

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

SUMMARY MEMORANDUM

TO: El Paso County Board of County Commissioners

FROM: Planning & Community Development

DATE: 11/12/26

RE: MS212; Bradley Point Filing No.1 Amendment

Project Description

A request by M&S Civil Consultants, Inc and Bradley Point, LLC for approval of an amendment to the previously approved Bradley Point Filing No.1 Minor Subdivision (PCD File No. MS212) to establish a water sufficiency finding. The 9.736-acre property is zoned M (Industrial) and is located on the east side of East Las Vegas Street/CanAm Highway, at the southbound exit ramp of South Academy Road turning northwest onto East Las Vegas Street/CanAm Highway. (Parcel ID nos. 6503403002 and 6503403003) (Commissioner District No. 4)

Notation

Please see the project manager's staff report for staff analysis and conditions.

Attachments

1. BoCC Staff Report.
2. Draft BOCC Resolution.

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

TO: El Paso County Board of County Commissioners
Carrie Geitner, Chair

FROM: Joseph Letke, Senior Planner

RE: Project File Number: MS212
Project Name: Bradley Point Filing No. 1
Parcel Number: 6503403002 & 6503403003
Commissioner District: 4

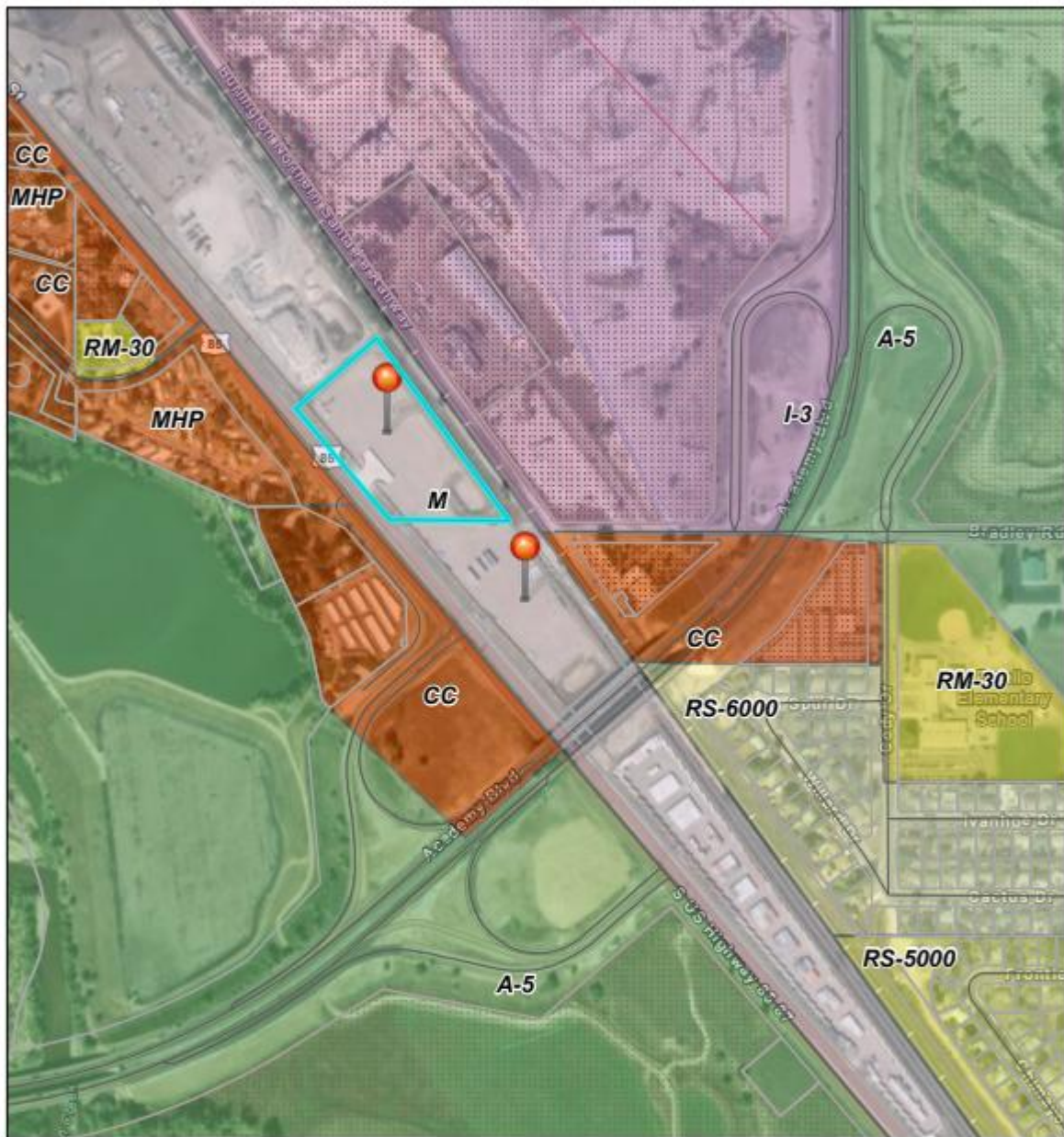
OWNER:	REPRESENTATIVE:
Bradley Point LLC 2010 Fox Mountain Point Colorado Springs, CO 80906-6909	Drew McClain & Virgil Sanchez M&S Consults, Inc. 212 N. Wahsatch Ave STE 305 Colorado Springs, CO 80903
Board of County Commissioners Hearing Date: 11/12/2026	

