

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

SUMMARY MEMORANDUM

TO: El Paso County Board of County Commissioners
FROM: Planning & Community Development
DATE: 5/28/2026
RE: SP251; Antler Range Preliminary Plan

Project Description

A request by Antler Rancge, LLC for approval of a 244.496-acre Preliminary Plan illustrating 84 single-family residential lots, 1 tract, and 21.982 acres of right-of-way dedication. The property is zoned RR-2.5 (Residential Rural) and is located at the northeast corner of the intersection of Meridian Road and Ayer Road. Water sufficiency for water quality, quantity, and dependability is requested. (Parcel No. 4218000022) (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

Brittain Jack moved / Schuettpelz 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 item was heard on the regular agenda at the May 7, 2026, Planning Commission meeting, and was recommended for approval with a vote of 8-0. There was opposition to the item.

Discussion

Mr. Carlson inquired about access to lots 6, 7, 8, and 9 to and from Ayer Road. The applicant agreed to change note no. 17 as depicted on the Preliminary Plan to allow access to the four lots. Mr. Trowbridge requested clarification that Ayer Road would be paved. Ms. Dossey replied that Ayer Road will be built to County Road standards. Mr. LeRoy, in opposition, spoke to the additional vehicular trips in the local area. He stated he had provided alternative subdivision designs to the applicant that would remove the increased traffic from Ayer Road as proposed. Ms. Dossey responded, stating that the alternative design did not reduce the number of vehicular trips to the area and required the crossing of a floodplain, which was not in the applicant's best interest.

Attachments

1. Planning Commission Minutes from 5/7/2026.
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, May 7th, 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: Blaine Brew, Sarah Brittain Jack, Jim Byers, Jay Carlson, Maribeth Emrick, Bryce Schuettpelz, Tim Trowbridge, and Christopher Whitney.

PC MEMBERS PRESENT AND NOT VOTING: Becky Fuller, Suzanne Casagrande, and Jason Wulf.

PC MEMBERS ABSENT: Michael Brewer and Eric Moraes.

STAFF PRESENT: Meggan Herington, Justin Kilgore, Gilbert LaForce, Kari Parsons, Joe Letke, Bret Dilts, Joseph Sandstrom, Erika Keech, Tara Younger, and Jessica Merriam.

OTHERS PRESENT AND SPEAKING: Nina Dossey, Grant Langdon, Tim LeRoy, and Nicole Peykov.

1. REPORT ITEMS

Ms. Herington advised the board that the next PC Hearing is Thursday, May 21st, 2026, at 9:00 A.M. and on the agenda for this hearing will be the Land Development Code amendment for Fire Protection and Wildfire Mitigation.

Planning Commissioner Ms. Becky Fuller requested that the Board accept her resignation from her position as a regular member due to her active campaign for County Assessor.

PC ACTION: TROWBRIDGE MOVED / WHITNEY SECONDED TO APPROVE THE RESIGNATION. THE MOTION WAS PASSED (8 - 0).

IN FAVOR: (8) Brew, Brittain Jack, Byers, Carlson, Emrick, Schuettpelz, Trowbridge, and Whitney.

IN OPPOSITION: (0) None.

2. PUBLIC COMMENT FOR ITEMS NOT ON THE HEARING AGENDA

NONE

3. CONSENT ITEMS

A. Adoption of Minutes for meeting held on April 16th, 2026.

PC ACTION: THE MINUTES WERE APPROVED AS PRESENTED (8 - 0).

IN FAVOR: (8) Brew, Brittain Jack, Byers, Carlson, Emrick, Schuettpelz, Trowbridge, and Whitney.

IN OPPOSITION: (0) None.

B. MS2211

LETKE

MINOR SUBDIVISION

NABULSI-ABUSHABAN SUBDIVISION

A request by Nabulsi-Abushaban Family Trust for approval of a Minor Subdivision of a 24.8-acre parcel to create four single-family residential lots. The property is within the RR-5 (Residential Rural) zoning district and is located at the intersection of Old Ranch Road and Black Forest Road. (Parcel No. 5219000101) (Commissioner District No. 1)

PC ACTION: THIS ITEM WAS PULLED TO BE HEARD AS A CALLED-UP CONSENT ITEM PER REQUEST BY MR. WHITNEY.

C. I261

ELGIN

MAP AMENDMENT (REZONING)

COLORADO SPRINGS EXCHANGE MAP AMENDMENT

A request by Vertex Consulting Services, LLC for approval of a Map Amendment (Rezoning) of 48.025 acres from CR CAD-O (Commercial Regional Commercial, Airport Overlay District) / A-5 CAD-O

(Agriculture, Commercial Airport Overlay District) to I-2 CAD-O (Limited Industrial, Commercial Airport Overlay District). The property is on the southwest corner of the intersection of Milton E Proby Parkway and Hancock Expressway. (Parcel Nos. 6502000068, 6502000118, 6502000135, 6502000123, 6502000122) (Commissioner District No. 4)

NO STAFF OR APPLICANT PRESENTATIONS OR DISCUSSION

PC ACTION: TROWBRIDGE MOVED / BRITAIN JACK SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3C, FILE NUMBER I261 FOR A MAP AMENDMENT (REZONING), COLORADO SPRINGS EXCHANGE MAP AMENDMENT, 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 (8 - 0).

IN FAVOR: (8) Brew, Brittain Jack, Byers, Carlson, Emrick, Schuettepelz, Trowbridge, and Whitney.

IN OPPOSITION: (0) None.

4. CALLED-UP CONSENT ITEMS:

3B. MS2211

LETKE

MINOR SUBDIVISION

NABULSI-ABUSHABAN SUBDIVISION

A request by Nabulsi-Abushaban Family Trust for approval of a Minor Subdivision of a 24.8-acre parcel to create four single-family residential lots. The property is within the RR-5 (Residential Rural) zoning district and is located at the intersection of Old Ranch Road and Black Forest Road. (Parcel No. 5219000101) (Commissioner District No. 1)

NO STAFF OR APPLICANT PRESENTATIONS

DISCUSSION: Mr. Whitney inquired about comments contained in the Health Department review regarding radon, reverse osmosis systems, filtration units, and other engineered water treatment recommendations, and asked whether such measures would be required for the development. **Mr. Letke** responded that, to his understanding, the water quality findings did not exceed thresholds considered harmful to public health, though the Health Department had provided recommendations for

future homeowners to consider installing reverse osmosis systems. **Mr. Letke** noted that such recommendations are common in similar reviews and explained that the Health Department is currently revising portions of its review letter language and internal processes, which may result in different wording in future correspondence. He further stated that discussions with El Paso County Public Health staff indicated the comments were intended as recommendations rather than mandatory requirements.

PC ACTION: SCHUETTELPELZ MOVED / TROWBRIDGE SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3B, FILE NUMBER MS2211 FOR A MINOR SUBDIVISION, NABULSI-ABUSHABAN SUBDIVISION, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH EIGHT (8) CONDITIONS, FOUR (4) 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 (8 - 0).

IN FAVOR: (8) Brew, Brittain Jack, Byers, Carlson, Emrick, Schuettpelz, Trowbridge, and Whitney.

IN OPPOSITION: (0) None.

5. REGULAR ITEMS

A. SP251

ELGIN

PRELIMINARY PLAN

ANTLER RANGE PRELIMINARY PLAN

A request by Antler Range LLC for approval of a 244.496-acre Preliminary Plan creating 84 single-family lots, one tract and 21.982 acres of right-of-way dedication. The property is zoned RR-2.5 (Residential Rural) and is located on the Northeast corner of the intersection of Meridian Road and Ayer Road. A request for water sufficiency for water quality, quantity, and dependability is also requested with the Preliminary Plan. (Parcel No. 4218000022) (Commissioner District No. 1)

STAFF & APPLICANT PRESENTATIONS

DISCUSSION: **Mr. Trowbridge** expressed concerns regarding the spacing and placement of the easternmost access points, noting potential traffic congestion and public safety issues during emergency

evacuations. **Mr. Dilts and Mr. Kilgore** explained that three access points were proposed, including an extension to Ayre Road, and clarified that a future stub connection to Meridian Road had been requested by Staff but was not included by the applicant due to site constraints and existing development. **Mr. Trowbridge** further questioned whether an additional eastern access point could be provided. Staff responded that natural features and nearby developed lots limited additional connectivity options.

Mr. Trowbridge inquired whether an additional southbound roadway connection could be provided further east to help disperse traffic during an emergency evacuation. **Ms. Nina Dossey**, with Vertex Consulting, explained that the adjoining developments and surrounding parcels to the east do not contain connecting roadway access to Ayre Road, limiting opportunities for additional connectivity. **Ms. Dossey** also noted that White Antler Trail provides secondary access for lots to the south, but not for the proposed development. **Mr. Trowbridge** further asked whether any evacuation timing studies had been conducted to determine how long it would take residents from interior lots to exit during an emergency. **Ms. Dossey** stated that no such study had been completed, as evacuation timing analyses are not currently required as part of the County's traffic study requirements.

Mr. Byers questioned whether Ayre Road could be extended further east and south based on aerial mapping shown on the County's website. **Mr. Grant Langdon**, developer for Antler Range and the adjacent Antlers Ridge subdivision, explained that the existing right-of-way dedication extends east and west of Meridian Road, but beyond that point access is limited to easements serving adjacent A-35 parcels and does not constitute a dedicated roadway. **Mr. Langdon** further stated that there is no roadway connection through the adjacent Lago subdivision and no northern connection due to Black Squirrel Creek, resulting in the majority of traffic utilizing the Ayre Road and Meridian Road intersection. He noted that some traffic could utilize the Antlers Ridge subdivision connection to Meridian Road. Regarding emergency evacuation concerns, Mr. Langdon also stated that the property primarily consists of grassland with limited tree coverage concentrated near the creek corridor, and therefore does not present the same type of wildfire hazard conditions experienced during the Black Forest Fire.

Mr. Carlson questioned whether General Note 17 on the preliminary plan, which states there will be no direct lot access to Meridian or Ayre Road, conflicted with the proposed access arrangement for Lots 6, 7, and 8. **Mr. Kilgore** confirmed that revisions to the plat note would be necessary to reflect the shared access proposed for those lots. **Ms. Dossey** further explained that, based on the roadway

classification, the lots are permitted to have direct access onto Ayre Road and confirmed that the plat note could be revised if necessary.

Mr. LaForce confirmed that, based on the roadway classification criteria, direct access onto Ayre Road is permitted for the four identified lots. He stated that Staff intended to revise the plat note to clarify that no direct lot access would be permitted except for those four lots, in an effort to minimize the number of access points along the roadway and encourage the remaining lots to take access from the internal local roads. **Mr. LaForce** also addressed prior concerns regarding the large loop roadway design and explained that Staff had worked with the applicant to revise the original layout. He noted that the initial design aligned directly opposite an existing intersection along Ayre Road, which created concerns regarding a single point of access. The revised configuration shifted the access points to provide multiple means of ingress and egress in the event one access point becomes blocked. He further stated that the westernmost access point meets intersection spacing requirements, while the eastern access point required approval of a deviation request, though Staff determined sufficient separation still exists between the two intersections.

PUBLIC COMMENTS: Mr. Tim LeRoy, resident of 12015 Ayre Road, spoke regarding concerns with the proposed development located across from his property. Mr. LeRoy stated that while he and his neighbors were not opposed to the Antler Range development itself, they were concerned about the projected increase in traffic volume, estimated at approximately 800 trips per day, traveling along Ayre Road directly in front of their residence. He expressed concerns related to safety, quality of life, and potential impacts to property values. Mr. LeRoy referenced written comments and conceptual alternative roadway layouts previously submitted into the record. He stated that the alternatives were intended to preserve the required two points of access for the subdivision, eliminate the need for flag lots, address direct access concerns related to Ayre Road, and reduce through traffic impacts on existing residents. Mr. LeRoy further stated that one proposed alternative would provide direct access from Meridian Road into the development north of Ayre Road, while additional alternatives proposed modified roadway connections between internal roads identified as Roads A and B. He requested that the Board consider the submitted alternatives as part of the review process.

APPLICANT REBUTTAL: Ms. Dossey acknowledged the alternative roadway concepts submitted by neighboring residents but stated that the proposed alternatives would not significantly reduce the overall

traffic impacts associated with the development. Ms. Dossey explained that the alternatives would ultimately result in similar traffic patterns and noted that the proposed northern access option would require substantial improvements within the drainageway and floodplain, which Staff generally does not recommend. She further stated that the proposed development complies with all applicable County rules and engineering requirements and, from a regulatory standpoint, no redesign was necessary.

PC ACTION: BRITAIN JACK MOVED / SCHUETTELZ SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5A, FILE NUMBER SP251 FOR A PRELIMINARY PLAN, ANTLER RANGE PRELIMINARY PLAN, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH THREE (3) CONDITIONS, FOUR (4) NOTATIONS, A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, AND A CORRECTION TO ITEM 17 ON THE PLAT, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (8 - 0).

IN FAVOR: (8) Brew, Brittain Jack, Byers, Carlson, Emrick, Schuettpelz, Trowbridge, and Whitney.

IN OPPOSITION: (0) None.

B. ID258

PARSONS

SPECIAL DISTRICT SERVICE PLAN

AMENDED AND RESTATED ROCK CREEK METROPOLITAN DISTRICT

A request from Spencer Fane, P.C., for approval of a Colorado Revised Statutes Title 32 Special District Service Plan for Amended and Restated Rock Creek Metropolitan District. The District is 70.77 acres and is located west of Highway 115 and south of Cheyenne Mountain Air Force Base. The 22.53- acre portion included within the request is zoned RM-30 (Multi-dwelling Residential), RS-5000 (Residential Suburban), RS-6000 (Residential Suburban), and F-5 (Forestry); 48.24 acres is within the City of Colorado Springs. The service plan includes the following: a maximum debt authorization of \$48,000,000.00, a debt service mill levy of 50 mills for residential, 35 mills for commercial, an operations and maintenance mill levy of 20 mills for residential, and a 5 mills special purpose mill levy for a total maximum combined mill levy of 75 mills for residential.

The statutory purposes of the district include the provision of the following:

- 1) street improvements, transportation, safety protection;
- 2) design, construction, and maintenance of drainage facilities;
- 3) design, land acquisition, construction, and maintenance of recreation facilities;
- 4) mosquito control;
- 5) design, acquisition, construction, installation, and operation and maintenance of television relay and translation facilities;
- 6) design, construction, and maintenance of water, including fire hydrants;
- 7) sanitation systems;
- 8) solid waste disposal;
- 9) security services; and
- 10) covenant enforcement.

(Commissioner District No. 4)

STAFF & APPLICANT PRESENTATIONS

DISCUSSION: **Mr. Whitney** questioned the significant increase in projected infrastructure costs from approximately \$4.6 million to \$37 million and asked whether the original estimate dated back to the initial 2006 service plan. **Ms. Parsons** confirmed that the earlier estimate originated from the original financial plan associated with the filed service plan in 2006.

