

MEMORANDUM

TO: Andrew Mullet

FROM: Matt Bliss, PE (DiNatale Water Consultants)

SUBJECT: Water Resources Report for Pyramid Mountain Road (Parcel 8323000026)

DATE: February 25, 2026 (Revised May 6, 2026, September 14, 2026)

The proposed development at the above-referenced parcel (Property) will obtain its water supply from Colorado Springs Utilities (CSU). The Property is approximately 17 acres located in the SW1/4 of Section 23, Township 13 South, Ranch 68 West of the 6th PM in El Paso County and includes proposed construction of a single-family residence, barn, and at a later date, a guest house. Outdoor irrigation is anticipated to be limited using low-water use vegetation with minimal hose watering. The Property was recently included in the Cascade Metro District No. 1 (Cascade). Cascade is the original water provider for the area but turned over all water delivery infrastructure to CSU in 2020¹. Cascade currently exists only to collect revenue from property in the district to pay for water distribution system improvements that were required for CSU to take over water delivery obligations in the area. **Figure 1** shows the CSU water delivery infrastructure, including importantly an 8-inch ductile iron pipe (DIP) in Pyramid Mountain Road, adjacent to the Property. There are two fire hydrants adjacent to the Property.

Two water availability letters (dated August 26, 2025 and September 2026) from CSU indicate that water service is available to the Property. The letters indicate water is available on a first-come, first-served basis. I contacted CSU representatives who indicated that obtaining a water contract would simply be a matter of making payment for the water taps. I obtained an estimate of these fees from CSU (attached). Upon payment of these fees, the water supply will be committed to the property by CSU. CSU personnel indicated that the availability letter is their version of a will-serve notice and their first-come, first-served policy is their long-standing position and there is no lack of water supply to commit upon payment of fees at this time (see also correspondence between CSU and Division of Water Resources staff, email August 18, 2026, attached).

¹ <https://cascademd1.colorado.gov/faqs>

El Paso County development code Section 8.4.7 includes several requirements related to proof of water supply for the proposed development to be presented in a water resources report. The purpose of the water resources report is to “provide the data necessary for the Planning Commission and the BoCC to determine whether the proposed water supply is sufficient in terms of quality, quantity, and dependability...” This letter and attachments serves as the water resources report.

Provision of water by CSU to the property is sufficient to conclude water is available, dependable and of sufficient quality for the proposed residential uses. CSU is the largest water provider in El Paso County and one of the largest water providers in the state of Colorado. CSU’s water supply system includes multiple reservoirs, sources of water from the Pikes Peak watershed, Arkansas River, and headwaters of the Colorado River basin. CSU’s 2017 Integrated Water Resources Plan² shows that overall system water use has declined since its peak in approximately 2000 from 93,000 acre-feet per year (AFY) to roughly 70,000 AFY in 2015. CSU has water supply plans to provide for future growth up to 159,000 AFY.

After additional information was requested by El Paso County and the Colorado Division of Water Resources (DWR), CSU provided the DWR with extensive information about its water rights, yields, storage amounts and current water demands. The DWR conclusions are summarized in **Table 1**. The DWR concluded that CSU has 66,405.1 AF of supply which is sufficient to serve the 0.7 AF of demand for the proposed lot. The DWR provided CSU with email correspondence that shows it concurs that there is sufficient supply and CSU issued an updated water supply letter in September 2026 (correspondence and letter attached). Note that although the DWR determined this amount of water is available, in its 2017 Integrated Water Resources Plan referenced above, additional minimum storage requirements reduce the total supply to 95,000 AF per year. Current water demands are approximately 70,000 AF per year, resulting in approximately 25,000 AF of water available, which is sufficient to supply up to 0.7 AF to the Property. Even if the more conservative demand of 88,000 AF assumed by the DWR were used, the result would be approximately 7,000 AF of water available, which is also sufficient to serve the 0.7 AF demand of the Property.

² <https://www.csu.org/hubfs/Document%20Library/IWRP.pdf?hsLang=en>

Table 1. Summary of DWR conclusions regarding CSU water supply.