EXECUTIVE SUMMARY

A request by M&S Civil Consultants, Inc and Bradley Point, LLC for approval of an amendment to Bradley Point Filing No.1 (PCD File No. MS212) to establish a water sufficiency finding for the Minor Subdivision. The 9.736-acre property is zoned M (Industrial) and is located on the east side of East Las Vegas

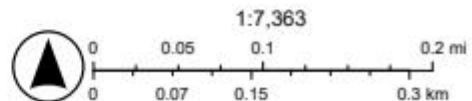
Street/CanAm Highway, at the southbound exit ramp of South Academy Road turning northwest onto East Las Vegas Street/CanAm Highway. (Parcel ID nos. 6503403002 and 6503403003)

Zoning Map



10/7/2026, 2:51:55 PM

- Override 1
- County Roads
- Parcels
- County Zoning
 - A-5: Agricultural (5 acres)
 - CC: Commercial Community
 - MHP: Mobile Home Park
 - RM-30: Residential Multi-Dwelling (30 DU/acre)
 - RM-6000: Residential Suburban (6,000 sq. ft.)
 - RM-5000: Residential Suburban (5,000 sq. ft.)
- Initial Zoning
- Special Use
- World Imagery
 - Low Resolution 15m Imagery
 - High Resolution 60cm Imagery
 - High Resolution 30cm Imagery
- Citations



El Paso/Teller E-911, El Paso County Development Services, El Paso County Planning Department, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor

A. SUMMARY AND BACKGROUND

A Minor Subdivision for the Bradley Point Filing No. 1 Final Plat, consisting of 9.736-acres proposed for commercial industrial development consisting of two (2) lots, was heard and approved by the Board of County Commissioners on December 14, 2023. At the time, the applicant requested a postponed finding of water sufficient supply in terms of quantity, quality, and dependability and that a future water finding would require a plat amendment.

Since approval of the Minor Subdivision under Resolution 23-419, the property has been limited to land uses that do not require central water and wastewater services, presenting challenges to development within the industrial zoning district. Through coordination with Security Water District, the applicant has secured central water and wastewater services and is developing the associated water infrastructure to support future development.

The applicant is now requesting the Board of County Commissioners make a finding of water sufficiency in terms of water quality, quantity, and dependability with the Minor Subdivision. All previous conditions and notations associated with BoCC Resolution 23-419 shall remain in effect.

B. ATTACHMENTS

Letter of Intent

State Engineer's Letter

County Attorney's Letter

El Paso County Public Health Letter

Draft Resolution



September 23, 2026

Ailis Thyne, P.E. (Water Resources Engineer)
Colorado Division of Water Resources
Department of Natural Resources

RE: Bradley Point Filing No. 1
Project EA No. EA20100 / File No. MS212

Ailis Thyne,

The intent for the Bradley Point Filing No. 1 subdivision is to receive water services from a water provider (Security Water & Sanitation District).