Ms. Brittain Jack asked whether future utility extensions would require annexation of additional portions of the property into the City of Colorado Springs. **Ms. Nicole Peykov** of Spencer Fane stated that it was her understanding that portions of the project would remain within unincorporated El Paso County, though additional annexations into the City were likely to occur.

Mr. Whitney further requested clarification regarding the comparison between the original cost estimates and the updated \$37.8 million projection presented in the amended and restated service plan. **Ms. Peykov** explained that the original \$4.6 million estimate included the same general categories of improvements, including streets, sanitary sewer, water, and drainage infrastructure, but lacked the

detailed cost breakdowns included in the updated service plan. She stated that the scale and scope of the required improvements had expanded and evolved since 2018.

Mr. Whitney also referenced provisions contained within correspondence from Spencer Fane regarding proposed mill levy adjustments and language updates to conform with the County's current model service plan. He questioned whether language related to commercial-only properties and eminent domain authority remained applicable. **Ms. Peykov** confirmed that the commercial property reference was a carryover provision from the original service plan and further stated that the amended service plan included language addressing eminent domain limitations consistent with County requirements.

NO PUBLIC COMMENTS OR APPLICANT REBUTTAL

PC ACTION: SCHUETTELPELZ MOVED / BYERS SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5A, FILE NUMBER ID258 FOR A SPECIAL DISTRICT SERVICE PLAN, AMENDED AND RESTATED ROCK CREEK METROPOLITAN DISTRICT, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH SIX (6) CONDITIONS AND ONE (1) NOTATION, 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) Brew, Brittain Jack, Byers, Emrick, Schuettpelz, Trowbridge, and Whitney.

IN OPPOSITION: (0) None.

RECUSED: (1) Carlson.

6. NON-ACTION ITEMS

NONE.

MEETING ADJOURNED at 10:22 A.M.

Minutes Prepared By: Jessica Merriam

PRELIMINARY PLAN (RECOMMEND APPROVAL)

Jack moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. SP251

Antler Range Preliminary Plan

WHEREAS, Vertex Consulting Services did file an application with the El Paso County Planning and Community Development Department for approval of a Preliminary Plan for the Antler Range 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 May 7, 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;

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends that the petition of Vertex Consulting Services for approval of a Preliminary Plan for the Antler Range 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 August 28, 2025, as provided by the County Attorney's Office.
3. 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.

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 twenty-four (24) 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.
4. 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.

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.

Schwartz seconded the adoption of the foregoing Resolution.

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

Blaine Brew	<u>aye</u> / no / non-voting / recused / absent
Michael Brewer	aye / no / <u>non-voting</u> / recused / absent
Sarah Brittain Jack	<u>aye</u> / no / non-voting / recused / absent
Jim Byers	<u>aye</u> / no / non-voting / recused / absent
Jay Carlson	<u>aye</u> / no / non-voting / recused / absent
Suzanne Casagrande	aye / no / <u>non-voting</u> / recused / absent
Maribeth Emrick	<u>aye</u> / no / non-voting / recused / absent
Becky Fuller	aye / no / <u>non-voting</u> / 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 7th day of May 2026 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: 
Chair

EXHIBIT A

THAT PORTION OF THE NORTH HALF 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: BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 18; THENCE N00°23'41"W (ALL BEARINGS USED IN THIS DESCRIPTION ARE RELATIVE TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18 AND ASSUMED TO BE N00°23'41"W) ON THE WEST LINE OF SAID NORTHWEST QUARTER, 733.50 FEET; THENCE EASTERLY AND NORTHERLY ON THE SOUTHERLY AND EASTERLY LINES OF SAID TRACT FOR THE FOLLOWING THREE (3) COURSES: (1) THENCE S89°44'22"E, 1424.82 FEET; (2) THENCE N03°59'50"W, 1064.36 FEET; (3) THENCE N07°22'37"E, 100.84 FEET TO A POINT ON THE EAST LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 3414 AT PAGE 217 OF SAID RECORDS; THENCE N11°37'21"E ON THE EAST LINE OF SAID TRACT A DISTANCE OF 756.95 FEET TO A POINT ON THE SOUTH LINE OF LATIGO COUNTRY ESTATES FILING NO. 1 AS RECORDED IN PLAT BOOK D-3 ; THENCE ON SAID SOUTH LINE FOR THE FOLLOWING TWO (2) COURSES: (1) THENCE S89°29'22"E, 224.99 FEET; (2) THENCE N73°04'07"E, 3.47 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 18; THENCE S89°41'11"E ON SAID NORTH LINE, 1673.16 FEET TO A POINT ON THE AFOREMENTIONED SOUTH LINE OF LATIGO COUNTRY ESTATES FILING NO. 1; THENCE ON SAID SOUTH LINE FOR THE FOLLOWING FIVE (5) COURSES: (1) THENCE S80°13'26"E, 140.68 FEET; (2) THENCE S76°29'43"E, 177.22 FEET; (3) THENCE N76°51'50"E, 186.46 FEET; (4) THENCE N88°18'38"E, 573.80 FEET; (5) THENCE S74°30'33"E, 610.14 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 18, SAID LINE ALSO BEING THE WEST LINE OF THE TRAILS FILING NO. 2 AS RECORDED IN PLAT BOOK D-4 AT PAGE 96 OF SAID RECORDS; THENCE S00°32'08"E ON SAID LINE, 2474.89 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 18; THENCE N89°44'01"W ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 18, 5089.68 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 244.496 ACRES

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR
 PLANNING AND COMMUNITY DEVELOPMENT

TO: El Paso County Planning Commission
 Jay Carlson, Chair

FROM: Lisa Elgin, Senior Planner
 Bret Dilts, PE, Senior Engineer

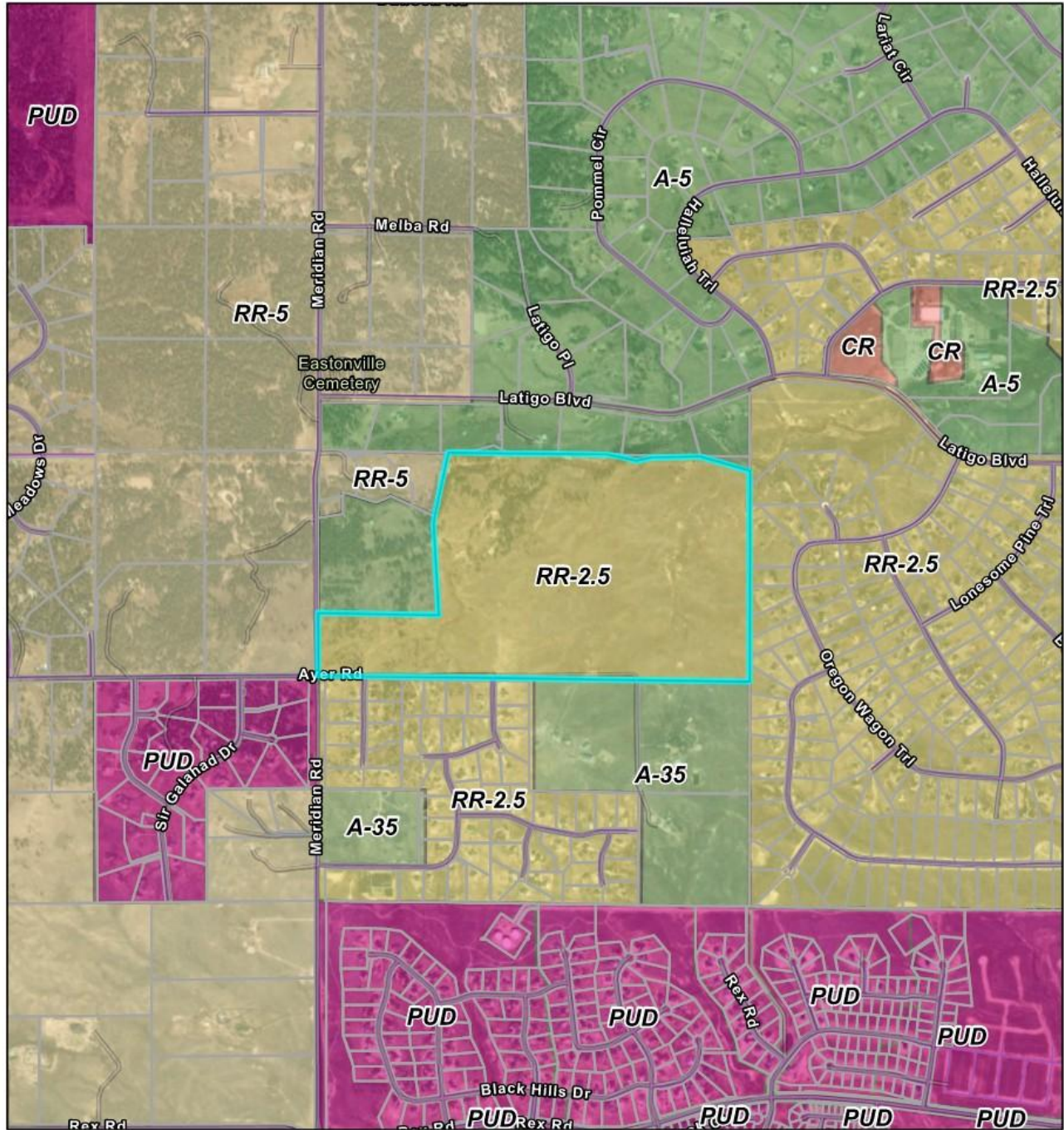
RE: Project File Number: SP251
 Project Name: Antler Range Preliminary Plan
 Parcel Number: 4218000022
 Commissioner District: 1

OWNER:	REPRESENTATIVE:
Antler Range LLC Grant Langdon PO Box 38939 Colorado Springs, CO 80937	Vertex Consulting Services Nina Dossey 5825 Delmonico Drive Colorado Springs, CO 80919
Planning Commission Hearing Date:	5/7/2026
Board of County Commissioners Hearing Date:	5/28/2026

EXECUTIVE SUMMARY

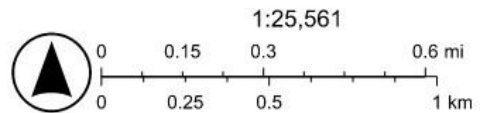
A request by Antler Range LLC for approval of a 244.496-acre Preliminary Plan creating 84 single-family lots, one tract and 21.982 acres of right-of-way dedication. The property is zoned RR-2.5 (Residential Rural) and is located on the Northeast corner of the intersection of Meridian Road and Ayer Road. Proposed lot sizes range from 2.50 acres to 5.88 acres with an average lot size of 2.65 acres. A request for water sufficiency for water quality, quantity, and dependability is also requested with the Preliminary Plan. (Parcel No. 4218000022) (Commissioner District No. 1)

Zoning Map



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-  County Roads
-  Parcels
- County Zoning
-  A-5: Agricultural (5 acres)
-  A-35: Agricultural (35 acres)
-  CR: Commercial Regional
-  PUD: Planned Unit Development
-  RR-2.5: Residential Rural (2.5 acres)
-  RR-5: Residential Rural (5 acres)
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 4.8m Resolution Metadata



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

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 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:	A-5 (Agricultural)	Single-family Residential
South:	RR-2.5 (Residential Rural)/A-35 (Agricultural)	Single-family Residential
East:	RR-2.5 (Residential Rural)	Single-family Residential
West:	RR-5 (Residential Rural)/A-35 (Agricultural)	Single-family Residential/Grazing

D. BACKGROUND

The subject parcel was a part of the County-initiated A-35 (Agriculture) zoning on March 24, 1999. The parcel was rezoned on September 11, 2025, to RR-2.5 (Residential Rural) in anticipation of this Preliminary Plan application and subsequent Final Plat(s).

E. LAND DEVELOPMENT CODE AND ZONING ANALYSIS

The Preliminary Plan application meets 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 RR-2.5 zoning district is a 2.5-acre district 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:

Zoning District	Minimum Lot Size		Minimum Setbacks Principal (Accessory)			Maximum Lot Coverage	Maximum Height
	Area	Width at front setback	Front	Rear	Side		
RR-2.5	2.5 Acres	200 ft	25 ft*	25 ft*	15 ft*	None	30 ft

*Agricultural stands shall be setback a minimum of 35 feet from all property lines.

In reviewing the Preliminary Plan application materials, staff asked the applicant to include a “stub” street in compliance with §8.4.1.E of the Land Development Code (“LDC”). The applicant decided to request the proposed Preliminary Plan without the requested stub street.

***Continuation of Roads and Other Linear Facilities.** Divisions of land shall be designed to accommodate the continuation of roads, trails, pedestrian access, utilities and drainage facilities into adjacent property unless there is sufficient justification for an alternative design. The connection shall provide a logical, safe and convenient circulation link for vehicular, bicycle, pedestrian, or equestrian traffic with existing or planned circulation routes and, in particular, to destinations such as schools, parks and business or commercial centers.*

The requested stub would abut the 40+ acre parcel to the west and provide future access to Meridian Road. The basis for the request is to optimize access to multiple roads. The current proposed configuration provides the minimum required two access points located within 700 feet of each other, onto a rural minor collector, Ayer Road, which also serves the subdivision to the south.

Each lot has been reviewed for conformity with the LDC and has been found to be in compliance. No waivers are requested.

F. MASTER PLAN COMPLIANCE

1. Your El Paso County 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 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 Large-Lot Residential Placetype recommends single-family detached residential with lots which are typically 2.5 acres or larger. The applicant is requesting Preliminary Plan approval to create 84 single-family lots with a minimum size of 2.5 acres. The largest proposed lot is 5.884 acres, and the average lot size proposed is 2.65 acres.

b. Area of Change Designation: Minimal Change: Undeveloped

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.

Analysis:

Property to the south of the proposed plan area is built-out single-family RR-2.5 and two A-35 zoned properties with single-family homes. To the east is built-out single-family RR-2.5. To the north is built-out single-family A-5. To the west, there is a small amount of A-35 utilized for grazing, and parcels zoned RR-5 with single-family residential. The RR-5-zoned properties are mostly larger than 5 acres and could potentially be further subdivided.

The plan does not propose any greater density than that of development to the south and east. Development on the north portion of the plan area will be curtailed by Black Squirrel

Creek as well as two natural drainage channels running north/south through the property, leaving much of the natural features of the parcel in its natural state.

c. Key Area Influences:

The property is not located within a key area.

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 1.2** – Integrate water and land use planning.*

***Goal 4.4** – Protect and enhance the quality, quantity, and dependability of water supplies.*

***Goal 5.5** – Identify any water supply issues early on in the land development process.*

The Water Master Plan includes demand and supply projections for central water providers in multiple regions throughout the County. The property is located within Planning Region 3 of the Plan, which is an area anticipated to experience growth by 2040. This project will be supplied with water from individual wells. 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. El Paso County Environmental Services, Colorado Parks and Wildlife,

Colorado State Forest Service, US Fish and Wildlife, and El Paso County Conservation District were each sent a referral and have no outstanding comments.

A request was sent to the US Army Corps of Engineers several times, however, no response has been received.

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, no severed mineral rights exist.

