

BOCC

Steve Schleiker  
05/28/2026 01:00:29 PM  
Doc \$0.00 5  
Rec \$0.00 Pages

El Paso County, CO  
  
226049717

RESOLUTION NO. 26-161

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:



By:

*Carly J. St.*  
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