, bridge, school, and park fees shall be paid with each Final Plat.
2. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated 5/14/2026, as provided by the County Attorney's Office.
3. All lots within the Preliminary Plan shall be 2.5-acres or greater.

NOTATIONS

1. Subsequent Final Plat filings may be approved administratively by the Planning and Community Development Director.
2. Approval of the Preliminary Plan will expire after thirty-six (36) months months unless a Final Plat has been approved and recorded or a time extension has been granted.
3. Preliminary Plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

BE IT FURTHER RESOLVED that the following Waivers from the Land Development Code are hereby approved:

WAIVERS

Section 8.4.3.B.2.e, lots shall have a minimum of 30 feet of frontage on and have access from a public road, except where private roads are approved by the BoCC. Pursuant to Section 8.4.3.B.2.e, lots shall have a minimum of 30 feet of frontage on and have access from a public road, except where private roads are approved by the BoCC pursuant to a Waiver granted under Section 8.4.4.E.

DONE THIS 23rd day of July 2026 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
Chair

By: _____
County Clerk & Recorder

EXHIBIT A

LEGAL DESCRIPTION PARCEL 1:

That portion of southeast quarter of Section 13, Township 11 South, Range 66 West of the 6TH P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the southeast one-sixteenth (1/16) corner of said Section 13; thence South 88 degrees 47 minutes 25 seconds West along the south line of the northwest quarter of the southeast quarter, 1,329.10 feet to the south-center one-sixteen corner of said Section 13;

thence North 00 degrees 33 minutes 24 seconds West along the west line of the northwest quarter of the southeast quarter, 1,322.76 feet to the center quarter corner of said Section 13;

thence North 88 degrees 45 minutes 54 seconds East along the north line of the southeast quarter, 1,802.06 feet to the east quarter corner of said Section 13;

thence South 38 degrees 51 minutes 56 seconds West, 742.99 feet to a point on the east line of the northwest quarter of the southeast quarter;

thence South 00 degrees 28 minutes 24 seconds East along the east line of the northwest quarter of the southeast quarter, 755.00 feet to the Point of Beginning.

Containing a calculated area of 1,893,477 square feet or 43.4682 acres, more or less.

LEGAL DESCRIPTION PARCEL 2:

That portion of southeast quarter of Section 13, Township 11 South, Range 66 West of the 6TH P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the southeast one-sixteenth (1/16) corner of said Section 13; thence North 82 degrees 37 minutes 02 seconds East, 1,338.80 feet to a point on the east line of the southeast quarter of said Section 13;

thence South 00 degrees 23 minutes 04 seconds East along the east line of the southeast quarter, 1,466.46 feet to the southeast corner of said Section 13;

thence South 88 degrees 44 minutes 30 seconds West along the south line of the southeast quarter of the southeast quarter of said Section 13, 1,326.86 feet to the east one-sixteen (1/16) corner of said Section 13;

thence North 00 degrees 28 minutes 34 seconds West along the west line of the southeast quarter of the southeast quarter of said Section 13, 1,323.58 feet to the Point of Beginning.

Containing a calculated area of 1,852,350 square feet or 42.5241 acres, more or less.

LEGAL DESCRIPTION PARCEL 3:

That portion of southeast quarter of Section 13, Township 11 South, Range 66 West of the 6TH P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the southeast one-sixteenth (1/16) corner of said Section 13; thence North 00 degrees 28 minutes 24 seconds West along the west line of the northeast quarter of the northeast quarter, 755.00 feet;

thence North 38 degrees 51 minutes 56 seconds East, 742.99 feet to a point on the north line of the southeast quarter;

thence North 88 degrees 45 minutes 54 seconds East along the north line of the southeast quarter, 860.00 feet to the east quarter corner of said Section 13;

thence South 00 degrees 23 minutes 03 seconds East along the east line of the southeast quarter of said Section 13, 1,180.01 feet;

thence South 82 degrees 37 minutes 02 seconds West, 1,338.80 feet to the Point of Beginning.

Containing a calculated area of 1,530,811 square feet or 35.1426 acres, more or less.