G. PHYSICAL SITE CHARACTERISTICS

1. Constraints and Hazards

The applicant submitted the “Soil and Geology Study Antlers Range Subdivision” by RMG, dated January 28, 2025, and amended on September 22, 2025, which indicates that expansive soils and bedrock; compressible soils; FEMA Floodway; springs and high groundwater; unstable or potentially unstable slopes; surface drainage; undocumented/uncontrolled fill; faults and seismicity; and radon may impact the development of the lots within the proposed development area. These conditions are noted on the face of the Preliminary Plan along with specific parcel numbers, which require specific mitigation measures.

2. Floodplain

This site does contain a defined Zone A floodplain along the northern portion of the property as determined by the Federal Emergency Management Agency (FEMA) Flood Rate Insurance Map (FIRM) number 08041C0340G effective December 7, 2018. The Preliminary Drainage Report indicates improvements to Black Squirrel Creek may be required. Stabilization methods and areas for improvement will be determined with the Final Drainage Report.

3. Drainage and Erosion

The site is located within the Upper Black Squirrel Drainage Basin (CHBS2000). Upper Black Squirrel is an unstudied drainage basin and does not have applicable drainage basin or bridge fees.

In general, the site slopes northeasterly where flows will enter Black Squirrel Creek. Unnamed tributaries of Black Squirrel Creek traverse the site from south to north. Existing vegetation consists of prairie grasses and sparse forest.

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 5 private full-spectrum detention ponds are proposed to provide water quality treatment and detention for the site and will be maintained by the Metropolitan District. 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 stage.

4. Transportation

A traffic impact study (TIS) dated September 2025 was provided by SM Rocha with the Preliminary Plan. Table 8 of the Antler Range Preliminary Plan Traffic Impact Study identifies required onsite and offsite roadway improvements and overall developer responsibilities toward those improvements. The traffic study estimates the proposed Antler Range Preliminary Plan would generate 792 daily vehicle trips.

The development proposes three access points from Ayer Road, with an extension of Ayer Road east of White Antler Trail. Ayer Road is not owned or maintained by the County but is anticipated to be accepted for ownership and maintenance following the development of the subdivision. The proposed interior roads will be rural local roads dedicated to the County for ownership and maintenance. 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 with the improvements 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.

H. SERVICES

1. Water

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 Onsite Wastewater Treatment Systems (OWTS).

3. Emergency Services

The property is within the Falcon Fire Protection District, which is committed to providing fire protection services to the proposed development. The District was sent a referral and has no outstanding comments.

4. Utilities

Electrical service is provided by Mountain View Electric Association (MVEA). Black Hills Energy will provide Natural Gas. The agencies were sent a referral and have no outstanding comments.

5. Metropolitan Districts

The property is within the Antler Creek Metropolitan District. The District is anticipated to own and maintain the tracts. Additionally, the District will design, build, and construct the necessary

public improvements to serve the development. The District is also anticipated to implement water well monitoring, reporting to the State Engineers' Office, and enforce covenants.

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 the Falcon School District 49. Fees in lieu of school land dedication shall be paid to El Paso County for the benefit of Falcon School District 49 at time of recording the Final Plat(s).

I. STATUS OF MAJOR ISSUES

There are no outstanding major issues.

J. 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:

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 August 28, 2025, as provided by the County Attorney's Office.
3. 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.

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 twenty-four (24) 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.
4. 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.

K. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 44 adjoining property owners on April 23, 2026 for the Planning Commission and Board of County Commissioner meetings. Responses will be provided at the hearing.

L. ATTACHMENTS

Map Series

Letter of Intent

Preliminary Plan Drawing

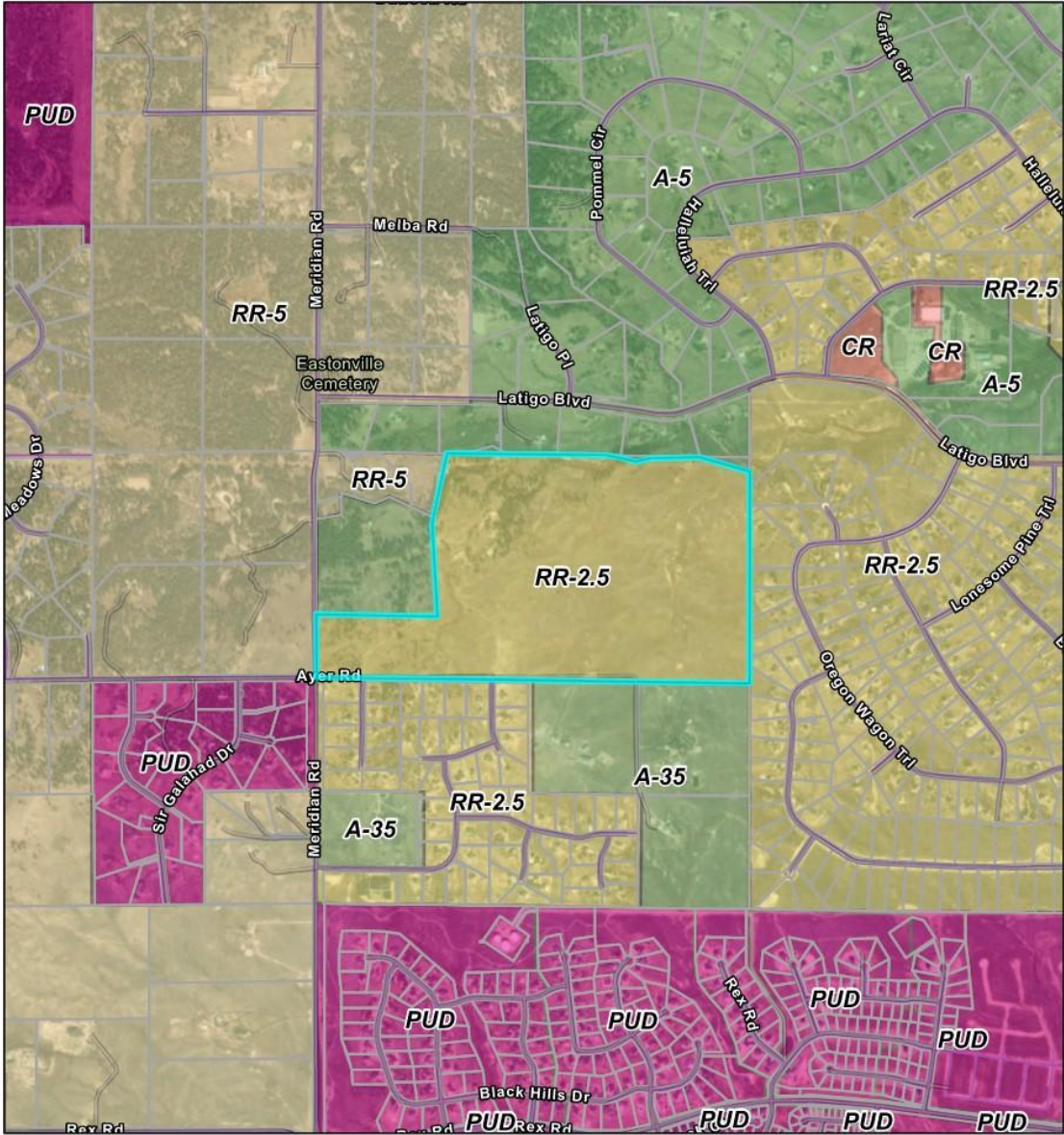
State Engineer Letter

County Attorney Letter

Public Health Letter

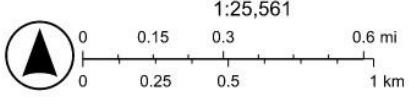
Draft Resolution

Zoning Map



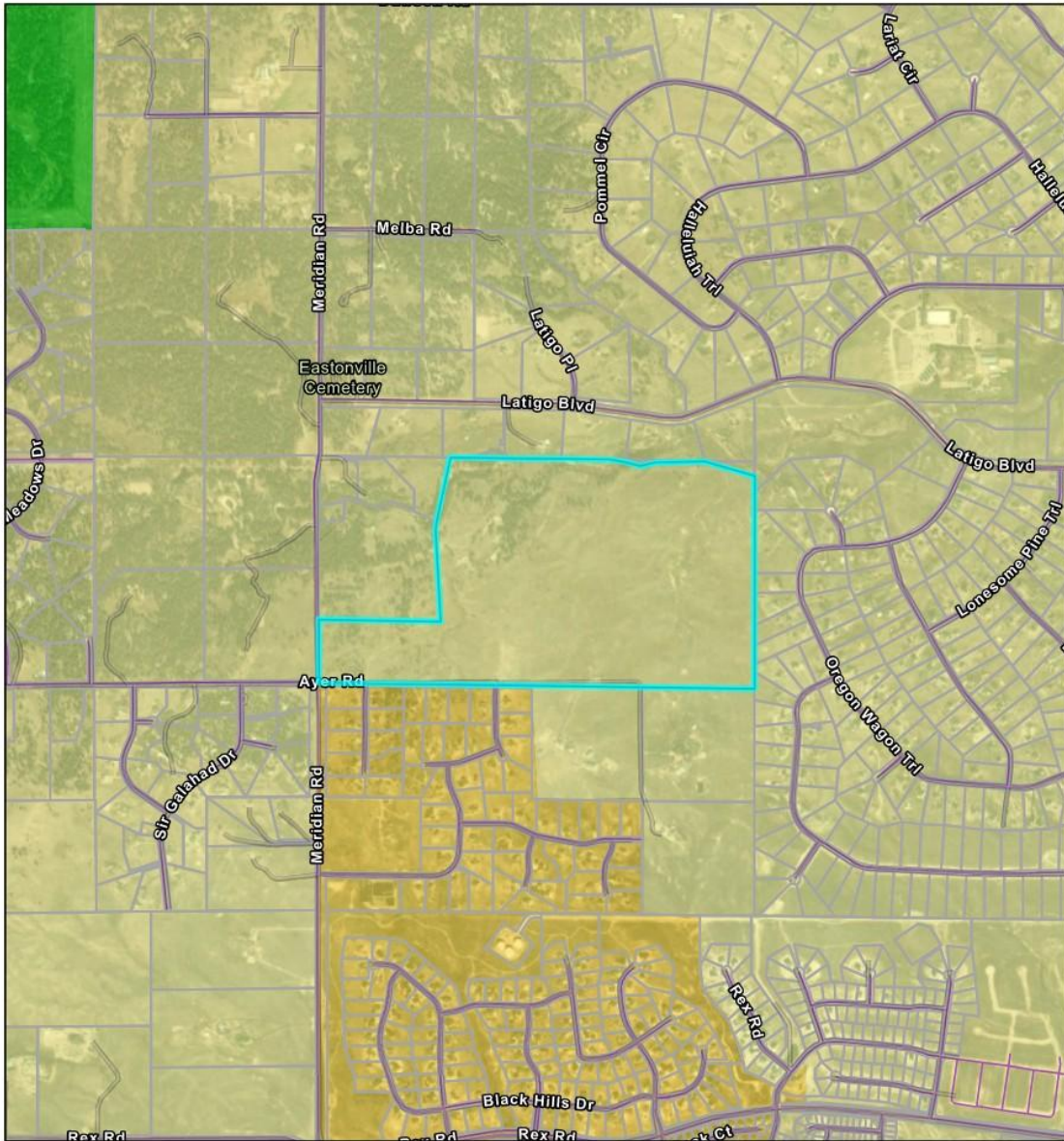
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- County Roads
- Parcels
- County Zoning
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 - A-35: Agricultural (35 acres)
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 - PUD: Planned Unit Development
 - RR-2.5: Residential Rural (2.5 acres)
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 Vantor. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

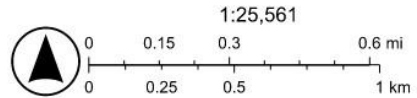
Placetypes Map - Large-lot Residential



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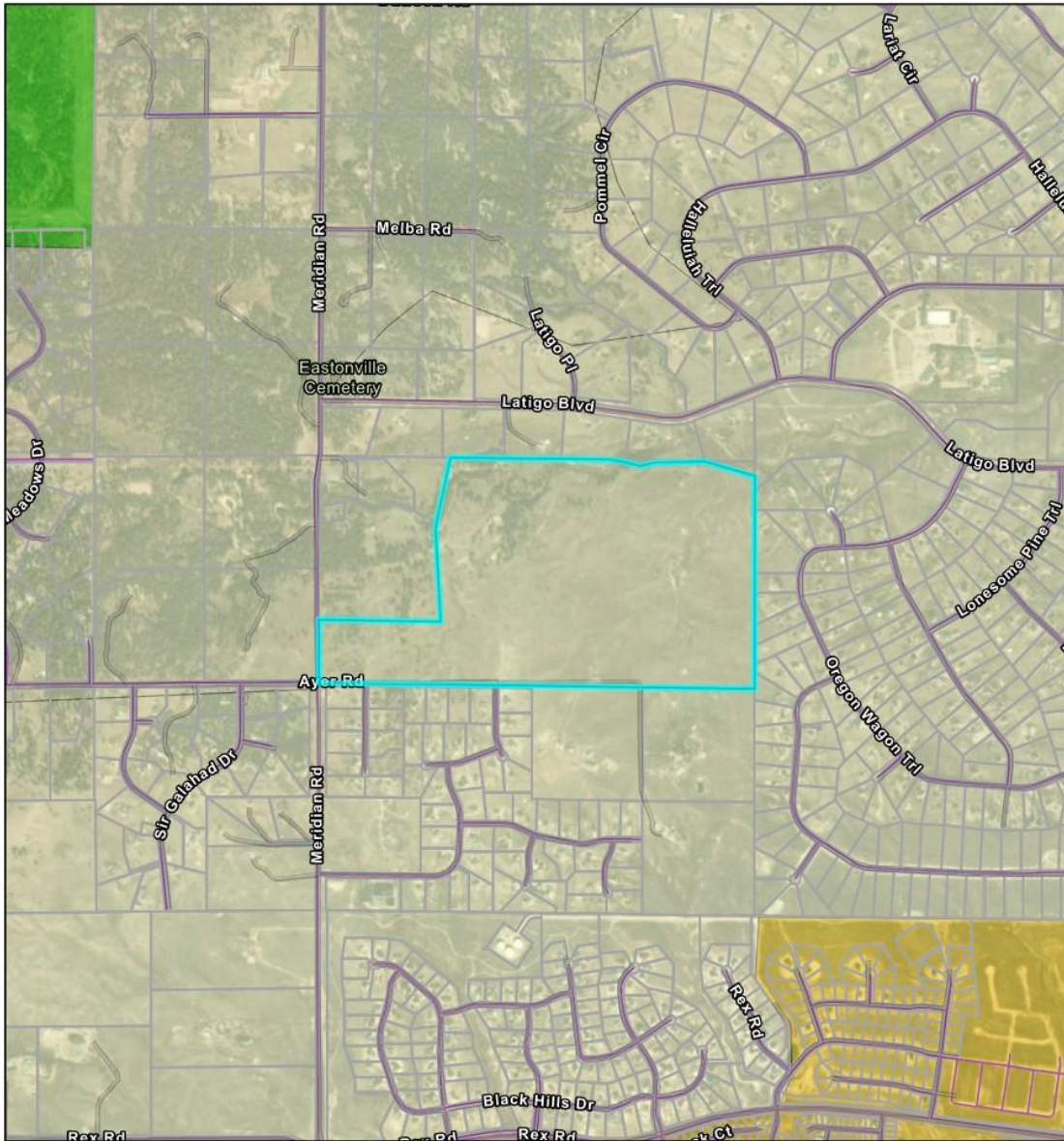
- County Roads
- Parcels
- Placetypes
 - Large-Lot Residential
 - Suburban Residential
 - Regional Open Space

- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
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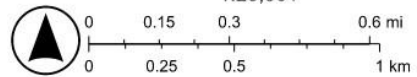
Areas of Change Map - Minimal Change: Undeveloped



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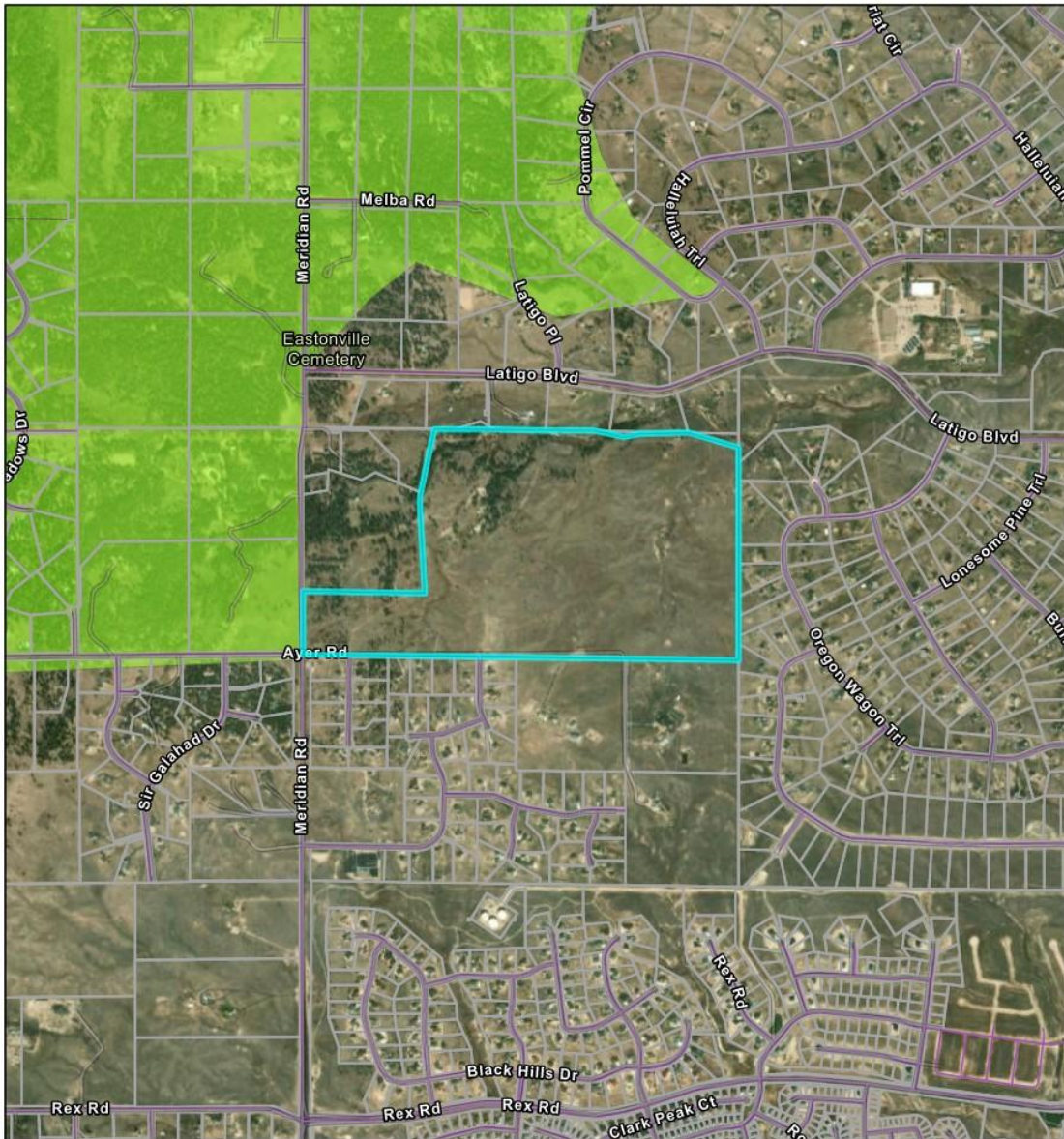
- County Roads
- Parcels
- Areas Of Change
 - Protected/Conservation Area
 - Minimal Change: Undeveloped
 - Minimal Change: Developed

- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 4.8m Resolution Metadata





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

Key Areas Map



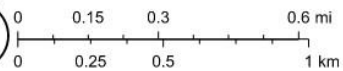
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-  County Roads
-  Parcels
- KeyAreas**
-  Forested Area
-  World Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 4.8m Resolution Metadata



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El Paso County



Vertex Consulting Services, LLC
5825 Delmonico Drive
Colorado Springs, CO 80919
719-733-8605

**Antlers Range Preliminary Plan
Letter of Intent**

February 7, 2025

File No.: SP251

Antler Range LLC
PO Box 38939
Colorado Springs, CO 80937

OWNER: Antler Range LLC
PO Box 38939
Colorado Springs, CO 80937
602-957-0955
gl@glangdon.com

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

Tax Schedule No: 4218000022
Acreage: 244.496 Acres
Current Zoning: RR-2.5 (Residential Rural)

Request:

Vertex Consulting Services, LLC, on behalf of Antler Range, LLC, is respectfully submitting an application for approval of a preliminary plan for 244.496 acre area. The preliminary plan depicts 84 lots of a minimum of 2.5 acres and future County dedicated right-of-way. The property is located on the east side of Meridian Road and north of Ayer Road.

Deviation Request (Administratively Approved):

A deviation request has been submitted because the proposed Road A and Road B (Rural Local) intersection with Ayer Road (minor collector) do not meet the Intersection spacing 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.

Neighborhood Meeting:

A neighborhood meeting was held on November 25, 2024. Several neighboring property owners were in attendance, with the majority of them owning 35+ acre parcels. The neighbors indicated they were not opposed to the proposed development. Two primary concerns were raised and discussed:

- Potential dust during construction
 - It was explained that the only grading to occur will be in association with the

roadways and small water quality features. The County and State require these areas to be wet down to prevent dust and air quality issues.

- Well depletion
 - It was explained that the State and El Paso County require a finding of sufficiency for water quality, quantity, and dependability. This includes augmenting the 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.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

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)

development to the south and east and agricultural development to the north and west with varied parcel sizes. The essential character is rural with a few of the surrounding larger parcels having agricultural cattle grazing leases. The proposed preliminary plan depicts a rural development with lot sizes being a minimum of 2.5 acres. The roadway alignments have been planned taking into the natural topography, resulting in the majority of the project area maintaining the natural terrain, vegetation, and character. The proposed roadways are a rural cross section. The preliminary plan 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. The preliminary plan also depicts all floodplain and wetland areas as no-build areas, preserving and protecting the natural environment and features.

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 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. Land dedication, or fees in lieu of land dedication are not required with a rezone or preliminary plan application, however, fees in lieu of dedication will be provided with each final plat filing.

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 will be needed at the time of final plat for Ayer Road. 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 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 and will be financially supported by an Colorado Revised Statutes Title 32 special district for the purposes of construction facilities and infrastructure necessary to serve the development.

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 .475 acre-feet per year for each lot for a project total water demand of 39.9 acre-feet per year.

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 have been added:

- A “Soil and Geology Study, Antlers Range Subdivision, El Paso County, Colorado” prepared by RMG – Rocky Mountain Group (January 28, 2025), indicated geologic hazards were not found to be present at this site. Potential geologic constraints were found onsite to include potentially expansive soils/bedrock, potentially compressible soils, seasonally shallow perched groundwater and seasonally wet (sw) areas. A 50-foot setback from the banks of Black Squirrel Creek is recommended and this area is identified as a “No Build Area”.
- Lots 29, 34, 35, 45-48, and 51-53 within the subdivision may potentially be impacted by high groundwater. Details can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file no. (file no) available at the El Paso County Planning and Community Development Department. Due to potentially high groundwater in the area, each individual lot is to be investigated by the lot owner’s Geological Engineer of Record for final foundation parameters and recommendations.

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 three access points off of Ayer Road. Ayer Road has been constructed to, and beyond, the proposed Antler Range access roads. The traffic impact study prepared by SM Rocha identifies Ayer Road, 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 by the anticipated special district for suture 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 Meridian Road, Ayer Road, and internal publicly dedicated roadways. All lots and tracts depicted on the associated preliminary plan map will have direct access to a public road. Please review the associated deviation requests regarding roadway design and spacing.

Preliminary Plans must consider future development and extend roadways to vacant/underdeveloped lots in order to facilitate safe and efficient access. However, this is not necessary or desired in the case of Antler Range. Access can be provided to the three 40-acre

parcels via either the extension of Ayer Road or from Meridian Road with meeting County access spacing requirements. Additionally, there is not public water and sanitation available in this area of the County which means the minimum lot size must be 2.5 acres. The future developments can be expected to result in no more than 15 lots utilizing the access, and the anticipated roadways will not exceed 750 feet, while avoiding traversing the Black Squirrel Creek sensitive environment.

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 riparian analysis was prepared by Bristlecone Ecology (February 5, 2025) 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". Furthermore, it has been determined that the project will fall within the Nationwide 404 Permit, if a permit is even required by the Army Corp. If a 404 Permit is required, the applicant will submit a copy of the permit to El Paso County prior to approval of the corresponding final plat.

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 subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and

A fire cistern will be installed within the subdivision on what is depicted as lot 10. 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.

COUNTY ROAD IMPACT FEE

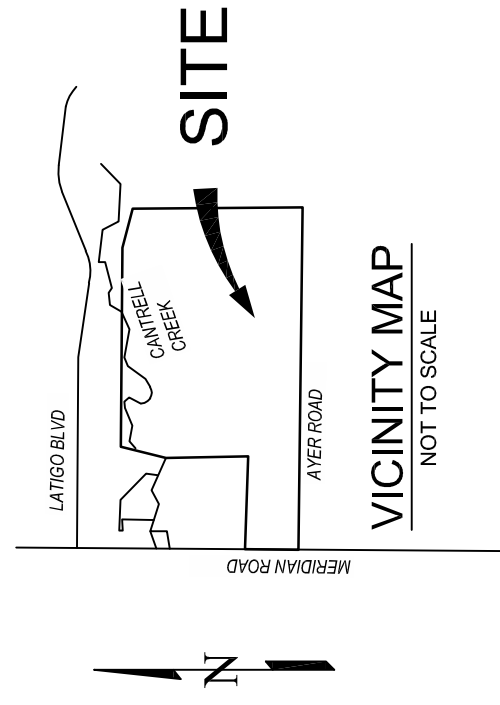
The proposed subdivision will be subject to the County's Road Impact Fee. Payment of fees will be required at time of building permit.

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 Falcon Fire Department after construction for ongoing inspection and maintenance. The stormwater and detention facilities will be maintained by the Metropolitan District.

ANTLER RANGE PRELIMINARY PLAN

A PORTION OF THE NORTH HALF OF SECTION 18, TOWNSHIP 12 SOUTH RANGE 64 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO.



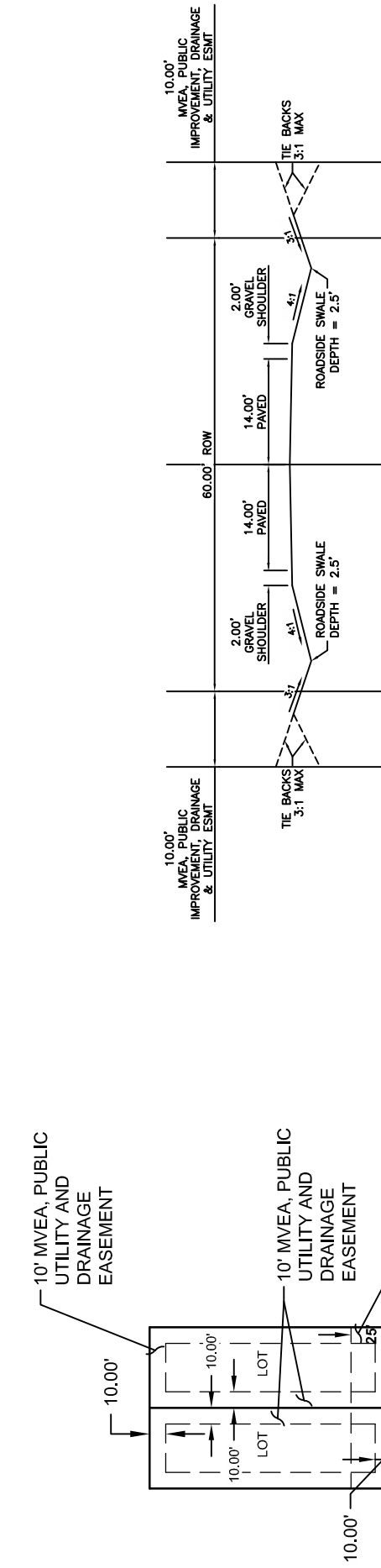
GENERAL NOTES:

1. THE DATE OF PREPARATION IS FEBRUARY 12, 2025.
2. BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18 AND ASSUMED TO BE N00°23'41"W) ON THE WEST LINE OF SAID NORTHWEST QUARTER, 733.50 FEET.
3. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY EDWARD-JAMES SURVEYING, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, OR TITLE OF ADJACENT TRACTS, CONTACT THE COUNTY RECORDS DEPARTMENT, 1000 N. GARDEN, EL PASO, TEXAS, 79901, OR VISIT THE WEBSITE WWW.EJ-SURVEYING.COM. THIS PLAT IS NOT TO BE RECORDED UNTIL THE DATE OF RECORDING IS SPECIFIED ON THE PLAT. PREPARED BY EMPIRE TITLE WITH AN EFFECTIVE DATE OF JANUARY 29, 2025.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENTS OR ACCESSORY, COMMITTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
5. THE ADDRESSES) EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
6. THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
7. FLOODPLAIN STATEMENT: BASED ON FEMA FIRM MAP 08041C0340G DATED DECEMBER 7, 2018, THE SITE IS ZONE A AND ZONE X. ZONE A AREAS ARE WITHIN THE 1% ANNUAL CHANCE OF FLOOD. ZONE X ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD. SITE DEVELOPMENT WILL OCCUR WITHIN ZONE X AREAS.

