

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

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.

A water availability letter dated August 26, 2025 from CSU indicates that water service is available to the Property. The letter indicates 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.

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

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

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 88,000 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.

There are several requirements in Section 8.4.7 intended to demonstrate water availability, dependability and water quality. In my opinion, the provision of water by CSU directly responds to all such requirements and makes many of the requirements unnecessary. There is no question that water service from CSU satisfies all criteria for quantity, quality, and dependability. Nonetheless, the following are responsive to these requirements in 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. 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.

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

A typical ¾-inch tap from CSU is capable of supplying more than 0.45 AF amount of water annually. 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.

8.4.7(B)(3)(c): Dependability of water supply. Subpart i) The water availability letter 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 letter and estimate of tap fees from CSU is attached. 2) CSU’s address is 1521 South Hancock Expressway, MC 1812, Colorado Springs, CO 80903. Items 3) through 5) are not readily available from CSU. As described in the above-referenced CSU integrated water resources plan, CSU currently provides 70,000 AFY which is lower than its system peak water use in 2000 of roughly 88,000 AFY, which it considers its baseline water supply. As a municipal water provider, CSU provides water on a year-round continuous basis. Based on the information in the plan and the service availability letter it clear that CSU is able to commit 0.45 AF of water to this development. **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. Although CSU does not appear to have a single general water resources report as requested under this section, 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 has provided a letter indicating water is available for the Property, subject to payment of tap fees.

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

8.4.7(B)(3)(f): Review of Water Resource Report. The Colorado Department of Natural Resources (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. In my opinion, additional review by the DWR of CSU's water supply system is unnecessary to establish sufficiency of water service from CSU.

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 is not necessary to determine CSU's ability to provide a water supply of sufficient quantity, dependability, and quality to the Property.

Conclusion:

- The Property will be served water by Colorado Springs Utilities (CSU).
 - CSU provided a letter dated August 26, 2025 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 water supply provided by CSU is sufficient to provide:
 - Quantity of water needed (0.45 AFY)
 - Dependability of water supply (multiple sources, major regional water provider with extensive planning and resiliency planning efforts)
 - 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.