CSU System Parameter	Amount (AF)
Dry-Year Water Right Yield	51,981.1
Minimum System Storage Level (1990-2025)	102,424.0
Annual Demand	88,000.0
Available Supply	66,405.1
Proposed Lot Demand	0.7
Remaining Supply	66,404.4

The following sections address additional requirements of Section 8.4.7.

8.4.7(B)(3)(b): Quantity of water. Water demand at the Property will be met by CSU. The single-family home will utilize low-water use (xeriscape) landscaping with minimal hose watering. Thus, the majority of the water demand will be from indoor use. The primary home is approximately 2,800 square feet with 3.5 bathrooms. Water demand for indoor use can be conservatively estimated at 6,000 gallons per month (72,000 gallons per year). Including up to 8,000 gallons for low-use outdoor watering, annual water demand would be 80,000 gallons, equivalent to 0.25 acre-feet (AF). The indoor water use component aligns with estimates from several Front Range water providers. See below for discussion of water use using the default El Paso County or Division of Water Resources (DWR) amounts.

The proposed development includes a barn and a future guest house. The future guest house is anticipated to have 1.5 bathrooms. No livestock is currently planned for the barn. To assess potential future maximum demand, we assumed full occupancy of a future guest house and limited livestock watering associated with the barn. Guest house water use would be lower than the primary house due to smaller size and lower number of bathrooms, conservatively estimated at 4,000 gallons per month for indoor use and another 4,000 gallons for similar limited outdoor watering use as the primary home (52,000 gallons). We estimated livestock watering for four large domestic animals at 0.05 AF pursuant to the Guide to Colorado Well Permits, Water rights, and Water Administration, adding 16,000 gallons per year. In total, maximum anticipated water demand for the property is 148,000 gallons per year, equivalent to 0.45 AF per year.

El Paso County has a presumptive indoor use of 0.26 AF for indoor use (approximately 85,000 gallons per year or about 7,100 gallons per month) which in our experience is significantly higher than typical indoor residential use. The DWR standard rate of 0.3 AF for household use is even higher. In our opinion, both these estimates neglect per capita water use reduction over the past 25 years due to increased water conservation efforts, including low-water use plumbing fixtures being incorporated into building codes. Furthermore, both El Paso and the DWR use 0.05 AF per 1,000 square feet of irrigated area. This is equivalent to 30 inches of water application which is typical of turf, not low-water use plantings. The homeowner is proposing to install low-water use irrigation on a limited

basis, therefore 0.05 AF for irrigation would be sufficient for more than 1,000 square feet of low water use landscaping. We used this value as a conservatively high irrigation amount. Using the El Paso or DWR estimates, total water use (standard indoor use) for both the primary and guest house plus 0.05 AF for outdoor irrigation and 0.05 AF for stock watering use would result in annual water requirements of 0.62 to 0.70 AF per year, respectively.

A typical ¾-inch tap from CSU is capable of supplying more than 0.70 AF amount of water annually although a 1-inch tap may be desired to ensure flow and pressure at the residences, depending on the plumbing system design of the residences. Figure 1 shows the location of the existing CSU water mains adjacent to the property. A larger tap size may be desired for instantaneous flow demands at the primary and guest house, to be determined by the mechanical engineer of record. The development is not proposing to use any on-site groundwater or surface water resources as part of the total water supply. There are no existing wells on the property.

As shown in Table 1, CSU has sufficient water available for the Property. A list of CSU water rights is attached.