LEGAL DESCRIPTION:

THAT PORTION OF THE NORTH-HALF 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: BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 18; THENCE N00°23'41"W (ALL BEARINGS USED IN THIS DESCRIPTION ARE TRUE BEARINGS) 733.50 FEET; THENCE EASTERLY AND NORTHERLY ON THE SOUTHERLY AND EASTERLY LINES OF SAID TRACT FOR THE FOLLOWING THREE COURSES: (1) THENCE S89°44'22"E, 1424.82 FEET; (2) THENCE N03°59'50"W, 1064.38 FEET; (3) THENCE N07°22'37"E, 100.84 FEET TO A POINT ON THE EAST LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 3414 AT PAGE 217 OF SAID RECORDS; THENCE N11°37'21"E ON THE EAST LINE OF SAID TRACT A DISTANCE OF 756.95 FEET TO A POINT ON THE SOUTH LINE OF LATIGO COUNTRY ESTATES FILING NO. 1 AS RECORDED IN PLAT BOOK D-3; THENCE ON SAID SOUTH LINE FOR THE FOLLOWING TWO (2) COURSES: (1) THENCE S89°29'22"E, 224.99 FEET; (2) THENCE N7°04'07"E, 3.47 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 18; THENCE S89°41'11"E ON SAID NORTH LINE, 1673.16 FEET TO A POINT ON THE AFOREMENTIONED SOUTH LINE OF LATIGO COUNTRY ESTATES FILING NO. 1; THENCE ON SAID SOUTH LINE FOR THE FOLLOWING FIVE (5) COURSES: (1) THENCE S80°13'26"E, 640.88 FEET; (2) THENCE S76°29'42"E, 177.22 FEET; (3) THENCE N09°51'30"E, 188.46 FEET; (4) THENCE N88°19'39"E, 575.80 FEET; (5) THENCE S74°30'32"E, 610.14 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 18; THENCE S00°23'08"E ON SAID LINE, 2474.89 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 18; THENCE N88°40'17"W ON THE SOUTH LINE OF THE NORTH-HALF OF SAID SECTION 18, 5089.88 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 244.486 ACRES



TRACT NO.	AREA	USE/ALLOWED STRUCTURES	OWNER/MAINTENANCE
A	0.067 ACRES	CISTERN	ANTLER CREEK METROPOLITAN DISTRICT

SUMMARY:			
84 LOTS	222,351 ACRES	90.942%	
ROW	21,692 ACRES	8.891%	
TRACT A	0.163 ACRES	0.067	
TOTAL	244.486 ACRES	100%	

23. UTILITY PROVIDERS:
WATER/INDIVIDUAL WELL
SEWER/INDIVIDUAL SEPTIC
ELECTRIC/MOUNTAIN VIEW ELECTRIC
GAS-BLACK HILLS ENERGY
24. THIS PROJECT IS IN A LOW/MODERATE/HIGH HAZARD FIRE INTENSITY AREA PER THE COLORADO STATE FOREST SERVICE WILDFIRE RISK ASSESSMENT PROGRAM REQUIRING HARDENED STRUCTURE AND DEFENSIBLE SPACE.
25. LOW HAZARD HARDENED STRUCTURE TO CONSIST OF A MINIMUM CLASS A ROOFING AND A DEFENSIBLE SPACE OF 30 FT CLEARANCE AND NO PORTION OF TREES OR OTHER VEGETATION WITHIN 10 FT OF CHIMNEY/OUTLETS. TREES WITHIN DEFENSIBLE SPACE SHALL BE PRUNED TO MINIMIZE LADDER FUELS.
26. MODERATE HAZARD AREAS SHALL MEET THE REQUIREMENTS OF LOW HAZARD AREAS IF SITE PLANS ARE SUBMITTED PRIOR TO THE ADOPTION OF THE COLORADO WILDFIRE RESILIENCY CODE. AFTER THE ADOPTION OF THE COLORADO WILDFIRE RESILIENCY CODE, MODERATE HAZARD AREAS SHALL MEET THE REQUIREMENTS OF HIGH HAZARD AREAS.
27. HIGH HAZARD HARDENED STRUCTURE TO CONSIST OF A MINIMUM CLASS A ROOFING, NONCOMBUSTIBLE SIDING/DECKING, EAVES AND GUTTERS, AND DEFENSIBLE SPACE OF 30 FT CLEARANCE AND NO PORTION OF TREES OR OTHER VEGETATION WITHIN 10 FT OF CHIMNEY/OUTLETS. ALL TREES AND SHRUBS PRUNED OF DEAD MATERIAL, NO PORTION OF TREES OR OTHER VEGETATION WITHIN 10 FT OF CHIMNEY/OUTLETS.
28. WATER SUPPLIES FOR FIRE PROTECTION SHALL BE SUPPLIED PER THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE OR IF THERE IS AN ADOPTED FIRE CODE FOR THE FIRE DISTRICT THE PROJECT IS IN.
29. MAINTENANCE OF DEFENSIBLE SPACE SHALL BE CONTINUED IN CONTINUUM FOR THE EXISTENCE OF THE STRUCTURE.

RESIDENTIAL SITE DATA:

VACANT LAND NORTH OF AYER ROAD, WEST OF MERIDIAN ROAD
PAGE 1 COVER SHEET
PAGES 2-5 PRELIMINARY PLAN
SITE ACREAGE 244.486
EXISTING ZONING RR-2.5
PROPOSED ZONING RR-2.5
NUMBER OF UNITS 84

OWNER:

ANTLER RANGE LLC
PO BOX 38839
COLORADO SPRINGS, CO 80937
602-957-0966

DEVELOPER:

ANTLER RANGE LLC
PO BOX 38839
COLORADO SPRINGS, CO 80937
602-957-0966

CIVIL ENGINEER:

ALL TERRAIN ENGINEERING
RYAN BLURNS
COLORADO SPRINGS, CO
203-577-8656

SURVEYOR:

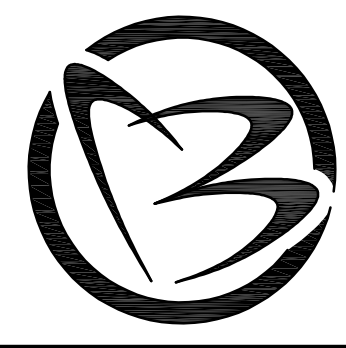
PREPARED BY
EDWARD-JAMES SURVEYING, INC.
JONATHAN TESSIN
COLORADO SPRINGS, CO
719-576-1216

NO.	DESCRIPTION	DATE
3.	COUNTY REVIEW COMMENTS	9-22-2025
4.	COUNTY REVIEW COMMENTS	11-14-2025

EDWARD-JAMES SURVEYING, INC.

926 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
Fax: (719) 576-1206

4732 Eaglebridge Circle
Pueblo, CO 81008
Office: (719) 545-6240
Fax: (719) 545-6247



**ANTLER RANGE SUBDIVISION
PRELIMINARY PLAN**

A PORTION OF THE NORTH HALF OF SECTION 18, TOWNSHIP 12 SOUTH
RANGE 64 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO.

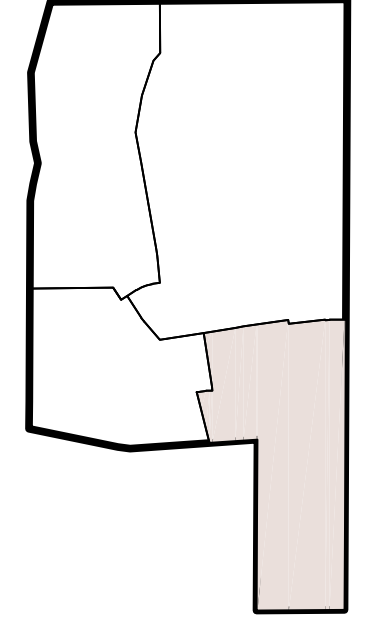
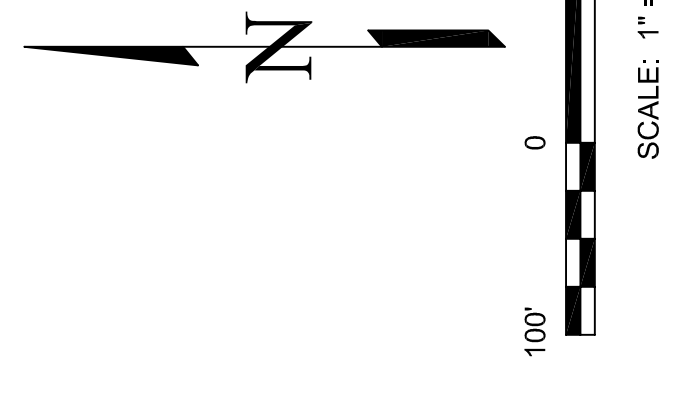
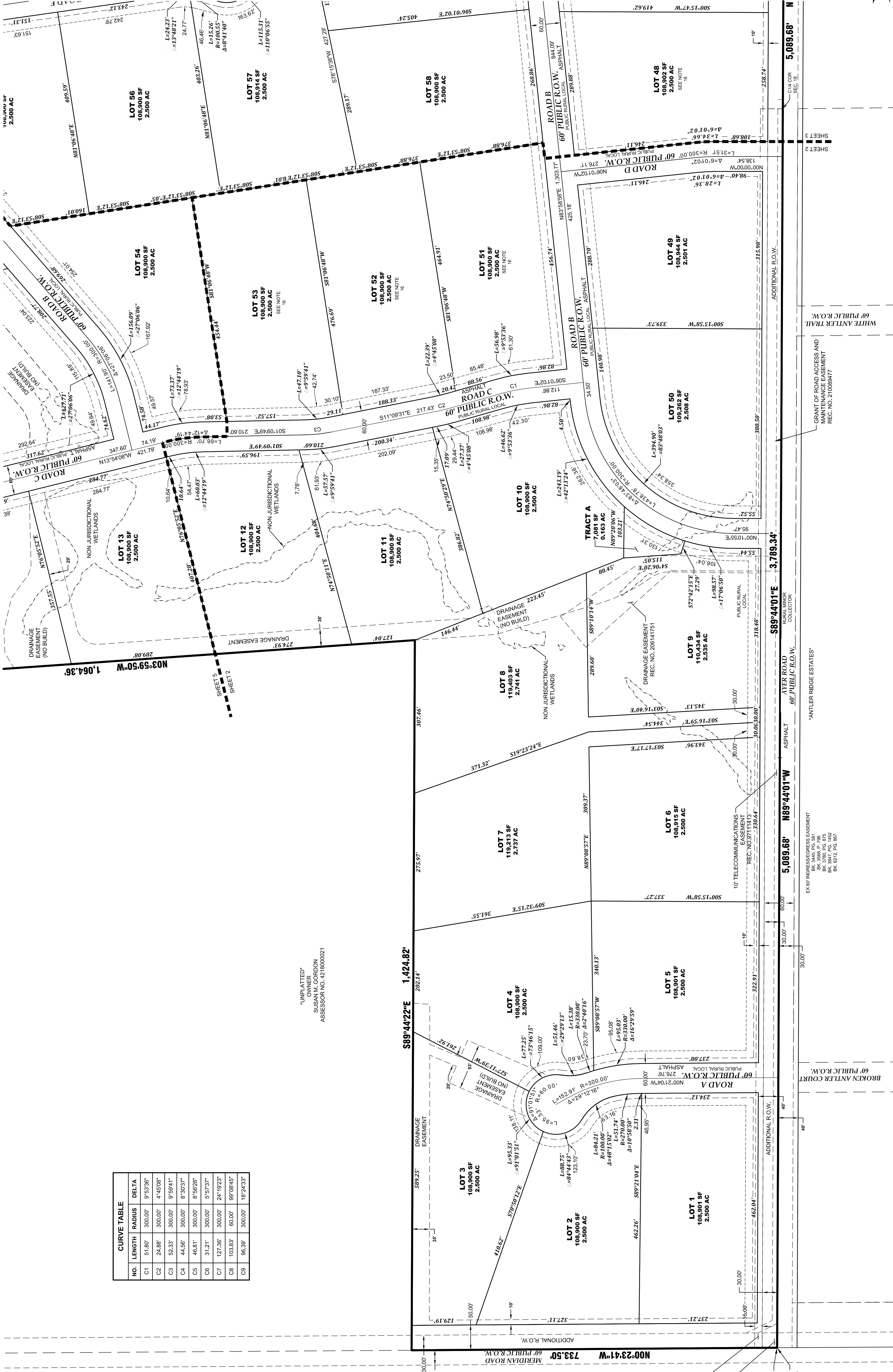
DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	NA
JOB NO.	2556-00
DATE CREATED	2-12-25
DATE ISSUED	DRAFT
SHEET NO	1 OF 13

ANTLER RANGE PRELIMINARY PLAN

A PORTION OF THE NORTH HALF OF SECTION 18, TOWNSHIP 12 SOUTH RANGE 64 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO.

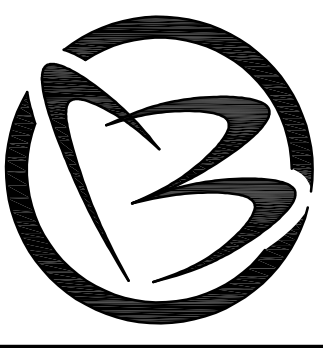
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C3	52.33'	300.00'	9°59'41"
C4	44.59'	300.00'	8°30'37"
C5	46.81'	300.00'	8°55'28"
C6	31.21'	300.00'	5°57'57"
C7	127.36'	300.00'	24°19'23"
C8	103.83'	600.00'	99°08'45"
C9	96.39'	300.00'	18°24'33"

UNPLATTED
OWNER:
SUSAN M. GORDON
ASSESSOR NO. 2218000021



NO.	REVISIONS	DESCRIPTION	DATE
1.			
2.	COUNTY REVIEW COMMENTS	8-7-2025	
3.	COUNTY REVIEW COMMENTS	9-22-2025	
4.	COUNTY REVIEW COMMENTS	11-14-2025	

