Iron Ridge Filing 1
Letter of Intent

April 14, 2026

File No.: SF2613

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

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

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

Tax Schedule No: 6100000457
Acreage: 43.47 ac
Current Zoning: RR-2.5 (Residential Rural)
Overlay: None

Request:

Vertex Consulting Services, LLC, on behalf of Atticus Land, LLC, is respectfully submitting an application for approval of a final plat to create 14 lots and dedicate right-of-way. The property is located south of Walker Road and east of Steppler Road.

Deviation Requests (Administratively Approved with Preliminary Plan):

Deviation requests were approved with the Preliminary Plan (SP253):

- Broken back curves on Brown Road

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.

Water:

A finding of water sufficiency was made with the preliminary plan (SP253). This filing contains 14 of the 28 lots reviewed with the Preliminary Plan. The estimated water demand has not changed.

Fire Cistern:

A fire cistern will be constructed on Lot 1 of Filing 2. The cistern will be built and maintained by the Iron Ridge property owners association for the benefit of the Fire District.

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

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. A finding of general conformance with the Master Plan was made with the rezone and preliminary plan. The final plat is in conformance with the preliminary plan.

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 waste-water 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 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. A finding of general conformance with the Master Plan was made with the rezone and preliminary plan. The final plat is in conformance with the preliminary plan.

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 Plactype, 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 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. A finding of general conformance with the Master Plan was made with the rezone and preliminary plan. The final plat is in conformance with the preliminary plan.

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 was 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. A finding in terms of water quantity, quality, and dependability was 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, 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 recording of the final plat.

2024 Major Transportation Corridors Plan (MTCP)

Access to the site is from Walker Road through an extension of Brown Road. 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. A finding of general conformance with the MTCP was made with the rezone and preliminary plan. The final plat is in conformance with the preliminary plan.

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 (SP253).

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 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." No-build areas are depicted on lots 1, 2, 4, and 5 due to drainage and potentially unstable slope areas.

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 be provided by public rights-of-way dedications from Brown Road. 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 length approved with the preliminary plan. Lots 4 and 5 will take access from a 30 foot shared common access easement. The access easement will be maintained by the lot owners of lots 7, 4 and 5.

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 Tri Lakes Monument 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.

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. Tri Lakes Monument Fire Protection District determined a cistern to be required for the overall development at the time of the preliminary plan. The cistern will be installed with Filing 2 of the Iron Ridge Subdivision, however, it will be the responsibility of the overall Iron Ridge property owners association to install and maintain the cistern.

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 further 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

Brown Road 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 Iron Ridge HOA.

PUBLIC OUTREACH

Significant discussion and negotiation with the surrounding residential lots occurred with the preliminary plan. Adjustments to the preliminary plan were made as a result of communication with the surrounding residents. This included decreasing the total lot count, reconfiguring the layout, adding no-build areas to preserve views, and reducing the speed limit on the cul-de-sacs. The proposed final plat is in conformance with the preliminary plan. The developer does not see the need to host a secondary meeting.