

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

APPROVAL OF A FINAL PLAT FOR ANTLER RANGE FILING NO. 1 (SF264)

WHEREAS, Antler Range LLC, did file an application with the El Paso County Planning and Community Development Department for the approval of a Final Plat for the Antler Range Filing No. 1 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, pursuant to § 30-28-133.5 (1.5), C.R.S., a Board of County Commissioners may delegate to one or more County administrative officials the authority to approve or deny Final Plats, amendments to Final Plats, and correction plats provided certain criteria have been met; and

WHEREAS, § 2.2.4 of the El Paso County Land Development Code ("Code"), amended by the Board of County Commissioners of El Paso County, Colorado ("Board") on August 27, 2019, pursuant to Resolution No. 19-329, delegates to the Planning and Community Development Department Director ("Director") the authority to approve Final Plats, Vacations, Replats, and Final Plat Amendments pursuant to the provisions of the Code; and

WHEREAS, on September 2, 2026, the Director reviewed the studies, reports, plans, designs, documents and other supporting materials submitted with respect to the above application; and

WHEREAS, based on the evidence, exhibits, consideration of the master plan for the unincorporated area of the County, 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, and comments by the general public, the Director finds as follows:

1. The application was properly submitted for consideration by the Planning and Community Development Department Executive Director.
2. Proper publication and public notice were provided as required by law for the administrative review of the application by the Planning and Community Development Department Director.
3. The administrative review of the application by the Planning and Community Development Department Director was extensive and complete; all pertinent facts, matters and issues were submitted and reviewed, and all interested persons were provided a fourteen (14) day time period to submit comments.
4. All exhibits were received into evidence.
5. The subdivision is in conformance with the goals, objectives, and policies of the Master Plan.
6. The subdivision is in substantial conformance with the approved Preliminary Plan.
7. The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of El Paso County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.
8. At a public hearing on the Preliminary Plan held on May 28, 2026, the Board found that 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)(1)] and the requirements of Chapter 8 of the Code.
9. A public sewage disposal system has been established or, 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.

10. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. §30-28-133(6)(c)].
11. Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of the Code and Engineering Criteria Manual ("ECM").
12. Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to El Paso County in compliance with the Code and the ECM.
13. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.
14. Final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code.
15. Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8 of the Code.
16. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the Subdivision Improvements Agreement so that the impacts of the subdivision will be adequately mitigated.
17. The subdivision meets other applicable sections of Chapters 6 and 8 of the Code.
18. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et. seq.].
19. The proposed subdivision of land conforms to the El Paso County Zoning Resolutions.

The El Paso County Planning and Community Development Department Director, therefore, APPROVES the Final Plat application for Antler Range Filing No. 1 Final Plat.

The following conditions and notations shall be placed upon this approval:

CONDITIONS

1. All Deed of Trust holders shall ratify the Final Plat. The applicant shall provide a current title commitment at the time of submittal of the Mylar for recording.
2. Colorado statute requires that at the time of the approval of platting, the subdivider provides the certification of the County Treasurer's Office that all ad valorem taxes applicable to such subdivided land, or years prior to that year in which approval is granted, have been paid. Therefore, this plat is approved on the condition that the subdivider or developer must provide to the Planning and Community Development Department, at the time of recording the plat, a certification from the County Treasurer's Office that all prior years' taxes have been paid in full.
3. The subdivider or developer must pay, for each parcel of property, the fee for tax certification in effect at the time of recording the Final Plat.
4. The applicants shall submit the Mylar to Enumerations for addressing.
5. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but 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 species.
6. Driveway permits will be required for each access to an El Paso County owned and maintained roadway. Driveway permits are obtained from the El Paso County Planning and Community Development Department.
7. The Subdivision Improvements Agreement, including the Financial Assurance Estimate as approved by the ECM Administrator, shall be filed at the time of Final Plat recordation.
8. Collateral sufficient to ensure completion of the public improvements as listed in the approved Financial Assurance Estimate shall be provided at the time of Final Plat recordation.

9. The subdivider(s) agrees on behalf of him/herself and any successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 25-377), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at Final Plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would disclose the fee obligation before sale of the property.
10. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated 8/28/2025, as provided by the County Attorney's Office in PCD file SP25.
11. Developer or its successor(s) is responsible for assuring the required right-of-way is dedicated to El Paso County for Ayer Road. Prior to preliminary acceptance of Ayer Road, all existing easements within the right-of-way are required to be vacated or made subservient to El Paso County.
12. A License Agreement shall be filed at the time of Final Plat recordation if needed for any landscaping, street lights, mail kiosks, underdrain system, or other private or district facilities to be located in the County right-of-way.