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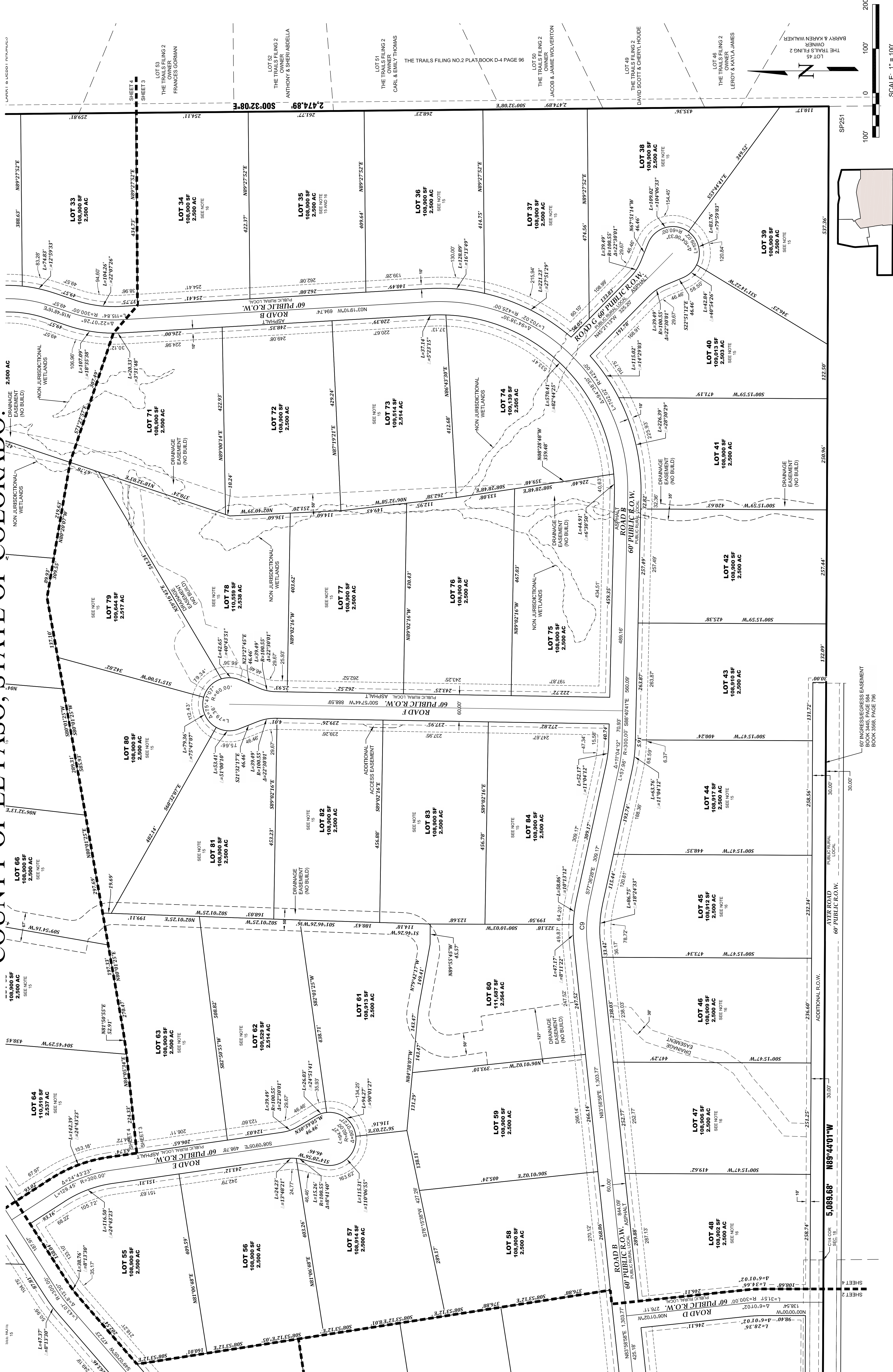


**ANTLER RANGE SUBDIVISION
 PRELIMINARY PLAN**
 RANGE 64 WEST OF THE 6TH P.M.
 COUNTY OF EL PASO, STATE OF COLORADO.

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 100'
JOB NO.	2556-00
DATE CREATED	2-12-25
DATE ISSUED	DRAFT
SHEET NO.	2 OF 13

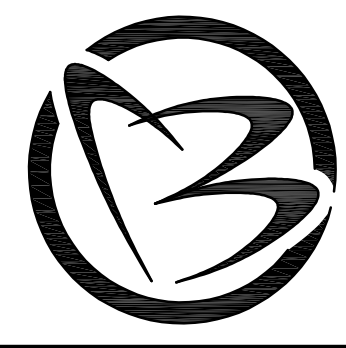
ANTLER RANGE PRELIMINARY PLAN

A PORTION OF THE NORTH HALF OF SECTION 18, TOWNSHIP 12 SOUTH RANGE 64 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO.



NO.	DESCRIPTION	DATE
1.	COUNTY REVIEW COMMENTS	8-7-2025
2.	COUNTY REVIEW COMMENTS	9-22-2025
3.	COUNTY REVIEW COMMENTS	11-14-2025

EDWARD-JAMES SURVEYING, INC.
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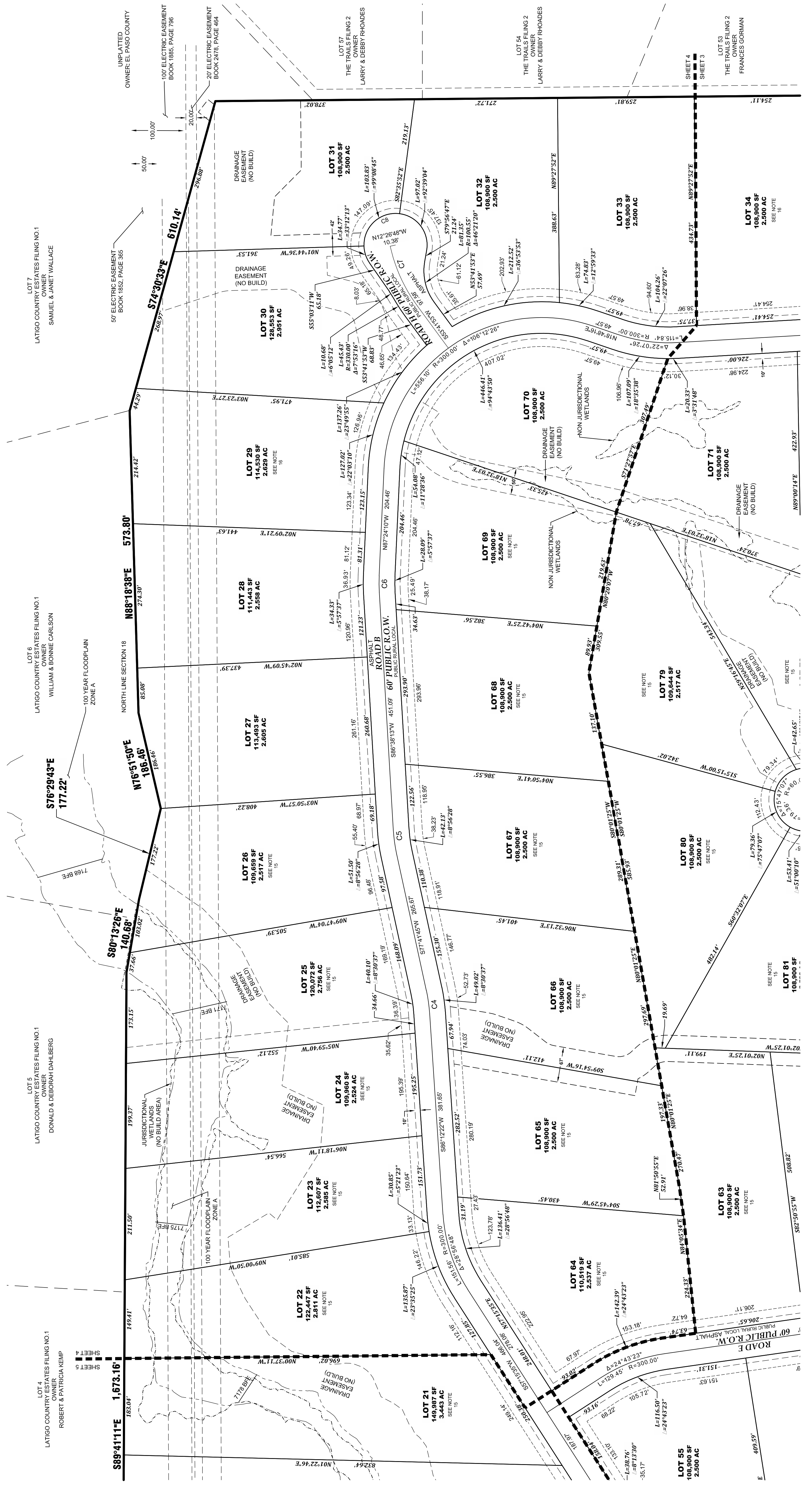


ANTLER RANGE SUBDIVISION
 PRELIMINARY PLAN
 RANGE 64 WEST OF THE 6TH P.M.
 COUNTY OF EL PASO, STATE OF COLORADO.

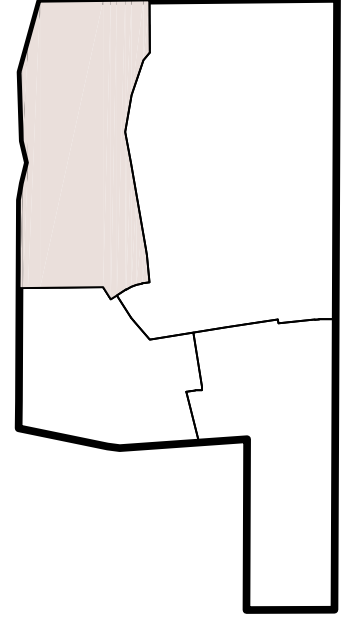
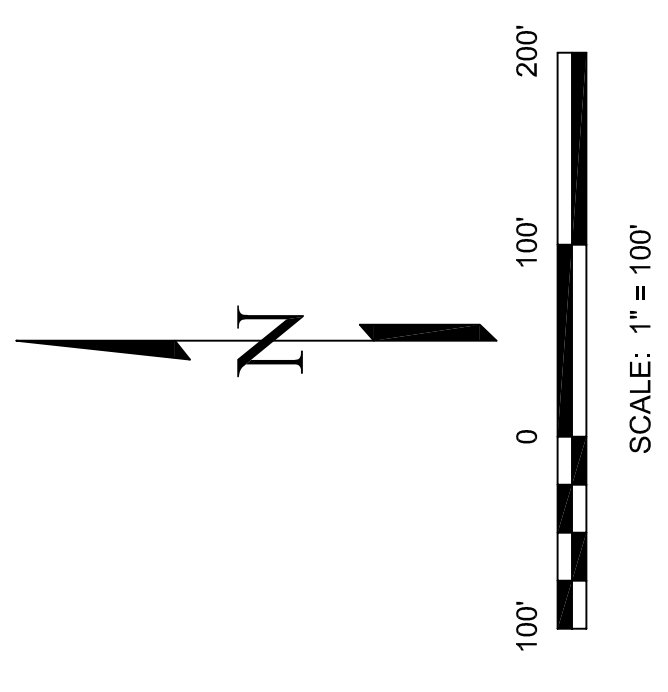
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H-SCALE	1" = 100'
JOB NO.	2556-00
DATE CREATED	2-12-25
DATE ISSUED	DRAFT
SHEET NO.	3 OF 13

ANTLER RANGE PRELIMINARY PLAN

A PORTION OF THE NORTH HALF OF SECTION 18, TOWNSHIP 12 SOUTH RANGE 64 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO.



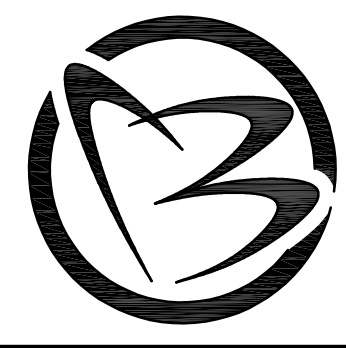
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SHEET NO. 4 OF 13

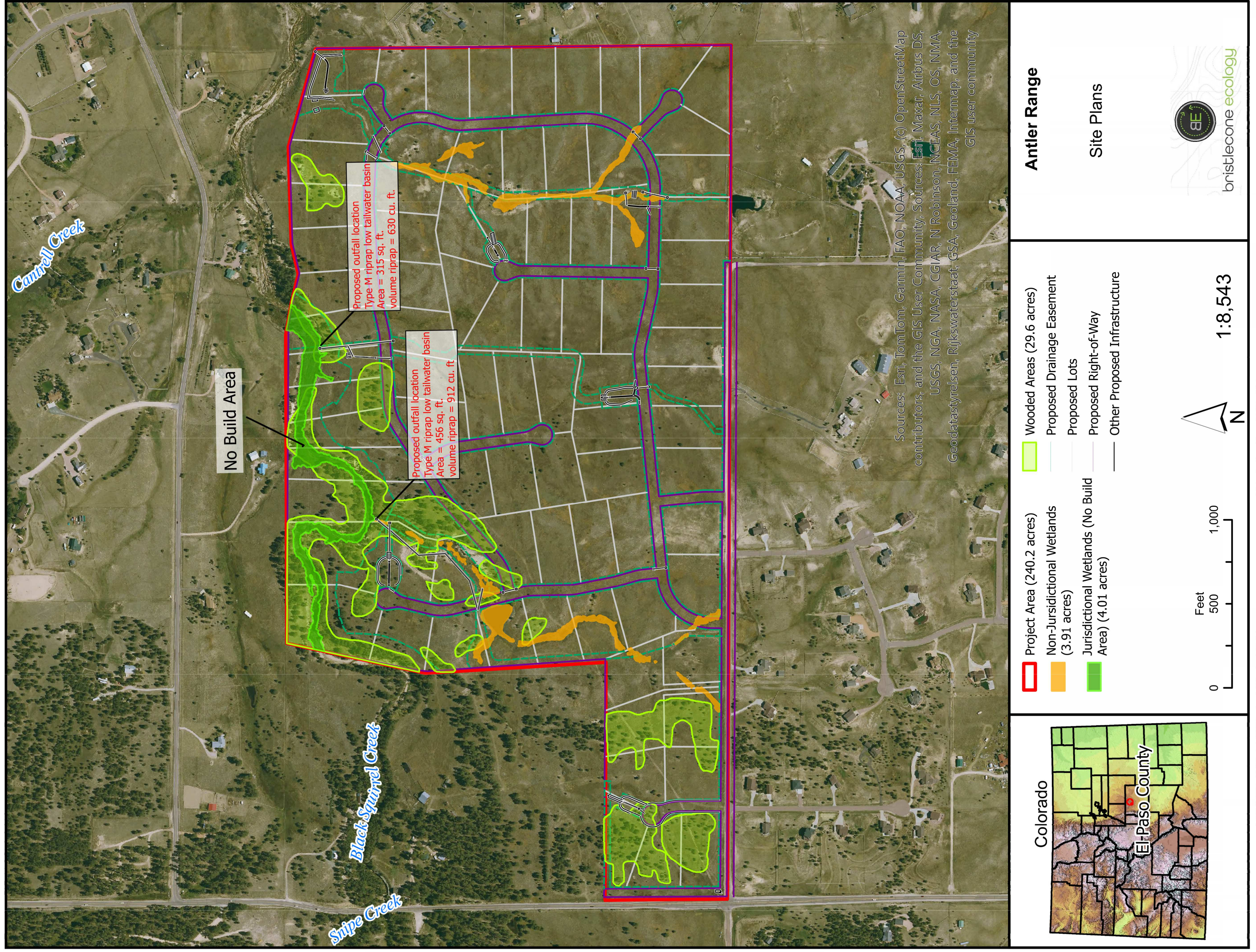
NO.	REVISIONS	DESCRIPTION	DATE
1.			
2.			
3.			
4.			