The subdivision is NOT to remain a 'Dry Subdivision'.

Thank you,

Drew McClain
Project Engineer



September 15, 2026

Joe Letke

El Paso County Planning & Community Development

Transmitted via EDARP Portal: <https://epcdevplanreview.com/>

Re: Bradley Point Filing No. 1

Project EA No. EA20100 / File No. MS212

Location: Portions of the SE ¼ of Sec. 3, Twp. 15S, Rng. 66 W of the 6th P.M.

Water Division 2, Water District 10

Colorado DWR Assigned Referral No. 34747

Dear Joe Letke:

We have received the proposal to subdivide ±9.74 acres. The Letter of Intent states this is to be a “dry” subdivision for heavy construction material storage that uses bottled water for drinking purposes, hauled water for landscape and tree irrigation, and portable toilets. The letter of intent also states, “as a dry development there will not be any demand on the Security and Widefield Water and Wastewater District Supplies.” However, the submitted materials also includes a Water Resources Report written by M & S Civil Consultants, Inc. dated August, 2026, as well as a commitment letter from the proposed water supplier, Security Water and Sanitation Districts / Enterprises, and an estimated water demand included in a Water Supply Information Summary. The applicant should clarify in an updated Letter of Intent whether this subdivision will remain a “dry subdivision,” however, this letter assumes water will be supplied to the subdivision by a water provider, as indicated in the recent Water Resources Report.

Water Uses and Demand

The Water Supply Information Summary* includes the following water demand estimates:

- Irrigation water demand: 4.44 acre-feet per year
- Industrial water demand: 2.24 acre-feet per year

Therefore, the total water demand for the subdivision is estimated to be **6.68 acre-feet per year**.

*Note that the water use labeled as “Industrial” on the Water Supply Information Summary is labeled as “Domestic” in the Water Resources Report. Additionally, the Water Resources Report states that the amount of water for irrigation would be 3.68 acre-feet/year, rather than the 4.44 acre-feet/year indicated on the Water Supply Information Summary. Therefore, the Water Resources states the estimated demand is 5.92 acre-feet/year, with an additional 0.76 acre-feet/year of water for potential future landscaping irrigation.

Water Supply

The proposed source of water supply is service provided by Security Water and Sanitation Districts / Enterprises (“SW&SD”). A will-serve letter dated July 2, 2026 from SW&SD committing to provide 6.68 acre-feet per year for this subdivision was provided.

Information included in the Water Resources Report prepared by W.W. Wheeler & Associates, Inc. on June 23, 2025 (“Report”) indicates that the water supplier has 5,434 acre-feet of water available as a firm yield with 10% contingency. The report used a 10% contingency for both the amount of water yielded, as well as the commitments. However, this yielded amount appears to have included 1 share from the Chilcott Ditch that has not yet been changed through the Division 2 Water Court case no 06CW0119 (approximately 25 acre-feet, based on the Water Court case). Therefore, excluding this one share, this office estimates the total water supply yield with 10% contingency (reduction) to be **5398.6 acre-feet**.

The current demand, as outlined in the Report is stated to be 3879 acre-feet with 10% contingency. This amount appears to exclude four service commitments this office has

on file (Patriot Village, Waterview Phase III, Storage Time, and Crawford Multifamily), totaling an additional 259.3 acre-feet. Because no information was provided regarding the changed status of these commitments in the Report, this office included them as existing commitments, bringing the combined total to **4218.5 acre-feet**, with 10% contingency (increase).

Note that this office does not generally use a 10% contingency when calculating the amount of water available or committed, but is including it in the above amounts because the Report stated it was necessary for “planning purposes,” and “for climate change or other future reductions to Security’s Water supplies.” The amounts in the report also used the 10% contingency for the final amounts of water supply available and committed.

Using the above amounts, there is approximately 1180.1 acre-feet of uncommitted water available at SW&SD. This indicates a surplus of water is available should the entire amount of 6.68 acre-feet of water per year be needed for this subdivision, as committed by SW&SD in their commitment letter.