NOTATIONS

1. Approval of the Final Plat will expire after twenty-four (24) months unless the Final Plat has been recorded or a request for extension has been granted.
2. The following fees are due upon the plat recordation:
 - i. Urban park fees (Urban Area 2: Neighborhood zero dollars and Community zero dollars) in lieu of land dedication, Regional park fees (Area 2) in lieu of land dedication in the amount of \$4,545.00 shall be paid at the time of Final Plat recordation. A parkland agreement shall be an acceptable alternative to urban park fees, provided

the agreement is approved by the County and executed prior to recording the Final Plat.

- ii. School fees in lieu of land dedication to the benefit of Falcon School District No. 49, in the amount of \$2,160.00 are due at the time of Final Plat recordation.
 - iii. Upper Black Squirrel Drainage Basin has not established drainage and bridge fees; no fees are due.
3. Applicant, subdivider, and subsequent land owners are responsible to adhere to the Falcon Fire Protection Districts requirements and 2021 International Fire Code as amended:
- a. Water supply will be from the fire hydrants located inside Meridian Ranch subdivision during phase I of this project using Falcon Fire Protection District's hauled water procedures. A water cistern (30,000-gallons) will be installed at the beginning of phase II.
 - b. Falcon Fire Protection Districts Community Wildfire Protection Plan (CWPP) unfortunately is from 2016. If an updated report is needed, Antler Ridge will have to contract that out to a third party.
 - c. Phase I roads are approved by Falcon Fire Protection District.
 - d. Using the wildfire risk viewer from the Colorado State Forest Atlas, phase I and phase II are within the moderate intensity scale, small areas show low intensity and high intensity. After the construction is completed, the entire subdivision should show low intensity. Burn probability shows low to moderate. Vegetation shows mostly grassland, small areas of Ponderosa pine. Slope shows low.

DONE THIS 2cd day of September 2026 at Colorado Springs, Colorado.

Meggan Herington, Executive Director

El Paso County Planning and Community Development Department



Record of Administrative Action
Antler Range Filing No. 1
SF264

EXHIBIT A

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE COURSE ON THE NORTHERLY BOUNDARY LINE OF THE WESTERLY PORTION OF THE TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED UNDER RECEPTION NO. 206150812 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WEST END BY A REBAR AND YELLOW PLASTIC CAP STAMPED "WKC&ASSOC PLS4842" 0.1' BELOW GRADE, AND AT THE EAST END BY A REBAR AND YELLOW PLASTIC CAP STAMPED "WKC&ASSOC PLS4842" 0.1' BELOW GRADE. ASSUMED TO BEAR S89°44'22"E FEET (DEED BEARING S89°18'55"E) A DISTANCE OF 1,424.82 FEET.

COMMENCING AT THE WESTERLY END OF THE COURSE ON THE NORTHERLY BOUNDARY LINE OF THE WESTERLY PORTION OF THE TRACT OF LAND DESCRIBED IN THE WARRANTY DEED RECORDED UNDER RECEPTION NO. 206150812 IN, WHICH BEARS S89°44'22"E (DEED BEARING S89°18'55"E) A DISTANCE OF 1,424 FEET, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE S89°44'22"E ON SAID BOUNDARY LINE A DISTANCE OF 1,424.82 FEET; THENCE S21°28'11"E A DISTANCE OF 450.34 FEET; THENCE S04°06'20"E A DISTANCE OF 115.05 FEET; THENCE S72°42'15"E A DISTANCE OF 27.29 FEET TO A POINT ON CURVE, THENCE ON AN ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S72°42'15"E, HAVING A DELTA OF 17°06'50", A RADIUS OF 330.00 FEET TO A POINT OF TANGENT; THENCE S00°10'55"W A DISTANCE OF 55.44 FEET, THENCE S00°15'59"W A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 18 AND THE SOUTHERLY LINE OF SAID TRACT OF LAND RECORDED UNDER RECEPTION NO. 206150812; THENCE CONTINUING ON THE BOUNDARY OF SAID TRACT OF LAND, THE FOLLOWING TWO (2) COURSES;

1. N89°44'01"W A DISTANCE OF 1,603.61 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 18;
2. N00°23'41"W ON WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18, A DISTANCE 733.50 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,134,576 SQUARE FEET OR 26.046 ACRES.