EDWARD-JAMES SURVEYING, INC.
 4732 Eagleridge Circle
 Pueblo, CO 81008
 Office: (719) 576-1216
 Office: (719) 576-1206
 Fax: (719) 545-6247



ANTLER RANGE SUBDIVISION
 PRELIMINARY PLAN
 RANGE 64 WEST OF THE 6TH P.M.
 COUNTY OF EL PASO, STATE OF COLORADO.

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 100'
JOB NO.	2556-00
DATE CREATED	2-12-25
DATE ISSUED	DRAFT
SHEET NO.	4 OF 13





March 28, 2025

Lisa Elgin
Elbert County Community and Development Services
Transmitted via EDARP: epcdevplanreview.com

Re: Antlers Range Preliminary Plan
File No. SP251
Part of the N ½ of, Section 18, T12S, R64W, 6th P.M.
Upper Black Squirrel Designated Ground Water Basin
Water Division 2, Water District 10

Dear Lisa Elgin:

We have reviewed the above referenced proposal to subdivide a parcel of 244.38 acres. The Applicant is requesting to create 84 single-family lots from a parcel of 244.38 acres. The proposed source of water is anticipated to be individual on-lot wells completed into the Denver aquifer with individual on-lot septic systems.

Water Supply Demand

According to the Water Supply Information Summary, the estimated water demand is 0.475 acre-feet/year/lot, totaling 39.9 acre-feet for the entire subdivision. The use on each lot breaks down to 0.30 acre-feet total for household uses and 0.175 acre-feet for lawn and garden irrigation.



Source of Water Supply

According to the referral materials, the proposed water supply is individual on lot wells producing from the not-nontributary 4% Denver aquifer to operate pursuant to Determination of Water Right no. 1017-BD.

Determination of Water Right no. 1017-BD was issued by the Ground Water Commission (“Commission”) on December 19, 2006 for an allowed average annual amount of withdrawal of groundwater of 140.0 acre-feet from the Denver (based on an aquifer life of 100 years) to be used on 285 acres generally described as the N ½ of Section 18, Township 12 South, Range 64 West, 6th P.M. (“Overlying Land”). The allowed uses of the water are domestic, commercial, industrial, irrigation, livestock watering, and replacement supply. The proposed water uses, and proposed place of use are allowed by the determination.

The Applicant provided a warranty deed recorded with El Paso County on January 17, 2007 where a number of groundwater rights were transferred from the original determination recipient to Antler Range, LLC. The table below describes the water rights purchased:

Determination of Water Right Number	Aquifer	Annual amount available for 244.38-acre parcel (acre-feet/year)		Type
		Based on 100 year allocation approach	Based on 300 year allocation approach	
1018-BD	Dawson	134.3	44.77	Not-Nontributary
1017-BD	Denver	119.9	39.97	4% Not -Nontributary
1016-BD	Arapahoe*	89.3	29.77	Nontributary
1015-BD	Laramie-Fox Hills	69.6	23.2	Nontributary

*1016-BD was replaced with 1389-BD on January 11, 2008.

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 37-90-107(7)(a), C.R.S., "Permits issued pursuant to this subsection (7) shall allow withdrawals on the basis of an aquifer life of 100 years." Based on this allocation approach, the annual amount of water determined in Determination of Water Right no. 1017-BD is equal to one percent of the total amount or 119.9 acre-feet/year, as determined by Rule 5.3.2.1 of the Designated Basin Rules, 2 CCR 410-1. Therefore, the water may be withdrawn in that annual 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 provide a water supply. However, treating El Paso County's requirement as an allocation approach based on 300 years, the allowed average annual amount of withdrawal of 119.9 acre-feet/year for the Denver aquifer would be reduced to one third of that amount, or 39.96 acre-feet/year, which is approximately equal to the annual potable demand of 39.9 acre-feet/year for this subdivision. As a result, the water may be withdrawn in that annual amount for a maximum of 300 years.

Applications for on lot well permits, submitted by an entity other than the current water right holder (Antler Range, LLC), must include evidence that the applicant has acquired the right to the portion of water being requested on the application.

Additional Comments

The Applicant should be aware that and proposed stormwater detention structure(s) must

meet the requirements of a “storm water detention and infiltration facility” as defined in Designated Basin Rule 5.11, otherwise the structure may be subject to administration by this office. The Applicant should review Rule 5.11 to determine whether any proposed structure meets the requirements of the Rule and ensure any notification requirement is met.

State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(l), 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 on the subdivided land 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 Ground Water Commission has retained jurisdiction over the final amount of water available pursuant to the above-referenced water rights, 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 non-renewable aquifers, 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 100 years (or 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.

If you, or the applicant, have any questions please contact Ivan Franco at 303-866-3581 x8243 or at Ivan.Franco@state.co.us

Sincerely,



Ioana Comaniciu, P.E.

Water Resource Engineer

Ec: Subdivision File No. 33833



KENNETH R. HODGES, COUNTY ATTORNEY

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

August 28, 2025

SP-25-1 Antler Range Preliminary Plan

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

WATER SUPPLY REVIEW AND RECOMMENDATIONS

Project Description

1. This is a proposal for approval of Antler Range Preliminary Plan, an application Antler Range LLC (“Applicant”) for a 84-lot subdivision on a parcel of 244 +/- acres of land (the “property”). The property is zoned A-35 (Agricultural), but there is a pending application to rezone the property to RR-2.5 (Residential Rural) in File No. P254.

Estimated Water Demand

2. Pursuant to the *Water Supply Information Summary* (“WSIS”), the water demand for the 84 residential lots is estimated to include household use of 25.2 acre-feet/year (0.30 acre-feet/year per lot), 5.98 acre-feet per year of irrigation per year (0.175 acre-feet/year per lot) for a total estimated demand of 39.9 acre-feet per year for the 84 lots or 0.475 acre-feet/year per lot. Based on this total demand, Applicant must be able to provide a supply of 11,970 acre-feet of water (39.9 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 one or more individual on-lot wells withdrawing from the Denver aquifer as provided in Colorado Ground Water Commission Determination of Water Right No. 1017-BD (“Determination”), permitting a total withdrawal of 140 acre-feet per year of groundwater from the Denver aquifer. A Warranty Deed recorded with El Paso County transferred 119.09 of the 140 acre-feet to Antler Range, LLC. The 119.9 acre-feet/year is based on a 100-year aquifer life and translates to one-third of the amount, which is 39.97 acre-feet/year for a 300-year water supply. The proposed water supply for Antler Range Preliminary Plan are wells not yet constructed operating pursuant to the Determination.

State Engineer's Office Opinion

4. In a letter dated March 28, 2025, the State Engineer stated that the proposed water supply for the 84 lots includes individual on lot wells producing from the not-nontributary 4% Denver aquifer operating pursuant to Determination No. 1017-BD. The wells are permitted to draw up to 140 acre-feet/year for 100 years. A recorded warranty deed shows that groundwater rights of 119.0 acre-feet/year for 100 years were transferred from the original determination recipient to Antler Range, LLC. Based on a 300-year allocation approach, 39.97 acre-feet/year for 300 years remains for use in Antler Range Preliminary Plan. The demand estimates 0.475 acre-feet/year/lot, totaling 39.9 acre-feet for the subdivision.

Finally, the State Engineer provided their opinion, “. . . pursuant to section 30-28-136(1)(h)(l), 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

5. Quantity and Dependability. Applicant's water demand for Antler Range Preliminary Plan is 39.9 acre-feet per year. This results in a demand of 11,970 acre-feet for the subdivision for 300 years. Under the Denver Determination and Warranty Deed, Applicant owns the right to withdraw up 39.97 acre-feet per year based on a 300-year allocation for use within the subdivision.

Based on the water demand of 11,970 acre-feet total or 39.9 acre-feet/year (0.475 acre-feet per lot per year) for Antler Range Preliminary Plan and the right to withdraw up to 39.9 acre-feet per year from the Denver aquifer, the County Attorney's Office recommends a finding of sufficient water quantity and dependability for Antler Range Preliminary Plan.

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

7. Basis. The County Attorney's Office reviewed the following documents in preparing this review: a *Water Resources Report* dated February 6, 2025, the *Water Supply Information Summary*, the *State Engineer's Office Opinion* dated March 28, 2025, and Determination of Water Right No. 1017-BD. 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 Colorado Ground Water Commission Determination of Water Right No. 1017-BD (“Determination”) including that water withdrawn from the Denver aquifer shall not exceed 140 combined acre-feet per year for 100 years. At least four percent (4%) of the allowed amount of water withdrawn annually must be returned to the uppermost aquifer in the vicinity of the permitted point of withdrawal. Pursuant to the Warranty Deed granting groundwater rights to Antler Range, LLC, the Applicant may use up to 39.97 acre-feet/year for the subdivision for 300 years.

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 for the property.

C. Applicant shall create restrictive covenants upon and running with the property which shall advise and obligate the HOA, future lot owners of this subdivision and their successors and assigns regarding all applicable requirements of the Denver Determination.

Covenants shall specifically address the following:

1) Identify the water rights associated with the property. The Covenants shall reserve 11,970 acre-feet of nontributary Denver aquifer water pursuant to the Determination and Warranty Deed to satisfy El Paso County’s 300-year water supply requirement for the 84 lots utilizing the Denver aquifer in Antler Range Preliminary Plan. The Covenants shall further identify that 142.5 acre-feet (0.475 acre-feet/year) of Denver aquifer water is allocated to each lot. Said reservations shall not be separated from transfer of title to the property and shall be used exclusively for primary 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 complying with the Determination, which include the installation and/or maintenance of totalizing flow meters.

3) Require return flows. The Covenants shall require each lot owner return at least four percent (4%) of the amount of water withdrawn annually to the uppermost aquifer in the vicinity of the permitted points of withdrawal. Determination of Water Right No. 1017-BD does not specify the manner in which the return flows are generated or applied.

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 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, data collecting, and reporting that may be required regarding water withdrawals from future wells in the Denver aquifer.

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 Antler Range Preliminary Plan pursuant to Determination of Water Right No. 1017-BD. Further, written approval of any such 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 Colorado Ground Water Commission 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 determination.”

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 Determination of Water Right No. 1017-BD are also terminated by the Colorado Ground Water Commission 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 Denver aquifer water in the decreed amount of 11,970 acre-feet. 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 supply.

E. Applicant and its successors and assigns shall convey by recorded warranty deed these reserved Denver aquifer water rights at the time of lot sales. Specifically, Applicant and future lot owners shall convey sufficient water rights in the Denver aquifer underlying the respective lots to satisfy El Paso County's 300-year water supply requirement. Sufficient water rights are 142.5 acre-feet (0.475 acre-feet/year x 300 years) of Denver aquifer water for each of Antler Range Preliminary Plan.

Any and all conveyance instruments shall also recite as follows:

For the water rights conveyed for the primary supply (Denver aquifer): "These water rights conveyed are intended to provide a 300-year water supply each of the lots Antler Range Preliminary Plan. The water rights so conveyed 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 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 Determination of Water Right No. 1017-BD and shall identify the obligations of the individual lot owners thereunder.

G. Applicant and its successors and assigns shall record all applicable documents, including but not limited to Determination of Water Rights No. 1017-BD, 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.

H. 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.

I. 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.”

REQUIREMENTS:

- A. Water quality information must be uploaded pursuant to Section 8.4.7 of the Land Development Code, and a recommendation of sufficient water quality must be received from El Paso County Public Health, prior to hearing by the Planning Commission.

cc: Lisa Elgin, Project Manager, Planner

Environmental Health Review Comments

SF251: Antler Range Preliminary

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

- There is a finding for sufficiency in terms of water quality. The analytical results dated 2.9.2026 by Colorado Analytical Laboratories and Hazen Research Inc, met the drinking water standards required by El Paso County Public Health.
- No additional comments to those previously submitted 3.28.2025.

For any additional questions or comments, please contact us at HEAEH_Landuse@elpasoco.com. While every effort is made for timely responses, allow 2 to 3 business days for a response from our field staff.

Public Comments
SP251 - Antler Range
Preliminary Plan

OPPOSE

Name: Janet Wallace

Date: 5/3/2026 8:26 AM

My oppose position is purely selfish. I know this project is going to happen so I am glad the lots will be at least 2.5 acres. My comment concerns trails. I understand the El Paso County Parks position, but I would like to request the developer be required to work with the Black Forest Trails Association to create neighborhood/social trails on property easements. Unfortunately, over the years the trail easements in the Latigo area have not been maintained/honored. It would be nice for a new rural development to start with a plan and have trails marked from the start so new property owners know up front they exist. Based on the zoning I assume horses will be allowed. If so, those owners would greatly benefit from a trail system that allows them to ride to the Latigo Event Center. My property is on the far northeast corner of this project. I already have a location that would allow people to cross Black Squirrel Creek and then continue on to Latigo.

OPPOSE

Name: Timothy LeRoy

Date: 5/3/2026 3:15 PM

While not opposed to the Antler Range development itself, I am concerned with the additional traffic volume of nearly 800 vehicles per day on Ayer Road directly in front of our home and oppose the designed traffic flow as depicted in the latest Preliminary Plan. Traffic volume of this magnitude presents safety and property value concerns as well as a definite quality of life issue for existing residents.

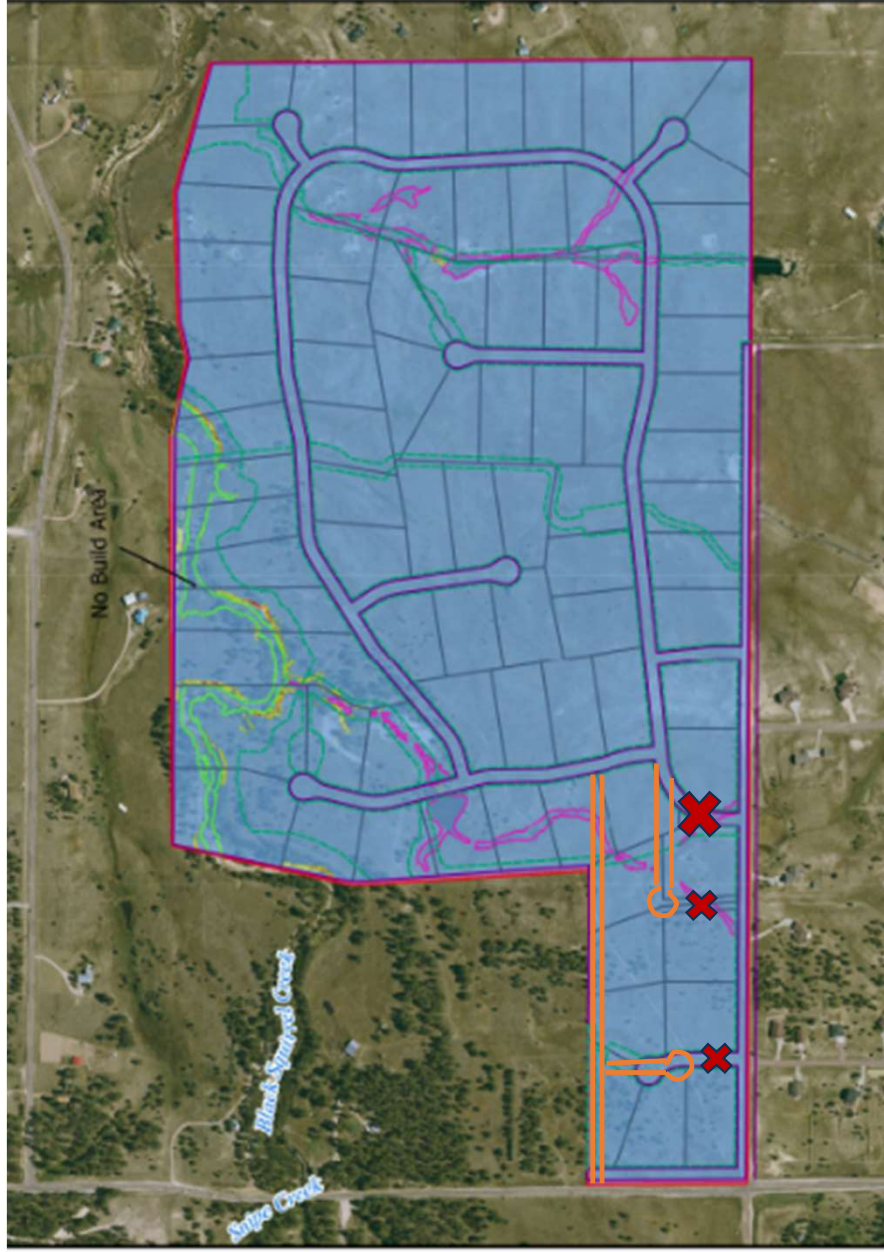
Upon review of the latest Preliminary Plan, Sheet 1, General Note 17 indicates a restriction for proposed Antler Range lots that prevents direct access to Ayer Road. If that is the case, a traffic flow revision would be required. With that said, we have attached three alternatives for your consideration that could minimize impact to Antler Ridge residents and better align with the noted restriction in the Preliminary Plan.