8.4.7(B)(3)(c): Dependability of water supply. Subpart i) The water availability letters from CSU in conjunction with the tap fee estimate and discussions with CSU personnel provides proof of the right to acquire the water tap from CSU. **Subparts ii and iii)** CSU has extensive financial and water supply resiliency analysis typical of a large public utility. Additional specific information on the CSU water supply system is available on their website (www.csu.org/water-service) and in the integrated water resources plan referenced above. **Subpart iv)** not applicable – groundwater is not the source of water. **Subpart v)** 1) water service availability letters, DWR correspondence, and estimate of tap fees from CSU are attached. 2) CSU's address is 1521 South Hancock Expressway, MC 1812, Colorado Springs, CO 80903. Item 3) Current capacity of the CSU system as quantified by the DWR is 154,705.1 AF. Item 4) Current use is approximately 70,000 AF per year, although 88,000 AF was used in Table 1 to replicate water use in a recent dry year (2012). Item 5) Up to 0.7 AF per year is the demand at the Property. As summarized in Table 1, The DWR determined that CSU has 66,405.1 AF available, which will fall to 66,404.4 AF after service to the Property is considered. **Subpart vi)** Short-term supply for fire is evidenced by the fire hydrants located on Pyramid Mountain Road (see Figure 1). CSU personnel confirmed that flow from the northern of the two hydrants is 1,100 gallons per minute. Flow information was not readily available for the southern hydrant.

8.4.7(B)(3)(d): Information Regarding Sufficient Quality. As a public water provider for the majority of the population of El Paso County, CSU meets and exceeds drinking water

quality standards. The most recent version of its water quality report is available on its website³.

8.4.7(B)(3)(e): Public and Private Commercial Water Providers. The Property will be served by CSU, the largest water provider in El Paso County. Abundant information related to the utility's ability to serve water to hundreds of thousands of current and future residents is available in the above-references integrated water resources plan and on CSU's website (www.csu.org/water-service). CSU provided the DWR with information regarding its water rights, yields, storage and demands as summarized above in Table 1. CSU has provided two letters indicating water is available for the Property, subject to payment of tap fees.

8.4.7(B)(3)(f): Review of Water Resource Report. The DWR provided a comment letter in response to a previous water resources report provided for the Property. The DWR letter states that it has not received an update from the Cascade Metro District since 2006 and therefore cannot comment on water availability. As described above, Cascade transferred water service to CSU in 2006 and no longer provides water service. The DWR also notes that the CSU water availability letter did not make a specific water commitment. As explained above, CSU will commit the water upon payment of the applicable tap fees shown in the water tap fee estimate. The DWR reviewed the extensive information related to water rights yields, storage amounts, and demand to determine that CSU has sufficient supply for the Property (see correspondence between DWR and CSU staff, and September 2026 commitment letter).

8.4.7(B)(4)(d): Documents Needed for Review by the OCA. This provision lists many documents needed for review, including well permits, water rights decrees and state engineer's office opinions. Water for the property will be provided by CSU. No on-site groundwater or surface water will be used for the water supply and no water rights are sought by the property owner. CSU owns many water rights to supply its system and individual evaluation of each CSU water right was performed by the DWR to determine CSU's ability to provide a water supply of sufficient quantity, dependability, and quality to the Property. A list of CSU's water rights is attached.

8.4.7(B)(5): Finding of Sufficient Dependability. All of CSU's water supply is considered renewable because it is derived from surface water sources and does not rely on non-renewable groundwater in the Denver Basin aquifers. A list of CSU's water rights is attached. Annually renewable sources are considered to have a minimum life of 300 years (see 8.4.7(B)(9)(a)(i)). This also addresses the 300-year requirement in 8.4.7(B)(7)(b).

Specific Commitment: The County attorney provided a comment that the CSU commitment letters state that "water service is presently available, it does not affirmatively

³ <https://www.csu.org/hubfs/Document-Library/Water-Quality-Report.pdf?hsLang=es>

make a commitment, even conditionally, to provide a specifically identified amount of water, as required by the Code.” As described above, CSU does not make commitments until a water meter is installed. The commitment letters both indicate that CSU has sufficient water to provide the Property, conditioned on an application for and payment of fees for such service. See additional explanation in the correspondence between CSU staff member J. Bishop to DWR staff member K. Anderson on August 18, 2026. Based on the information provided by CSU, the water is available and will be committed once the appropriate paperwork and fees are paid. In my opinion, this satisfies the County requirements for a commitment letter from a public water provider.