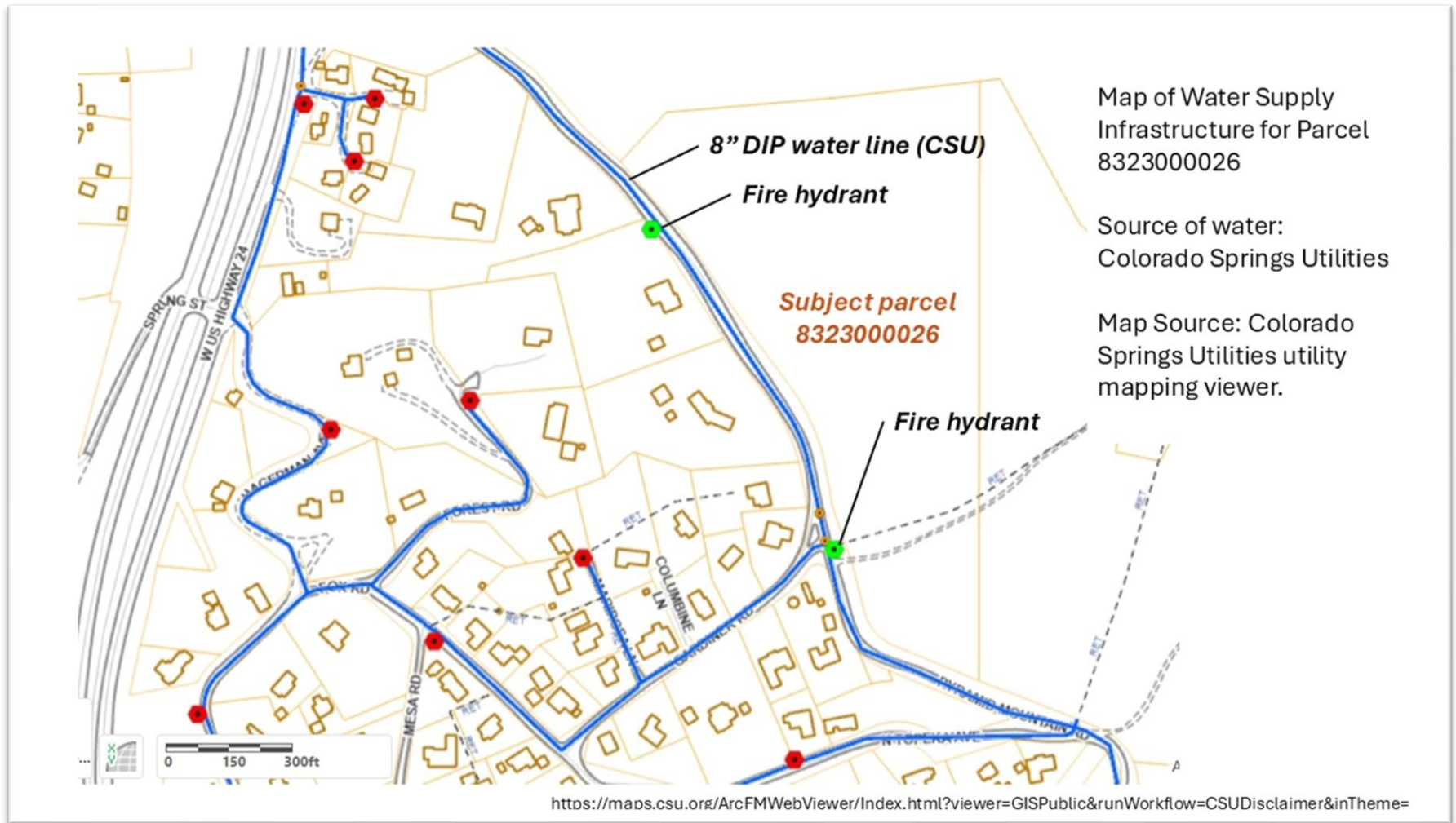


Figure 1. Water Supply Infrastructure near the Property



**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



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

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****

FORM NO.
GWS-76
05/2011

WATER SUPPLY INFORMATION SUMMARY
STATE OF COLORADO, OFFICE OF THE STATE ENGINEER
1313 Sherman St., Room 821, Denver, CO 80203
Main (303) 866-3581 dwr.colorado.gov

Section 30-28-133,(d), C.R.S. requires that the applicant submit to the County, "Adequate evidence that a water supply that is sufficient in terms of quantity, quality, and dependability will be available to ensure an adequate supply of water."

1. NAME OF DEVELOPMENT AS PROPOSED:
Pyramid Mountain Filing No. 1.EI Paso County Parcel No. 8323000026 (EA254, File No. SF262)

2. LAND USE ACTION: **New single-family residence with barn and potential future guest house**

3. NAME OF EXISTING PARCEL AS RECORDED:
SUBDIVISION: **El Paso County Parcel No. 8323000026**, FILING (UNIT), BLOCK, LOT

4. TOTAL ACREAGE: **15.83** 5. NUMBER OF LOTS PROPOSED **1** PLAT MAP ENCLOSED? YES or NO

6. PARCEL HISTORY – Please attach copies of deeds, plats, or other evidence or documentation.

A. Was parcel recorded with county prior to June 1, 1972? YES or NO

B. Has the parcel ever been part of a division of land action since June 1, 1972? YES or NO

If yes, describe the previous action:

7. LOCATION OF PARCEL – Include a map delineating the project area and tie to a section corner.

NE 1/4 of the **SW** 1/4, Section **23**, Township **13** N or S, Range **68** E or W

Principal Meridian (choose only one): Sixth New Mexico Ute Costilla

Optional GPS Location: GPS Unit must use the following settings: Format must be **UTM**, Units must be **meters**, Datum must be **NAD83**, Unit must be set to **true N**, Zone 12 or Zone 13 Easting: _____ Northing: _____

8. PLAT – Location of all wells on property must be plotted and permit numbers provided. **No wells on the Property**

Surveyor's Plat: YES or NO If not, scaled hand drawn sketch: YES or NO

9. ESTIMATED WATER REQUIREMENTS

USE	WATER REQUIREMENTS	
	Gallons per Day	Acre-Feet per Year
HOUSEHOLD USE # <u>2</u> of units		<u>0.4</u>
COMMERCIAL USE # _____ of S. F		
IRRIGATION # <u><0.5</u> of acres	<u>included with house</u>	
STOCK WATERING # <u>4</u> of head		<u>0.05</u>
OTHER: _____		
TOTAL		

10. WATER SUPPLY SOURCE

NEW WELLS - **n/a**

EXISTING WELL DEVELOPED SPRING

PROPOSED AQUIFERS – (CHECK ONE)

ALLUVIAL UPPER ARAPAHOE

UPPER DAWSON LOWER ARAPAHOE

LOWER DAWSON LARAMIE FOX HILLS

DENVER DAKOTA

OTHER: _____

MUNICIPAL

ASSOCIATION

COMPANY

DISTRICT

NAME Colorado Springs Utilities

LETTER OF COMMITMENT FOR SERVICE YES or NO

WATER COURT DECREE CASE NUMBERS: n/a - municipal service

11. WAS AN ENGINEER'S WATER SUPPLY REPORT DEVELOPED? YES or NO IF YES, PLEASE FORWARD WITH THIS FORM. (This may be required before our review is completed.)

12. TYPE OF SEWAGE DISPOSAL SYSTEM

SEPTIC TANK/LEACH FIELD CENTRAL SYSTEM

LAGOON VAULT

ENGINEERED SYSTEM (Attach a copy of engineering design.) OTHER:

DISTRICT NAME: _____

LOCATION SEWAGE HAULED TO: _____