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RECORD OF ADMINISTRATIVE ACTION

APPROVAL OF AN AMENDMENT TO THE
SPRINGS EAST AIRPORT PLANNED UNIT DEVELOPMENT
(PUD261)

WHEREAS, Robert Austin with R. Austin Architect, LLC on behalf of Cory Steinke and Debbie Privette, being President and Secretary respectively of the Springs East Airport, did file an application with the El Paso County Planning and Community Development Department for the approval of an amendment to the Springs East Airport Planned Unit Development (PUD) 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, pursuant to § 30-28-133.5 (1.5), C.R.S., a Board of County Commissioners may delegate to one or more County administrative officials the authority to approve or deny final plats, amendments to final plats, and correction plats provided certain criteria have been met; and

WHEREAS, § 4.2.6.H. of the El Paso County Land Development Code ("Code"), amended by the Board of County Commissioners of El Paso County, Colorado ("Board") on August 27, 2019 pursuant to Resolution No. 19-329, delegates to the Planning and Community Development Department Director ("Director") the authority to approve minor amendments to an approved PUD pursuant to the provisions of the Code which is determined will have no foreseeable effect beyond the property boundary; and

WHEREAS, on November 2, 2026 the Director reviewed the studies, reports, plans, designs, documents and other supporting materials submitted with respect to the above application; and

WHEREAS, based on the evidence, exhibits, consideration of the master plan for the unincorporated area of the County, 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, and comments by the general public, the Director finds as follows:

1. The application was properly submitted for consideration by the Planning and Community Development Department Executive Director.

2. Proper publication, and public notice were provided as required by law for the administrative review of the application by the Planning and Community Development Department Director.

3. The administrative review of the application by the Planning and Community Development Department Director was extensive and complete, all pertinent facts, matters and issues were submitted and reviewed, and all interested persons were provided a fourteen-day (14) time period to submit comments.

4. All exhibits were received into evidence.

WHEREAS, in approving an amendment to a Planned Unit Development, the Planning and Community Development Department Director finds that the application meets the applicable criteria of approval listed in Section 4.2.6.D. of the Land Development Code ("Code") (as amended).

The El Paso County Planning and Community Development Department Director, therefore, APPROVES the final plat application for an amendment to the Springs East Airport Planned Unit Development.

DONE THIS 2nd day of November, 2026, at Colorado Springs, Colorado.

MEGGAN HERINGTON, EXECUTIVE DIRECTOR
EL PASO COUNTY PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT

EXHIBIT A

LEGAL DESCRIPTION

Legal Description

A PARCEL OF LAND LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER, AND THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN SITUATED IN THE COUNTY OF EL PASO, STATE OF COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE S 89°57'01" W A DISTANCE OF 2641.93 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE S 89°57'16" W A DISTANCE OF 465.48 FEET; THENCE N 00°30'54" E A DISTANCE OF 1781.97 FEET; THENCE S 89°57'16" W A DISTANCE OF 855.57 FEET; THENCE N 00°30'54" E A DISTANCE OF 858.70 FEET; THENCE N 89°59'22" E A DISTANCE OF 1315.25 FEET TO THE CENTER OF SAID SECTION 35; THENCE N 89°58'53" E A DISTANCE OF 1315.37 FEET; THENCE N 00°16'03" E A DISTANCE OF 2638.78 FEET; THENCE S 89°58'39" E A DISTANCE OF 1309.60 FEET TO THE NORTHEAST CORNER OF SAID SECTION 35; THENCE S 00°08'40" W A DISTANCE OF 2638.07 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 35; THENCE S 00°08'40" W A DISTANCE OF 2638.07 FEET TO THE POINT OF COMMENCEMENT. SAID PARCEL CONTAINING 284.099 ACRES OF LAND MORE OR LESS.