

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

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June 29, 2026

To Whom It May Concern:

This letter is to inform you that an application for a proposed land-use project occurring in your area has been received by Planning & Community Development (PCD). The Planning and Community Development Executive Director will not make a formal decision regarding the application until after July 13, 2026. Any comments regarding the application must be submitted prior to that date to be considered. To submit public comments, please go to the project directly using the EDARP link below.

**PCD File No.:** SF2612 & SF2613, Iron Ridge Final Plat Filing No. 1 & 2

**Project Description:** Final Plat applications for the southern portion of the Iron Ridge Development. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

**Property Owner(s):**

Atticus Land LLC  
PO Box 88010  
Colorado Springs, CO 80908-8010

**Applicant/Representative:**

Vertex Consulting Services, LLC  
5825 Delmonico Drive  
Colorado Springs, CO 80919  
719-733-8605  
Nina.dossey@vertexc.com

**Tax ID/Parcel No.:** 6100000439 & 6100000457

**Location of Project:** Walker Road and Stepler  
Road

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

**Land Size:** 43.47 Acres

**View project documents online (EDARP):** <https://epcdevplanreview.com/Public/ProjectDetails/206137>  
& <https://epcdevplanreview.com/Public/ProjectDetails/213338>

If you have questions/concerns regarding the proposal, please contact me using the information below.

Respectfully,

A handwritten signature in black ink, appearing to read 'Joe Letke', written in a cursive style.

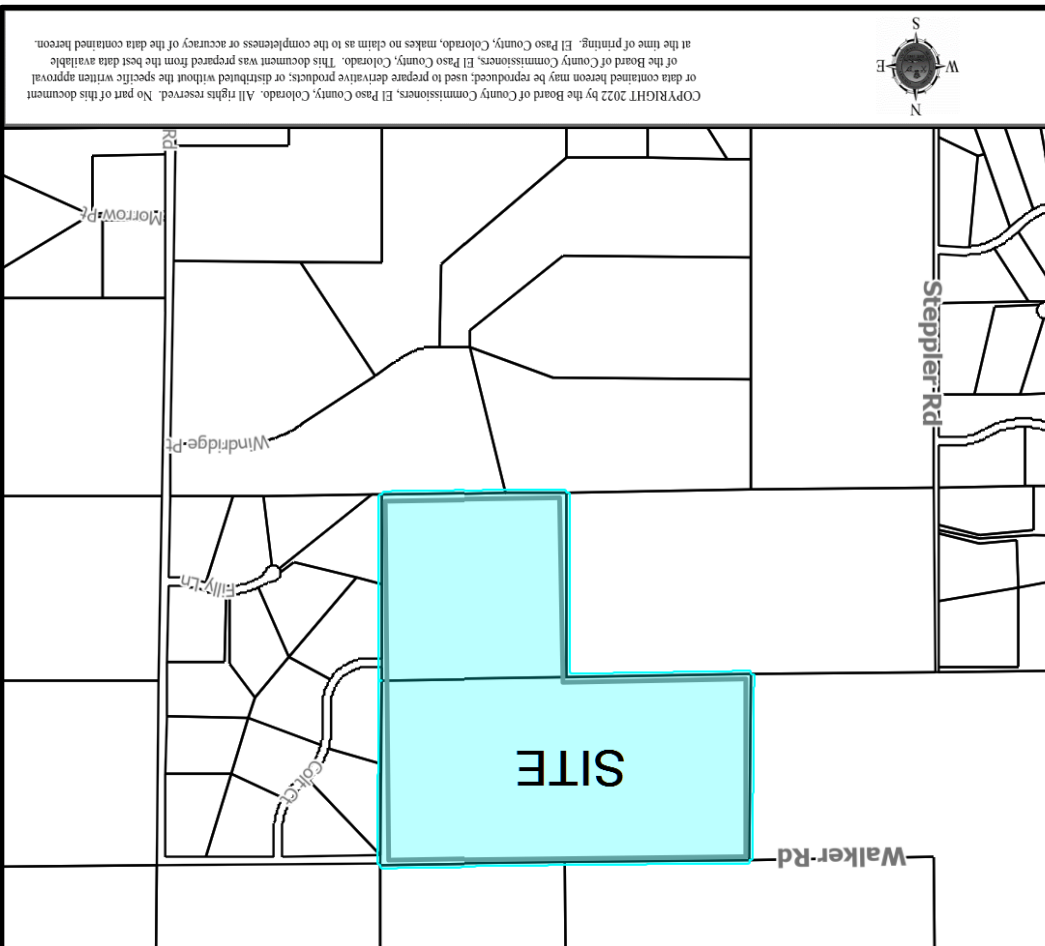
Joe Letke – Planner

El Paso County Planning & Community Development

(719) 520-7964     JoeLetke@elpasoco.com

Planning and Community Development  
 2880 International Cir. Suite 110  
 Colorado Springs, CO 80910

**NOTICE OF ADMINISTRATIVE DETERMINATION**

	<p><b>EL PASO COUNTY</b>  <b>PARCEL INFORMATION</b></p> <p><b>FILE NO.:</b> SF2612 &amp; SF2613</p> <p><b>PARCEL NO.:</b> 610000439 &amp; 610000457</p> <p><b>OWNER:</b> Atticus Land LLC</p> <p><b>ADDRESS:</b> Walker Road and Stepieler Road</p>
<p><small>COPYRIGHT 2022 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained hereon may be reproduced, used to prepare derivative products, or distributed without the specific written approval of the Board of County Commissioners, El Paso County, Colorado. This document was prepared from the best data available at the time of printing. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained hereon.</small></p>	<p>Please report any parcel discrepancies to:                  El Paso County Assessor                  1675 W. Garden of the Gods Rd.                  Colorado Springs, CO 80907                  (719) 520-6600</p>