

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

APPROVAL OF A CHANGE IN WATER SUPPLY FOR RETREAT AT PRAIRIERIDGE FILING NO. 3 (SF2520)

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 Final Plat for the Retreat at PrairieRidge Filing No. 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, 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 ("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

Record of Administrative Action
Retreat at PrairieRidge Filing No. 3 Change in Water Supply
SF2520

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. 3 Final Plat.

DONE THIS 10th day of December 2025 at Colorado Springs, Colorado.

 on behalf of
Meggan Herington, Executive Director

El Paso County Planning and Community Development Department

Record of Administrative Action
Retreat at PrairieRidge Filing No. 3 Change in Water Supply
SF2520

7.THENCE SOUTH 89°13'29" WEST A DISTANCE OF 36.40 FEET TO THE EASTERLY LINE OF JAYNES SUBDIVISION RECORDED DECEMBER 20, 1984 IN PLAT BOOK X-3 AT PAGE 96 OF SAID EL PASO COUNTY RECORDS, SAID POINT ALSO BEING POINT "A";

THENCE NORTH 00°46'54" WEST, ON SAID EASTERLY LINE, A DISTANCE OF 544.39 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SECTION 28;

THENCE NORTH 89°13'54" EAST, ON SAID NORTH LINE, A DISTANCE OF 1,406.78 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 351,834 SQUARE FEET (8.07700 ACRES) AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

TOGETHER WITH

PARCEL 2

COMMENCING AT POINT "A" IN THE ABOVE-DESCRIBED PARCEL, SAID POINT BEING THE SOUTHEASTERLY CORNER OF AFORESAID JAYNES SUBDIVISION;

THENCE SOUTH 89°13'29" WEST, ON THE COMMON LINE OF SAID JAYNES SUBDIVISION AND AFORESAID RETREAT AT PRAIRIERIDGE FILING NO. 2, A DISTANCE OF 400.05 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°43'27" WEST, ON THE NORTHERLY LINE ON SAID RETREAT AT PRAIRIERIDGE FILING NO. 2 A DISTANCE OF 722.15 FEET TO THE WEST LINE OF THE EAST HALF OF AFORESAID SECTION 28;

THENCE NORTH 00°16'33" WEST, ON SAID WEST LINE, A DISTANCE OF 538.25 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 28;

THENCE NORTH 89°13'54" EAST, ON SAID NORTH LINE, A DISTANCE OF 717.48 FEET TO THE WESTERLY LINE OF AFORESAID JAYNES SUBDIVISION;

THENCE SOUTH 00°46'12" EAST, ON SAID WESTERLY LINE, A DISTANCE OF 544.44 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 389,660 SQUARE FEET (8.94536 ACRES) AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

CONTAINING A TOTAL CALCULATED AREA OF 741,494 SQUARE FEET (17.02236 ACRES).