Conclusion:

- The Property will be served water by Colorado Springs Utilities (CSU).
 - CSU provided letters dated August 26, 2025 and September 2026 stating water is available to the Property on a first-come, first served basis. Water is available and will be committed upon payment of the applicable tap fee.
 - An existing CSU water main is located in Pyramid Mountain Road, adjacent to the Property.
 - Two fire hydrants are located on Pyramid Mountain Road, adjacent to the Property
 - The DWR reviewed CSU’s water rights, yields, storage levels, and demands and concluded that over 66,000 AF of water is available, which is sufficient to serve the 0.7 AF demand at the Property.
 - CSU provided more conservative estimates of water available as compared to the DWR analysis which considered minimum storage requirements. Under these more conservative assumptions there is approximately 25,000 AF of water available under current demand of 70,000 AF per year and 7,000 AF of water available under conservatively higher demands of 88,000 AF per year. Both scenarios show there is sufficient water for the Property.
- The water supply provided by CSU is sufficient to provide:
 - Quantity of water needed (0.45 up to 0.7 AFY)
 - Dependability of water supply (multiple sources, major regional water provider with extensive planning and resiliency planning efforts, confirmation from DWR). Renewable surface water source is considered to have a minimum life of 300 years.
 - Quality of water (large municipal water provider exceeds drinking water standards)

Please feel free to provide this letter to the County and if needed, representatives from the County can contact me directly at the phone number on the bottom of the first page of this letter.

Attachments:

Correspondence between CSU and DWR July 1, 2026 through August 26, 2026, including attached spreadsheet with CSU water rights, yields, historical storage, historical demands (Colorado Springs Utilities – Water Supply w Storage.xlsx)

Commitment letter from CSU, August 2025.

Commitment letter from CSU, September 2026.

