



**Antlers Range Filing 1
Letter of Intent**

February 16, 2026

File No.: SF264

Antler Range LLC
PO Box 38939
Colorado Springs, CO 80937

OWNER: Antler Range LLC
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Colorado Springs, CO 80937
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APPLICANT: Vertex Consulting Services, LLC
5825 Delmonico Drive
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Tax Schedule No: 4218000022
Acreage: 244.496 Acres (total parcel), 26 Acre (filing 1)
Current Zoning: RR-2.5 (Residential Rural)
Overlay: None

Request:

Vertex Consulting Services, LLC, on behalf of Antler Range, LLC, is respectfully submitting an application for approval of a final plat to create 9 lots and dedicate right-of-way. The property is located on the east side of Meridian Road and north of Ayer Road.

Deviation Request (Administratively Approved with Preliminary Plan):

A deviation request was approved with the preliminary plan (SP251) for intersection spacing with Ayer Road (minor collector) for a Rural Minor Collector as specified in ECM Section 2.3.2, Table 2-5 of 660 feet.

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.

COMPLIANCE WITH CRITERIA OF APPROVAL AND SUBDIVISION DESIGN STANDARDS

The proposed subdivision meets the criteria for approval included within Section 7.2.1.D.3 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

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 and concurrently requested map amendment (rezoning) to the RR-2.5 zoning district, 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: Undeveloped” area of change.

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

“The character of these areas is defined by a lack of development and presence of significant natural areas. These areas will experience some redevelopment of select underutilized or vacant sites adjacent to other built-out sites, but such redevelopment will be limited in scale so as to not alter the essential character. New development may also occur in these areas on previously undeveloped land, but overall, there will be no change to the prioritized rural and natural environments.”
(Emphasis added)

This parcel is an underutilized vacant parcel adjacent to 2.5 acre rural residential development to the south, west, and east and agricultural development to the north with varied parcel sizes. The essential character is rural with a few of the surrounding larger parcels having agricultural cattle grazing leases. The proposed plat depicts a rural development with lot sizes being a minimum of 2.5 acres. The proposed roadways are a rural cross section. The final plat will be an extension of the existing character.

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 development includes lots 2.5 acres in size or greater.

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 3 of the Water Master Plan, pursuant to Figure 3-1 on page 25. The Plan identifies the current supply and demand forecasts at full build out (year 2060) for each of the Planning Regions. The Plan only provides an analysis of water use and

availability for central water providers, and not individual well use. Central water service is not proposed and water is to be provided by individual wells.

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

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. Fees in lieu of dedication will be provided with each final plat filing, including filing 1.

2024 Major Transportation Corridors Plan (MTCP)

Access to the site is from Ayer Road with Meridian Road being adjacent to the west. The 2024 MTCP depicts Meridian Road as a minor arterial and Ayer Road as a non county-maintained roadway. Right-of-way dedication is depicted in the final plat drawing. 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.

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 in substantial conformance with the approved preliminary plan;

The subdivision is consistent with the preliminary plan.

The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;

The subdivision meets all of the design standards included within Chapter 8 of the Code as well as the dimensional standards of the RR-2.5 zoning district. 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.

Either 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, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval;

A water finding was made at the time of the preliminary plan.

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). RMG 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 RMG, Inc. 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.” RMG did identify that there were areas on the property that will impose constraints on development. The following soils note was added to the final plat:

15. A "SOIL AND GEOLOGY STUDY FOR ANTLERS RANGE SUBDIVISION, NE CORNER OF MERIDIAN ROAD AND AYER ROAD, EL PASO COUNTY, COLORADO", WAS COMPLETED BY RMG ENGINEERS, LAST AMENDED ON SEPTEMBER 22, 2025, JOB NO. 198281. THE LOTS IDENTIFIED WITHIN THE OVERALL DEVELOPMENT AREA FOUND TO BE IMPACTED BY THE GEOLOGIC HAZARDS AND CONSTRAINTS ARE LISTED BELOW:

- EXPANSIVE SOILS AND BEDROCK (SPORADIC ACROSS THE SITE)
- COMPRESSIBLE SOILS (SPORADIC ACROSS THE SITE)
- SEASONALLY WET AREAS (LOTS 1, 2 AND 4)
- FAULTS AND SEISMICITY (ENTIRE SITE)

GEOLOGIC CONDITIONS SHOULD BE MITIGATED BY IMPLEMENTING APPROPRIATE PLANNING, ENGINEERING, AND LOCAL CONSTRUCTION PRACTICES. ACCORDING TO THE REPORT, CONVENTIONAL SHALLOW FOUNDATIONS CONSISTING OF A STANDARD SPREAD FOOTING/STEMWALLS ARE ANTICIPATED TO BE SUITABLE FOR THE PROPOSED RESIDENTIAL STRUCTURES. IF BASEMENT FOUNDATIONS ARE CONSTRUCTED, A PERIMETER DRAIN IS RECOMMENDED AROUND PORTIONS OF THE STRUCTURES WHICH WILL HAVE BELOW HABITABLE SPACE OR STORAGE SPACE LOCATED BELOW THE FINISH GROUND SURFACE. ADDITIONAL DRAIN SYSTEMS MAY BE REQUIRED IN THE SEASONALLY WET AREAS. THIS INCLUDES CRAWLSPACE AREAS BUT NOT THE WALKOUT TRENCH, IF APPLICABLE. IT IS IMPERATIVE TO MAINTAIN PROPER SURFACE GRADING AND DRAINAGE DURING CONSTRUCTION AND MAINTAINED (OVER THE LIFE OF THE STRUCTURE) BY THE HOMEOWNER. ADDITIONAL MITIGATION MEASURES CAN BE FOUND IN SAID REPORT, FILE SF26___, AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;

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

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 Meridian Road, Ayer Road, and an internal publicly dedicated roadway. All lots depicted on the associated plat will have direct access to a public road. Please review the associated deviation requests regarding roadway design and spacing.

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 property is served by the Falcon Fire Protection District, which has an obligation to provide fire protection service to the development, and is within the patrol area of the El Paso County Sheriff's Office. Mountain View Electric Association will provide electric service and Black Hill Energy will provide natural gas service to the development. The proposed roadways will be adequate and allow for emergency response access to the site. An emergency access drive has also been depicted on the preliminary plan.

The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;

All roadways are designed to meet the fire apparatus turning radius requirements and minimum width requirements for two-way travel. Falcon Fire District determined a cistern to be required for the overall development at the time of the preliminary plan. Falcon Fire District has identified that the cistern is not needed for filing 1 but will be required to be designed and installed with filing 2.

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.

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;

Potential off-site impacts include drainage and traffic. The drainage report prepared by All Terrain concludes there will be no offsite impacts. The traffic study prepared by SM Rocha concludes there will be no offsite impacts requiring mitigation.

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 SIA so the impacts of the subdivision will be adequately mitigated;

All public improvements have been included in the financial assurance estimate as well as in the SIA. Drainage, bridge, park, and school fees will be paid at the time of plat recordation.

The subdivision meets other applicable sections of Chapter 6 and 8; and

The subdivision meets all applicable sections of Chapter 6 and 8.

The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]

There are no severed mineral rights.

COUNTY ROAD IMPACT FEE

The proposed subdivision will be subject to the County's Road Impact Fee (Resolution Number 25-337). The developer will not be entering into a PID. Payment of the full fees will be required at time of building permit.

PUBLIC AND PRIVATE IMPROVEMENTS

Broken Antler Court will be designed and constructed to County standards and dedicated to El Paso County for ongoing maintenance. A water quality feature will be constructed with the subdivision. The water quality feature will be maintained by the Antler Creek Metropolitan District.

PUBLIC OUTREACH

A neighborhood meeting occurred prior to submission of the zoning and preliminary plan. The proposed final plat is in conformance with the preliminary plan. The developer does not see the need to host a secondary meeting.