If this office must use the smaller commitment amounts indicated in the recent 2025 Water Supply Report for SW&SD, we will need an updated Water Supply Report highlighting the commitments previously on file for SW&SD that have had the commitment released and no longer will be supplied the water.

State Engineer’s Office Opinion

Pursuant to section 30-28-136(1)(h)(I) and 30-28-136(1)(h)(II), C.R.S., the State Engineer’s Office offers the opinion that the proposed water supply appears to be adequate and can be provided without causing material injury to existing water rights so long as the water is used in accordance with applicable decrees and statute.

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 water supply is from the Fryingpan-Arkansas Project, and multiple wells, including alluvial wells that are currently considered to be a renewable source that can withdraw the water on an annual basis, and will not cause material injury to decreed water rights.

Additional Comments

The application materials indicate that a stormwater detention structure may be a part of this project. The applicant should be aware that unless the structure can meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), C.R.S., the structure may be subject to administration by this office. The applicant should review DWR’s [Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado](#) to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The Applicant is encouraged to use the [Colorado Stormwater Detention and Infiltration Facility Notification Portal](#) to meet the notification requirements.

Please contact Katharine Anderson at Katharine.Anderson@state.co.us with any questions.

Sincerely,

A handwritten signature in blue ink that reads "Ailis A. Thyne".

Ailis Thyne, P.E.

Water Resources Engineer



EL PASO COUNTY

Office of the County Attorney
Civil Division

KENNETH R. HODGES, COUNTY ATTORNEY

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

October 5, 2026

MS-21-2 Bradley Point Filing No. 1

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

WATER SUPPLY REVIEW AND RECOMMENDATIONS

Project Description

1. This is a proposal by Bradley Point LLC ("Applicant"), to develop an approximately 9.74 +/- acre parcel to legalize a previously illegal subdivision of land into 2 lots. The property is zoned M (Industrial).

Estimated Water Demand

2. Pursuant to the *Water Supply Information Summary* ("WSIS"), the Applicant estimated its annual water needs to serve this subdivision at 2.24 acre-feet/year for industrial uses on 0.46 acres with approximately 0.04 acre-feet/year allocated for irrigation for a total demand of 2.28 acre-feet/year. Based on these figures, the Applicant must provide a supply of 684 acre-feet of water (2.28 acre-feet/year x 300 years) to meet the County's 300-year water supply requirement for the subdivision.

Proposed Water Supply

3. The Applicant has provided for the source of water to derive from the Security Water District ("District"). As detailed in the *Security Water District Water Resources Report* updated June 23, 2025 ("*Report*"), the District's water supply is sourced from wells drilled into Widefield and Windmill Gulch Aquifer, Fry-Ark Project water, surface water rights, and a mix of various sources. The *Report* indicates that current water supplies "can support approximately 6,038 acre-feet per year of physical deliveries to Security". Applying a 10 percent contingency for climate change or other future reductions to Security's water supplies results in the calculated water system yield of 5,434 acre-feet per year. The District currently has service commitments in the amount of 3,526 acre-feet per year, leaving an available balance for new commitments of 2,621 annual acre-feet.

4. The District's General Manager provided a letter of commitment for Bradley Point Filing No. 1 dated July 2, 2026, in which the District committed to providing water service for the industrial and irrigation uses in an amount up to 6.68 acre-feet per year.

State Engineer's Office Opinion

5. In a letter dated September 15, 2026, the State Engineer reviewed the application to subdivide the 9.74 +/- acres. The State Engineer identifies Security Water and Sanitation District as the source of water for the proposed development. Further, the State Engineer stated that "[p]ursuant to Section 30-28-136(1)(h)(I) and 30-28-136(1)(h)(II), C.R.S., the State Engineer's Office offers the opinion that the proposed water supply appears to be adequate and can be provided without causing material injury to existing water rights so long as the water is used in accordance with applicable decrees and statute."