Estimate of Tap Fees

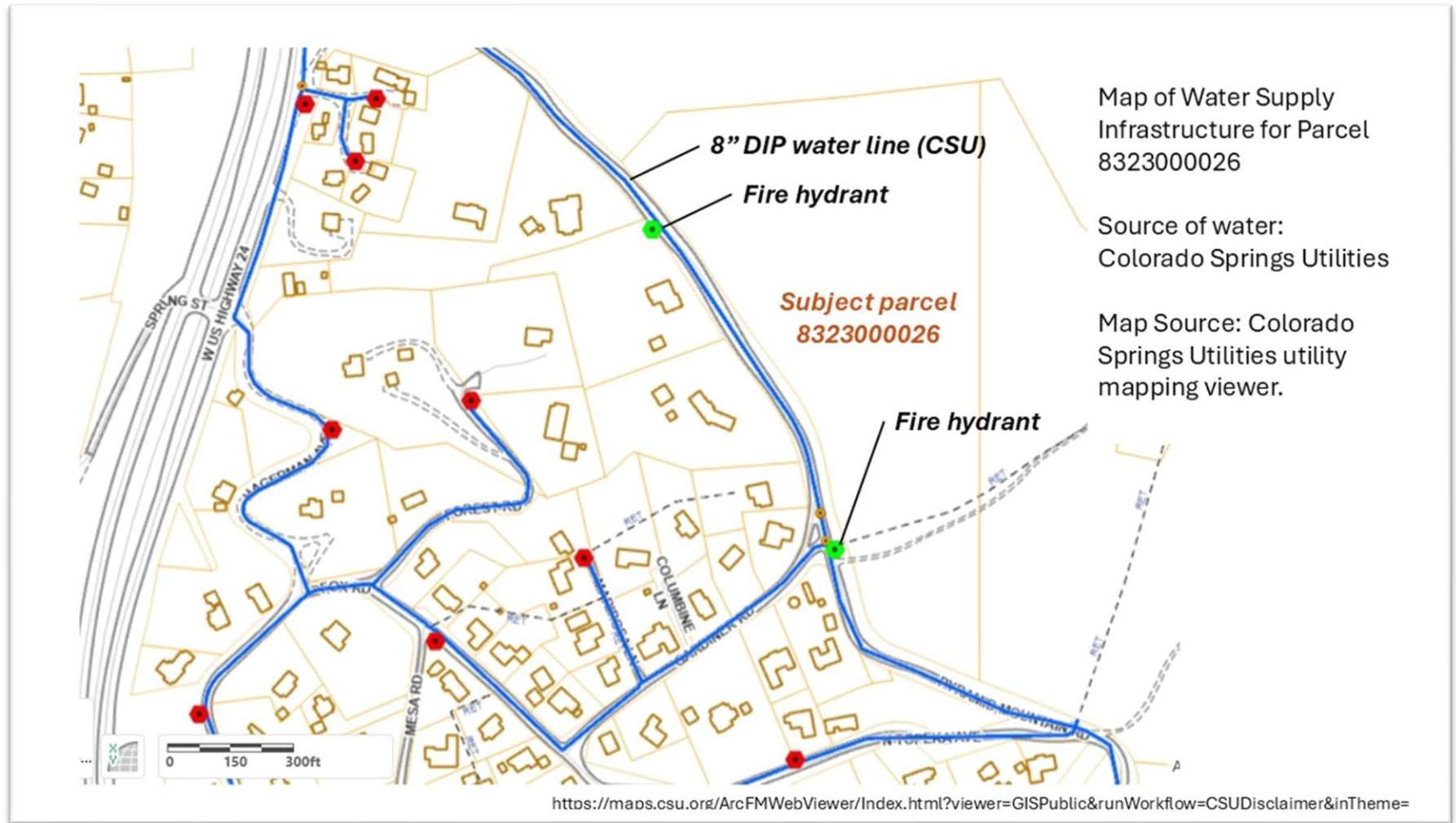


Figure 1. Water Supply Infrastructure near the Property



**Colorado Springs Utilities
Development Services**

1521 South Hancock Expressway, MC 1812
Colorado Springs, CO 80903
Main: 719-668-8259

August 26, 2025

Andy Mullet
845 Uintah Bluffs Pl
Colorado Springs, CO 80904

RE: Availability of utility service to property located outside Colorado Springs City limits as follows:

The parcel(s) of land with Tax Schedule No(s) 8323000026, located in Section 23, Township 13 South, Range 68 West, of the 6th Principal Meridian, County of El Paso, Colorado.

Dear Andy Mullet,

The above referenced property is located outside the City of Colorado Springs city limits; yet it is located within the Colorado Springs Utilities' electric and water service territory, and as such, can be provided with electric and water services by Colorado Springs Utilities. These services are presently available to meet the demands anticipated because of the proposed development, subject to the conditions presented in this letter.

Connections to Utilities' system are contingent upon the customer meeting all the requirements of the Utilities' tariffs and City of Colorado Springs ordinances that are in effect for each requested utility service at the time the application for service is made by the customer and formally accepted by the Utilities. Connection requirements may include provisions for necessary line extensions and/or other system improvements, and payment of all applicable system development charges, recovery agreement fees and other fees applicable to the requested service.

Although Colorado Springs Utilities diligently seeks to expand facilities as necessary to meet anticipated load growth, Colorado Springs Utilities' services are provided to eligible customers at the time of connection to the distribution system on a "first come, first served" basis after acceptance of the customer's application as described above. In certain instances, our services and system capacities are limited. Accordingly, no specific allocations or amounts of Colorado Springs Utilities' facilities or supplies are reserved to serve the subject property and no commitments are made as to the availability of utility service at future times.

If you have any questions or concerns, please contact me at bmludiker@csu.org.

Sincerely,

Blanche M Ludiker
Engineering Support Specialist
Colorado Springs Utilities
Utilities Development Services



Colorado Springs Utilities
Utility Development Services
1521 South Hancock Expressway, Mail Code 1812
Colorado Springs, Co 80903
Main #719-668-8259

September __, 2026

Andy Mullet
845 Uintah Bluffs Pl
Colorado Springs, CO 80904

RE: Availability of utility service to property located outside Colorado Springs City limits as follows:

The parcels of land with Tax Schedule No.8323000026, located in Section 23, Township 13South, Range 68 West, of the 6th Principal Meridian, County of El Paso, Colorado.

