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July 2, 2026

PUDSP-26-1 The Villages at Sterling Ranch
Minor Subdivision

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

WATER SUPPLY REVIEW AND RECOMMENDATIONS

Project Description

1. This is a proposal by Classic SRJ Land, LLC (“Applicant”), to amend a previously approved PUDSP application, PUDSP226. The applicant received approval to subdivide an approximately 39-acre tract of land (“the property”) into 227 residential lots. The original project included 54 duplex units, 135 single-family units, and up to 38 possible accessory dwelling units (ADUs). The applicant now wishes to add an option for 135 ADUs above optional detached garages for the 135 single-family units. The property is currently zoned PUD (Planned Unit Development).

Estimated Water Demand

2. Pursuant to the *Water Supply Information Summary* (“WSIS”), the Applicant estimated its annual water needs to serve this subdivision at 73.21 acre-feet/year comprised of 62.28 acre-feet/year for indoor use, 4.84 acre-feet/year for active irrigation, and 6.10 acre-feet/year for passive irrigation. Based on the above, the Applicant must provide a supply of 21,963 acre-feet of water (73.21 acre-feet/year x 300 years) to meet the County’s 300-year water supply requirement for the subdivision.

In PUDSP226, the estimated water demand was 67.64 acre-feet/year, comprised of 62.8 acre-feet/year for indoor use and 4.84 acre-feet/year for active irrigation. Despite the significant increase in the number of possible ADUs, the applicant states that water demand for indoor use is not affected because it is calculated based on lot size. The decrease in the demand for indoor use is based on the previous misclassification of 10 lots as larger in size.

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Proposed Water Supply

3. The Applicant has provided for the source of water to derive from the Falcon Area Water and Wastewater Authority (“FAWWA” or “Authority”). The *Water Resources Report* (“Report”) indicates the Authority’s water supply is sourced from on-site non-tributary water rights, including water from Denver, Arapahoe and Laramie-Fox Hills aquifer wells. The *Report* indicates that the current developed physical supply is 1,960.33 annual acre-feet/300 years. The total water commitment is currently at 1,157.08 annual acre-feet/300 years as of March 20, 2026. There is thus a net excess of currently available water of 803.25 acre-feet/300 years.

4. The Falcon Area Water & Wastewater Authority provided a letter of commitment for The Villages at Sterling Ranch dated March 20, 2026, in which the Authority committed to providing water service for an annual water requirement of 73.21 acre-feet/year.

State Engineer’s Office Opinion

5. In a letter dated May 14, 2026, the State Engineer’s Office reviewed the application for the subdivision of the 39-acre parcel into 227 high density residential lots. The State Engineer stated that “[t]he source of water for the proposed development is to be served by Falcon Area Water and Wastewater Authority” and noted that, according to their records, FAWWA has 747.55 acre-feet/year of uncommitted supply. Further, the State Engineer stated that “. . . pursuant to section 30-28-136(1)(h)(I) and section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.”

Recommended Findings

6. Change in Water Supply. Section 8.4.7 (E)(2) of the Land Development Code allows the PCD Director to make an administrative determination as to whether a proposed change in water supply for an approved subdivision is substantial. **Based on the increase of annual water demand from 67.64 acre-feet to 73.21 acre-feet, an increase of 8.2%, , the County Attorney’s Office recommends that the PCD Director find that the proposed change in water supply is not substantial.**

7. Recommendation of Approval. Under Section 8.4.7 (E)(4), if the change is found to be not substantial, the PCD Director may go on to approve or deny the requested change in water supply. **Based on FAWWA’s available water supply of 747.55 acre-feet (using the State Engineer’s more conservative figure), the County Attorney’s Office recommends that the proposed change in water supply be approved, with the following condition:**

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.

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 August 2024, the *Falcon Area Water & Wastewater Authority* letter dated April 15, 2024, and the *State Engineer Office's Opinion* dated December 12, 2024. 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.***

cc: Kari Parsons, Project Manager, Planner