



May 5, 2026

Kari Parsons, Project Manager

El Paso County Development Services Department

Sent via online portal at: <https://epcdevplanreview.com>

Re: Pyramid Mountain Filing No. 1 - One Lot (2nd letter)

**File #: SF262**

Part of the SW ¼ of Sec. 23, Twp. 13 South, Rng. 68 West, 6<sup>th</sup> P.M.

Water Division 2, Water District 10

CDWR Assigned Referral No. 34556 (Related to Referral Nos. 20338 and 23181)

Dear Kari Parsons:

Our office received information regarding the Pyramid Mountain Filing No. 1 for one lot the size of 16.9466 acres. This 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 comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

The estimated water requirements were included within the GWS-76 “Water Supply Information Summary” as follows:

- Household use for 2 units (including outdoor irrigation): 0.4 acre-feet per year
- Stockwatering for 4 head of stock: 0.05 acre-feet per year

It should be noted that standard water use rates, as found in the Guide to Colorado Well Permits, Water Rights, and Water Administration, are as follows:



- 0.3 acre-foot per year for each ordinary household,
- 0.05 acre-foot per year for four large domestic animals, and
- 0.05 acre-foot per year for each 1,000 square feet of lawn and garden irrigation.

Please note that 0.4 acre-feet per year for two single-family dwellings, including home garden and lawn irrigation, is low compared to the standard use rates mentioned above.

Water is to be supplied by Colorado Springs Utilities (“CSU”).

A response letter from CSU dated August 26, 2025 states the parcel is outside the City of Colorado Springs city limits but within their water service territory and can be provided with electric and water services. No allocation or amount of water supply was reserved to serve the subject property, and no commitments were made as to the availability of their utility service in the future. The letter also stated that CSU will commit the water required for the development upon payment of the tap fee.

The Water Resources Report by DiNatale Water Consultants (dated February 25, 2026) included in the submittal indicates CSU water commitments peaked in the early 2000s at 88,000 acre-feet per year, and declined to 70,000 acre-feet per year in 2015. The report also states CSU has an available water supply to provide for future growth up to 159,000 acre-feet per year.

This office has not received an updated Water Resources Report from CSU since February, 2017, and because the amounts indicated in the Water Resources Report reference an earlier year, 2015, this office cannot comment on the water supply availability for this project without an updated report referencing CSU’s current water supply and commitment volumes.

Please contact me at [Katharine.Anderson@state.co.us](mailto:Katharine.Anderson@state.co.us) (303-866-3581 x8207) with any questions.

Sincerely,

Katharine Anderson  
Water Resource E.I.T.