Dear Mr. Mullet,

The above referenced property ("Subject Property") is located outside the City of Colorado Springs city limits; yet it is located within the Colorado Springs Utilities' electric and water service territory, and as such, can be provided with electric and water services by Colorado Springs Utilities ("Springs Utilities"). Springs Utilities currently has sufficient energy and water supplies and capacity in its water and electric systems to meet the anticipated demands of the Subject Property subject to you applying for and receiving approval of an application for such services.

Connection to Springs Utilities' electric and water systems is subject to approval of a service application and compliance with all applicable Springs Utilities tariffs, City of Colorado Springs codes, ordinances, rules and regulations in effect at the time the application is submitted and accepted.

To qualify for service, customers must meet all current connection requirements, which may include constructing necessary line extensions or system improvements and paying applicable system development charges, recovery agreement fees, and other service-related fees.

Customers must also provide documentation demonstrating that all required State, County, and local approvals for property development have been obtained prior to service connection. Springs Utilities provided the Colorado Division of Water Resources (Division) with documentation demonstrating that it has sufficient water supplies to meet the current and future water demands for the Subject Property and understands that the Division has concluded that Springs Utilities has sufficient water supplies to meet the current and future needs of the Subject Property.

Although Springs Utilities diligently seeks to expand facilities as necessary to meet anticipated load growth, Springs Utilities' services are provided to eligible customers at the time of connection to the distribution system on a "first come, first served" basis after acceptance of the customer's application as described above. Accordingly, no specific allocations or amounts of Springs Utilities' facilities or supplies are reserved to serve the Subject Property and no commitments are made as to the availability of utility service until the applications for service have been approved.

If you have any questions or concerns, please contact me at maroberts@csu.org.

Sincerely,
Matthew Roberts
Colorado Springs Utilities
Development Services



2880 International Cir, Ste 210
Colorado Springs, Colorado 80910

2026 Development Charge Estimate | Single-Family Outside City Limit Rates Customer Contract Administration

2/25/2026

Date: 2/25/2026
Prepared For: Matt Bliss
Phone No.: 303-885-8329
E-mail address: matt@dinatalewater.com
Property Address: TSN 8323000026
Lot Size 15.83 Acres **Water Meter Size:** 3/4"

Water Development Charge	\$	16,424.00
Water Resource Fee	\$	11,927.00
Water Recovery Fees:	\$	-
Wastewater Development Charge	\$	-
Wastewater Recovery Fees:	\$	-
Wastewater Permit	\$	160.00
Gas Res Inspect/Connect Fee	\$	-
Elec Res Inspect/Connect Fee	\$	585.00
Temporary Electric Fee (If Needed)	\$	260.00
Recovery Agreement Processing Fee	\$	-
Total Due	\$	29,356.00

Comments:

- Prior to payment you will need to request an address via Enumerations 719-327-2930
- If electric is done overhead there will be no electric inspection/connection fee.
- Physical Water Tap will be required:
 - 3/4" tap - \$525.00
 - 1" tap - \$600.00

Prepared By: Andrea / Reviewed by:BS

For assistance with Utilities charges and fees, please contact Customer Contract Administration @ 719-668-8111 or visit [csu.org](https://www.csu.org)

For assistance with Land/Community Development fees and requirements, please contact 719-385-5375

This quote is to be used as an estimate only based upon information provided. Any change requires a revised estimate. Fees are subject to change upon City Council approval and approval by Utilities of Recovery Agreement Charges. Actual fees will be finalized upon application for service and receipt of payment. Owner/Developer is responsible for all costs, including construction, of the water and wastewater extensions, service lines, and other facilities as necessary to tie to the existing facilities.

****Please note we are unable to accept checks containing lien waivers****