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October 2, 2026

SF-26-2 Pyramid Mountain Filing No. 1

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

WATER SUPPLY REVIEW AND RECOMMENDATIONS

Project Description

1. This is a proposal by Andrew and Guenna Mullet (“Applicant”) to subdivide the existing 16.95 acres into two units on one lot. The property is currently zoned PUD (Planned Unit Development).

Estimated Water Demand

2. Pursuant to the *Water Supply Information Summary* (“WSIS”), the annual subdivision demand is 0.7 total annual acre-feet, comprised of 0.6 annual acre-feet for domestic use in two units (0.3 acre-feet per unit), 0.05 annual acre-feet for irrigation of less than .5 acres and 0.05 annual acre-feet for animal watering of up to four heads. Based on this, the Applicant must provide a supply of 210 acre-feet of water (.7 acre-feet/year x 300 years) to meet the County’s 300-year water supply requirement for the subdivision.

Proposed Water Supply

3. The Applicant has provided for the source of water to derive from Colorado Springs Utilities (“CSU”). As identified in the *Water Resources Report* (“Report”) dated May 2026, the annual water demand for the development is 0.62 to 0.70 acre-feet per year. Per information obtained from CSU, CSU has a water supply estimated at 154,405.1 acre-feet per year based on its current water sources and stored water. The current annual demand from current customers is an estimated 88,000 acre-feet per year. Based on these figures, CSU’s available supply is 66,405.1 acre-feet per year, which is adequate to supply this lot at 0.7 acre-feet per year.

4. CSU provided a letter dated September 2026, stating that “[t]he 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. . . Colorado Springs Utilities currently has sufficient . . . water supplies and capacity in its water and electric systems to meet the anticipated demands of the Subject Property...” The letter explains that this supply is conditional to receiving approval of an application for the services. CSU does not commit to specific amounts of water until the user applies for and pays the applicable system development charges, recovery agreement fees, and other service-related fees.

State Engineer’s Office Opinion

5. In a letter dated May 27, 2026, the State Engineer reviewed the application for one lot on 16.9466 acres. The letter states “[t]his submittal does not appear to qualify as a “subdivision” as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer’s March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments.” The State Engineer confirmed that CSU has sufficient water resources to supply this development. Further, the State Engineer states that “[b]ased upon the above and pursuant to Section 30-28-136(1)(h)(II) 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. Quantity and Dependability. Applicant’s water demand for Pyramid Mountain Filing No. 1 is 0.7 acre-feet per year to be supplied by Colorado Springs Utilities. **Based on the water demand of 0.7 acre-feet/year for the development and CSU’s availability of water sources, the County Attorney’s Office recommends a finding of conditional sufficiency as to water quantity and dependability for Pyramid Mountain Filing No. 1.**

7. Quality. Section 8.4.7(B)(10)(g) of the El Paso County Land Development Code allows for a presumption of water quality when water is supplied from an existing Community Water Supply operating in conformance with the Colorado Primary Drinking Water Regulations unless there is evidence to the contrary.

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 September 2026, the *Colorado Springs Utilities* letter dated September 2026, and the *State Engineer’s Office Opinion* dated May 27, 2026. 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 requirement not be met, the***

County Attorney's Office reserves the right to amend or withdraw its recommendations.

REQUIREMENTS:

A. Applicant and all future owners of lots within this filing shall be advised of and comply with the conditions, rules, regulations, and specifications set by CSU. Once Applicant provides application and service fees to CSU that satisfies their conditions, this conditional finding of sufficiency will automatically convert to a full sufficiency finding.

cc: Kari Parsons, Project Manager, Planner