ANTLER RANGE PRELIMINARY PLAN TRAFFIC MITIGATION PROPOSAL

- Antler Range subdivision will increase traffic volume on Ayer Road by nearly 800 vehicles per day (Institute of Transportation Engineers Trip Generation Manual, 12th Edition, Aug 18, 2025)
 - Affects safety, property value and quality of life
- Current Preliminary Plan, General Note #17 states “There shall be no direct lot access to Meridian or Ayer Road
 - Current plan version depicts need for direct access to Ayer Road for lots 6, 7 & 8
- Alternatives exist to minimize impact to Ayer Road residents and align with General Note 17
 - Direct access to Antler Range from Meridian Road
 - Intersect Road A and Road B
 - Adjust Road A and intersect with Road B

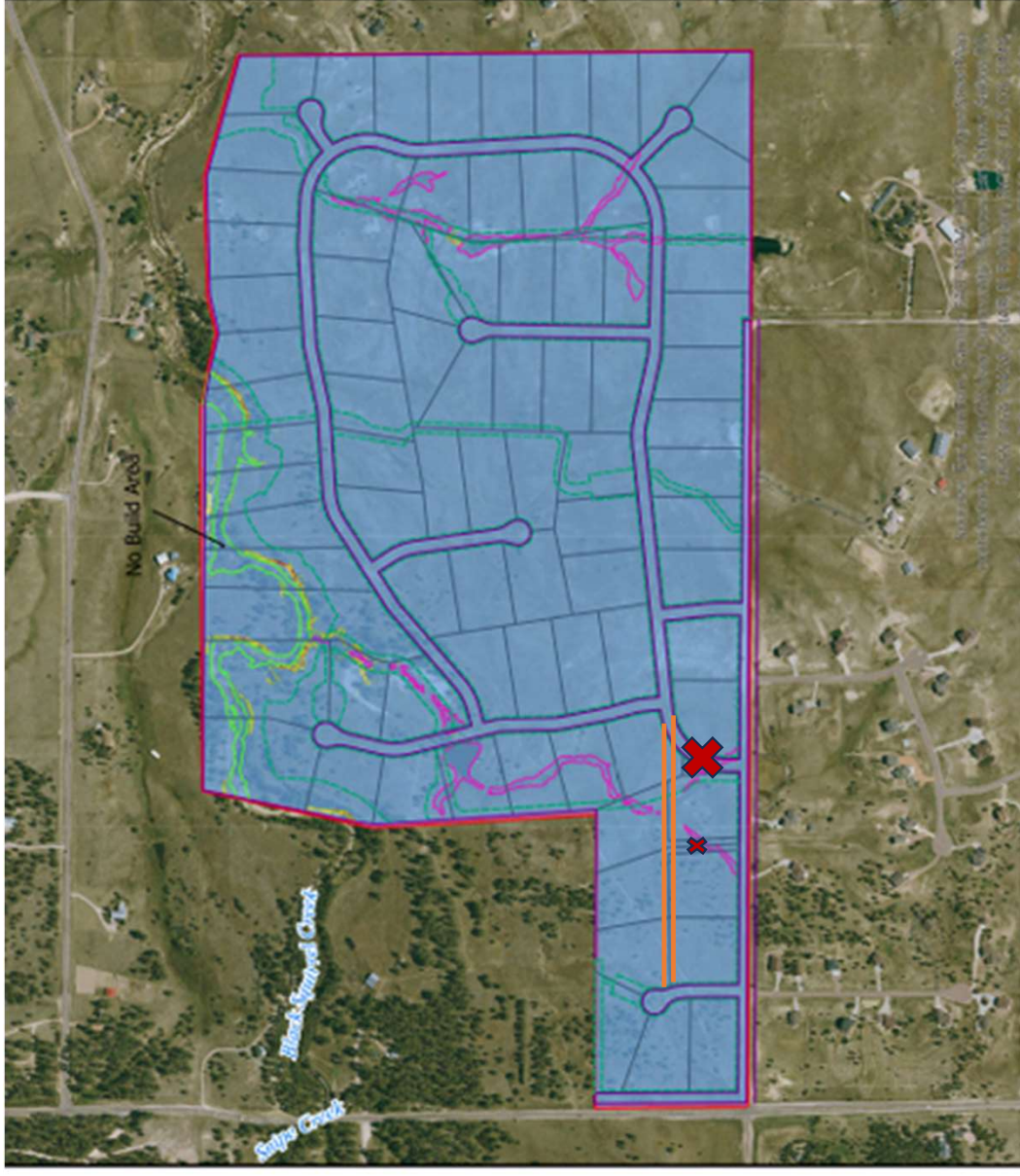
Option 1: Direct access to Antler Range from Meridian Road

- Provides relief point onto Ayer Rd maintaining two access points to new Antler Range development
- Eliminates need for Flag Lots (7 & 8)
- Eliminates direct lot access to Ayer Road for lots 6, 7 & 8 IAW General Note #17 of the Preliminary Plan
- Minimizes impact to existing Ayer Road properties and Antler Ridge subdivision as a whole



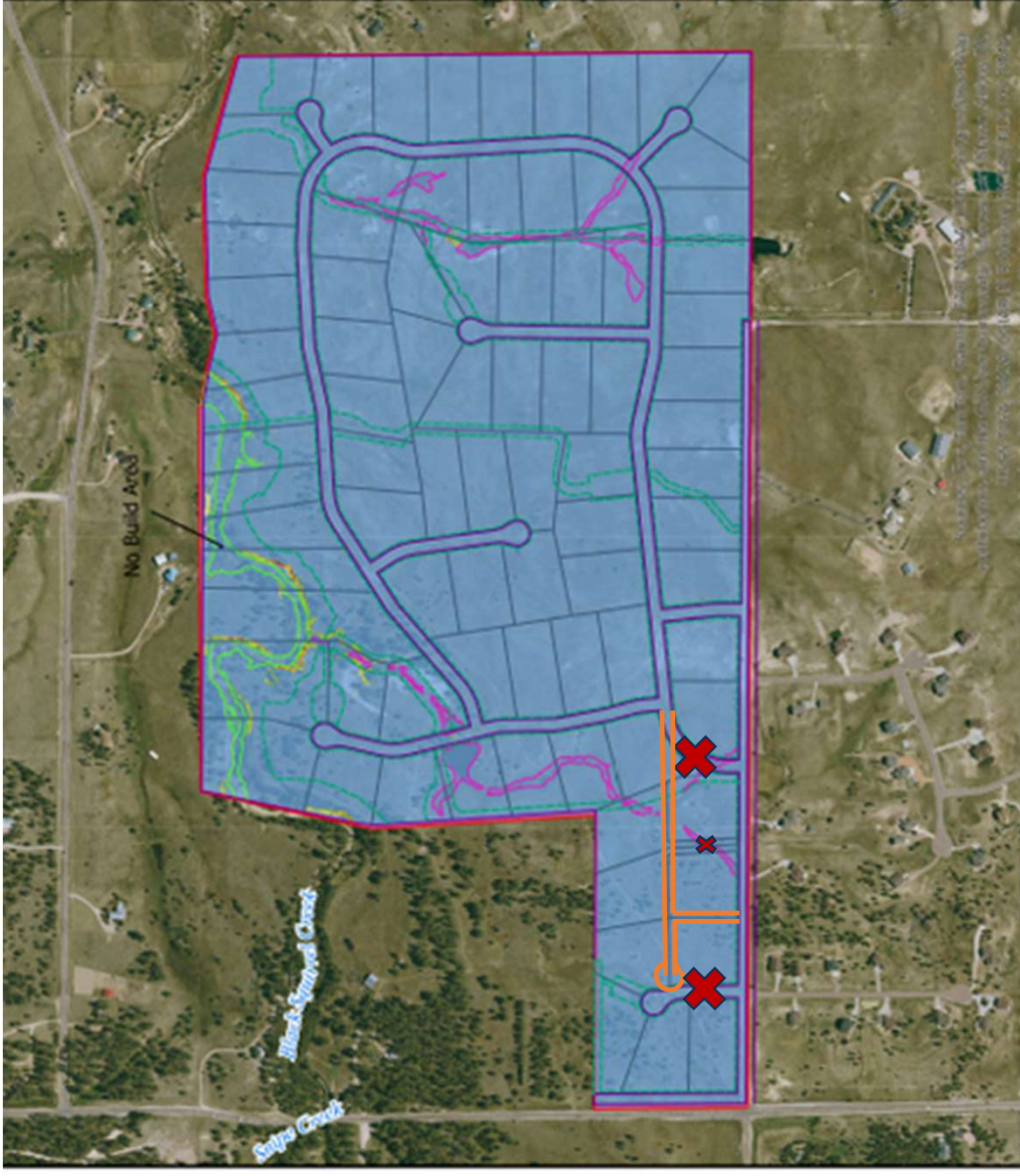
Option 2: Intersect Road A and Road B

- Maintains two access points to new Antler Range development
- Eliminates need for Flag Lots (7 & 8) and preserves SF for proposed plots
- Eliminates direct lot access to Ayer Road for lots 6, 7 & 8 IAW Preliminary Plan General Note #17
- Minimizes overall impact to existing Ayer Road properties



Option 3: Adjust Road A and intersect with Road B

- Maintains two access points to new Antler Range development
- Eliminates need for Flag Lots (7 & 8) and preserves SF for proposed plots
- Eliminates direct lot access to Ayer Road for lots 6, 7 & 8 IAW General Note #17 of the Preliminary Plan
- Minimizes overall impact to existing Ayer Road properties



Jessica Merriam

From: Larry R <ugonzo67@hotmail.com>
Sent: Wednesday, May 6, 2026 9:51 PM
To: PCD Hearings
Subject: Notice of Public Hearing

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Report

El Paso County Digital, Strategy & Technology (DST)

We are writing and expressing our concerns over the Antler Range plan to create 84 single lots on the Northeast corner of Meridian and Ayer Road. There is already high density housing scheduled to be Built from Meridian all the way down Latigo to Eastonville a distance of 2 miles. The subject 244 acres, have been a place for the Black Forest elk herd to graze during heavy snow in the forest. We have counted over 100 elk out there. The developers are also putting in high density housing down Eastonville all the way to Falcon. There is not enough water to support all of this development. Please keep Colorado a beautiful place to Live.

Respectfully
Larry and Debby Rhoades

RESOLUTION NO. 26-

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

APPROVAL OF A PRELIMINARY PLAN FOR
ANTLER RANGE (SP251)

WHEREAS, Antler Range, LLC did file an application with the El Paso County Planning and Community Development Department for the approval of a Preliminary Plan for the Antler Range 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 May 7, 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 May 28, 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, 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;

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of El Paso County, Colorado, hereby approves the Preliminary Plan application for the Antler Range 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 August 8, 2025, as provided by the County Attorney's Office.

- 3. 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.

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 twenty-four (24) 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.
- 4. 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.

DONE THIS 28th day of May, 2026, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
Chair

By: _____
County Clerk & Recorder

EXHIBIT A

THAT PORTION OF THE NORTH HALF 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: BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 18; THENCE N00°23'41"W (ALL BEARINGS USED IN THIS DESCRIPTION ARE RELATIVE TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18 AND ASSUMED TO BE N00°23'41"W) ON THE WEST LINE OF SAID NORTHWEST QUARTER, 733.50 FEET; THENCE EASTERLY AND NORTHERLY ON THE SOUTHERLY AND EASTERLY LINES OF SAID TRACT FOR THE FOLLOWING THREE (3) COURSES: (1) THENCE S89°44'22"E, 1424.82 FEET; (2) THENCE N03°59'50"W, 1064.36 FEET; (3) THENCE N07°22'37"E, 100.84 FEET TO A POINT ON THE EAST LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 3414 AT PAGE 217 OF SAID RECORDS; THENCE N11°37'21"E ON THE EAST LINE OF SAID TRACT A DISTANCE OF 756.95 FEET TO A POINT ON THE SOUTH LINE OF LATIGO COUNTRY ESTATES FILING NO. 1 AS RECORDED IN PLAT BOOK D-3 ; THENCE ON SAID SOUTH LINE FOR THE FOLLOWING TWO (2) COURSES: (1) THENCE S89°29'22"E, 224.99 FEET; (2) THENCE N73°04'07"E, 3.47 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 18; THENCE S89°41'11"E ON SAID NORTH LINE, 1673.16 FEET TO A POINT ON THE AFOREMENTIONED SOUTH LINE OF LATIGO COUNTRY ESTATES FILING NO. 1; THENCE ON SAID SOUTH LINE FOR THE FOLLOWING FIVE (5) COURSES: (1) THENCE S80°13'26"E, 140.68 FEET; (2) THENCE S76°29'43"E, 177.22 FEET; (3) THENCE N76°51'50"E, 186.46 FEET; (4) THENCE N88°18'38"E, 573.80 FEET; (5) THENCE S74°30'33"E, 610.14 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 18, SAID LINE ALSO BEING THE WEST LINE OF THE TRAILS FILING NO. 2 AS RECORDED IN PLAT BOOK D-4 AT PAGE 96 OF SAID RECORDS; THENCE S00°32'08"E ON SAID LINE, 2474.89 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 18; THENCE N89°44'01"W ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 18, 5089.68 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 244.496 ACRES