Recommended Findings

6. Quantity and Dependability. Applicant's water demand for Bradley Point Filing No. 1 is 2.28 acre-feet per year for a total demand of 684 acre-feet for the subdivision for 300 years, to be supplied by Security Water and Sanitation District. **Based on the District's available water supply of approximately 2,621 annual acre-feet, the County Attorney's Office recommends a finding of sufficient water quantity and dependability for Bradley Point Filing No. 1.**

7. Quality. The water quality requirements of Section 8.4.7.B.10 of the Code must be satisfied. Section 8.4.7.B.10.g. of the Code allows for the presumption of acceptable water quality for projects such as this where water is supplied by an existing Community Water Supply operating in conformance with Colorado Primary Drinking Water Regulations unless there is evidence to the contrary.

8. Basis. The County Attorney's Office reviewed the following documents in preparing this review: the *Water Supply Information Summary*, the *Water Resources Report* dated September 2026, the *Security Water and Sanitation District* letter dated June 23, 2025, and the *State Engineer Office's Opinion* dated September 15, 2026. 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 all future owners of lots within this filing shall be advised of, and comply with, the conditions, rules, regulations, limitations, and specifications set by the District.
- B. **Prior to recording the final plat:**
 - 1. Delete Note 10 from the face of the plat.
 - 2. Provide for review by the County Attorney's Office an updated letter of intent that removes all references to this being a dry subdivision and that addresses the water sufficiency criteria for final plats, as a typical letter of intent would.

cc: Joe Letke, Project Manager, Planner

Environmental Health Review Comments

MS212: Bradley Point Filing No. 1

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

- Subdivision of existing 9.5-acre for into 2 – 4.8-acre commercial lots. EPCPH review includes water quality finding and additional public health impacts as necessary.
- There is a finding for sufficiency in terms of water quality for drinking water obtained from this Colorado Department of Public Health and Environment, Water Quality Control Division, regulated central water supply. Widefield Water and Sanitation is assigned the PWSID# CO0121775 from the Colorado Department of Public Health and Environment. (Contingent on confirmed commitment letter)
- Radon resistant construction techniques/practices are encouraged to be used in this area. The EPA has determined that Colorado, and the El Paso County area have potentially higher radon levels than other areas of the country.
- Earthmoving activity in excess of one acre, but less than twenty-five acres, will require a Construction Activity Permit from El Paso County Public Health. Visit <https://www.elpasocountyhealth.org/licenses-permits-inspections-water-testing/air-quality/> for additional information.

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.

RESOLUTION NO. 26-

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

REQUEST TO AMEND BRADLEY POINT FILING NO. 1 TO INCLUDE A FINDING OF SUFFICIENCY WITH
REGARDS TO WATER QUALITY, QUANTITY, AND DEPENDABILITY
(MS212)

WHEREAS, Bradley Point LLC did file an application with the El Paso County Planning and Community Development Department for the approval of a Minor Subdivision Amendment for the Bradley Point Filing No. 1 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, the Board of County Commissioners of El Paso County, Colorado ("Board"), previously adopted Resolution No. 23-419, approving the Minor Subdivision for Bradley Point Filing No. 1;

WHEREAS, a finding of sufficient water supply in terms of quantity, quality, and dependability is hereby postponed until such time that the applicant requests to utilize the property for uses which use water. At that time, the applicant will be required to provide a subsequent plat amendment including documentation 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 Land Development Code and shall make a request to the Board of County Commissioner for a finding of water sufficiency.

WHEREAS, the applicant has since obtained a finding of water sufficiency with regards to water quality, quantity, and dependability from the County Attorney's Office;

WHEREAS, a public hearing was held by the El Paso County Board of County Commissioners on November 12, 2026; and

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of El Paso County, Colorado, hereby approves the Minor Subdivision application for the Bradley Point Filing No. 1 Subdivision;

BE IT FURTHER RESOLVED that the conditions and notations from Resolution No. 23-419 shall be placed upon this approval.

DONE THIS 12th day of November, 2026, at Colorado Springs, Colorado.

Resolution No.
Page 2

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
Chair

By: _____
County Clerk & Recorder

EXHIBIT A

LOT 1 BRADLEY POINT FIL. NO. 1

LOT 2 BRADLEY POINT FIL. NO. 1