

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR
PLANNING AND COMMUNITY DEVELOPMENT

APPROVAL OF A CHANGE IN WATER SUPPLY FOR RETREAT AT PRAIRIERIDGE FILING NOS. 1-3
PRELIMINARY PLAN (SP263)

WHEREAS, Classic SRJ Land LLC, did file an application with the El Paso County Planning and Community Development Department for the approval of a change in water supply in conjunction with a Preliminary Plan for the Retreat at PrairieRidge Filing Nos. 1-3 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 original Preliminary Plan approved a water demand of 70.93 AF/year. The proposed amendment will allow 77.56 AF/year. This is a 9.3% increase in the overall central water demand for the Preliminary Plan. This increase in central water demand accounts for an increase in irrigation demand in Filing Nos. 1 & 2 and subtracts the water demand of Filing No. 3 as the water source for Filing No. 3 is from individual wells, not central water supply. A change in water supply for Filing No. 3 from central water to individual water supply (wells) was previously been approved on December 10, 2025 (PCD File SF2520);

WHEREAS, The State Water Engineer, provided comments that "there appears to be no substantive water related changed that would require an amended comment letter," on May 20, 2026;

WHEREAS, pursuant to § 8.4.7.E 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

Record of Administrative Action
Retreat at PrairieRidge Filing No. 1-3 Change in Water Supply
SP263

("Director") the authority to approve Changes in Water Supply that are deemed NOT substantial pursuant to the provisions of the Code; 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, § 2.2.4 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 Final Plats, Vacations, Replats, and Final Plat Amendments pursuant to the provisions of the Code; and

WHEREAS, based on the evidence, exhibits, documentation provided in support of the application, 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. Administrative Determination of Whether Change is Not Substantial. Factors to consider in this determination included, but are not limited to:
 - i. The percent increase or decrease in water demand or water availability; or
 - ii. The absolute quantity increase or decrease in the water demand or water availability.

WHEREAS, Administrative Approval of Change is Granted.

The El Paso County Planning and Community Development Department Director, therefore, APPROVES the minor change to water supply for the Retreat at PrairieRidge Filing No. 1-3 Preliminary Plan.

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DONE THIS 10th day of June 2026 at Colorado Springs, Colorado.

Mindy Schulz, Deputy Director
El Paso County Planning and Community Development Department

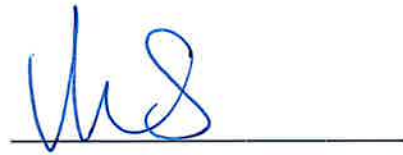
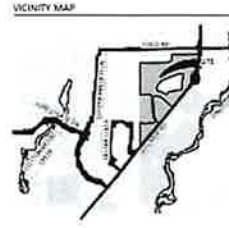
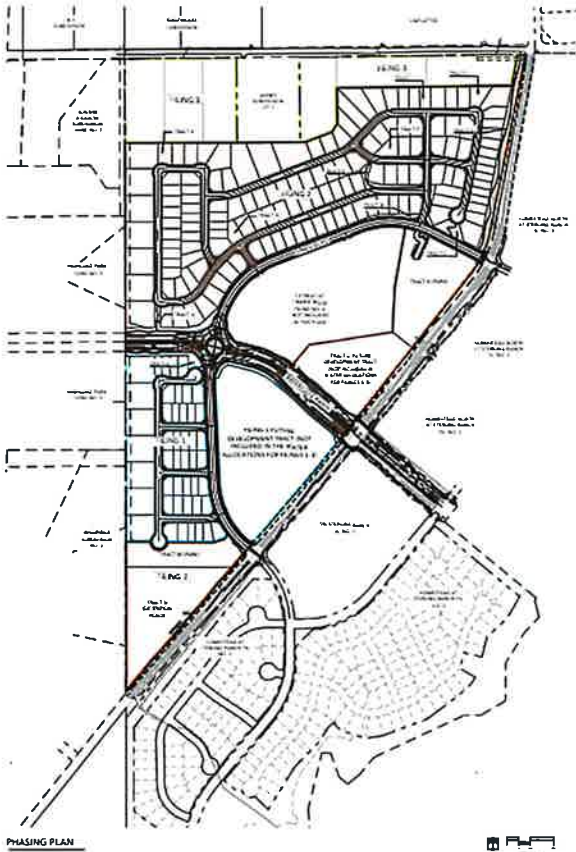


EXHIBIT A

RETREAT AT PRAIRIE RIDGE FILINGS 1-3

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO
PRELIMINARY PLAN AMENDMENT TO INCREASE WATER DEMAND



PROJECT TEAM

OWNER: NIS
 1110 N. LINCOLN AVE. SUITE 200
 COLORADO SPRINGS, CO 80905
 P: 719.575.1000
 WWW.NIS.COM

ARCHITECT: NIS
 1110 N. LINCOLN AVE. SUITE 200
 COLORADO SPRINGS, CO 80905
 P: 719.575.1000
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SITE DATA

FILE NUMBER & NUMBER: 1-3-2017-0001
TOTAL AREA: 108.87 AC
NET SITE AREA: 108.87 AC
EXISTING USE: RESIDENTIAL DEVELOPMENT
PROPOSED USE: RESIDENTIAL DEVELOPMENT

FILING 1

- NET SITE AREA: 108.87 AC
- TOTAL WATER DEMAND (ANNUAL): 11,112,000 GAL
- NET WATER DEMAND (ANNUAL): 11,112,000 GAL

FILING 2

- NET SITE AREA: 108.87 AC
- TOTAL WATER DEMAND (ANNUAL): 11,112,000 GAL
- NET WATER DEMAND (ANNUAL): 11,112,000 GAL

TOTAL PASSIVE & ACTIVE IRRIGATION (FILINGS 1 & 2 COMBINED)

- ACTIVE IRRIGATION: 2,342 ACRES
- PASSIVE IRRIGATION: 1,000 ACRES
- TOTAL WATER DEMAND (ANNUAL): 11,112,000 GAL
- NET WATER DEMAND (ANNUAL): 11,112,000 GAL

FILING 3

- NET SITE AREA: 108.87 AC
- TOTAL WATER DEMAND (ANNUAL): 11,112,000 GAL
- NET WATER DEMAND (ANNUAL): 11,112,000 GAL

SHEET INDEX

NUMBER	TITLE	DESCRIPTION
1	PHASING PLAN	

RETREAT AT PRAIRIE RIDGE FIL. 1-3

PRELIMINARY PLAN AMENDMENT TO INCREASE WATER DEMAND

PHASING PLAN

PP1.01

1 of 1