



May 27, 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, 6th 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. Our office last commented on this development on May 5, 2026, and this letter supersedes our previous comment letter. 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): 0.6 acre-feet per year
- Stockwatering for 4 head of stock: 0.05 acre-feet per year
- Irrigation of <0.5 acres: 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.

Using the above amounts, 0.5 acres of irrigation would use approximately 1.09 acre-feet of water per year. 1000 square feet of irrigation would use approximately 0.05 acre-foot of water per year, which is the amount of water currently indicated on the form for outdoor irrigation.

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.

This office has not received an updated Water Resources Report from CSU since February, 2017. We must receive an updated report, or spreadsheet, showing the water supplier’s existing water commitments, and currently-accessible decreed water supply volumes, to mathematically show water is currently available for the development before this office can comment on the availability of the water from the water supplier.

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

Sincerely,

Katharine Anderson
Water Resource E.I.T.