EL PASO COUNTY
COLORADO

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EL PASO BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Date:	Thursday, July 23, 2026	Item No. 5.f.
To:	Board of County Commissioners	
From:	Joseph Letke, Planner - Planning and Community Development	
Agenda Wording:	PRELIMINARY PLAN - IRON RIDGE PRELIMINARY PLAN - A request by Atticus Land LLC for approval of an 85.99-acre Preliminary Plan creating 28 single-family lots and 2.5-acres of right-of-way dedication. The two properties are located south of Walker Road and approximately .03 miles from the intersection of Walker Road and Thompson Road. A request for water sufficiency for water quality, quantity, and dependability is also requested with the Preliminary Plan. The item was heard as a regular item at June 18, 2026, Planning Commission meeting, and was recommended for approval with a vote of 7-0. (Parcel Nos. 6100000439 & 6100000457) (Commissioner District No. 1) (SP-25-003)	

SUMMARY (including information on budgeted matters)

A request by Atticus Land LLC for approval of a Rezoning (Map Amendment) for two properties totaling 85.99-acre from RR-5 to RR-2.5. Additionally, a request for approval of an 85.99-acre Preliminary Plan creating 28 single-family lots and 2.5-acres of right-of-way dedication. The two properties are located south of Walker Road and approximately 0.03 miles from the intersection of Walker Road and Thompson Road. A request for water sufficiency for water quality, quantity, and dependability is also requested with the Preliminary Plan. (Parcel Nos. 6100000439 & 6100000457) (Commissioner District No. 1)

BACKGROUND (including information on budgeted matters)

ESTIMATED TIME FOR PRESENTATION

15 minutes

FINANCIAL IMPLICATIONS

Business Year:	2026	Subject to TABOR? NO
Fund:		
Funding Amount:	$0.00	
Increase to original adopted Budget	$0.00	
Net Cost to County:	$0.00	
Total Project Cost:	$0.00	
Vendor Information		

ATTACHMENTS

SP-25-003 BOCC MEMO PACKET