

EL PASO COUNTY



OFFICE OF THE COUNTY ATTORNEY CIVIL DIVISION

Diana K. May, County Attorney

Assistant County Attorneys

M. Cole Emmons
Lori L. Seago
Lisa A. Kirkman
Steven A. Klaffky
Peter A. Lichtman
Mary Ritchie
Bryan E. Schmid
Nathan J. Whitney
Michael J. Desmond
Christopher M. Strider

December 1, 2020

Mayberry, Colorado Springs Filing No. 1 (f/k/a Ellicott Town Center Final Plat Extension
Review a/k/a Ellicott Town Center Filing No. 1)
Final Plat – SF-18-25

Reviewed by: Lori L. Seago, Senior Assistant County Attorney
Edi Anderson, Paralegal, ACP

1. This is a proposal by Colorado Springs Mayberry, LLC ("Applicant") to subdivide 228.01 acres of land into 98 residential lots, plus streets, parks, open space, and several tracts for future development (the "Property"). This proposal consists of a resubmittal of technical items for Mayberry, Colorado Springs, Filing No. 1, which was previously approved by the Board of County Commissioners as Ellicott Town Center Filing No. 1 on April 12, 2007 at Resolution No. 07-132. The property is zoned PUD (Planned Unit Development).

2. The Applicant has provided for the source of water to derive from the Ellicott Utilities Company, LLC (the "Company"). The Water Supply Information Summary sets forth a proposed water demand of 37.78 acre-feet per year for the subdivision, including 98 lots at 25.48 acre-feet (0.26/acre-feet per lot), plus irrigation of 5 acres of the subdivision at 12.3 acre-feet. Based on the proposed water demand, the Applicant will need to provide a supply from the Company of 11,334 acre-feet (37.78 acre-feet x 300 years) to meet the County's 300-year water supply requirement.

3. The Company provided a letter of commitment dated April 23, 2020. The letter stated that the Company "hereby provides an unconditional commitment to serve 98 single-family residential lots within Mayberry, Colorado Springs Filing No. 1, with an annual estimated water demand of 37.8 af/yr. This commitment is based on the following water source that is owned and controlled by the Company: Ellicott Town Center Denver Basin Wells – LFH rights (Determination of Water Right No. 598-BD). Ellicott Utilities Company, LLC commits to providing the water supply from the source

200 S. CASCADE AVENUE
OFFICE: (719) 520-6485



COLORADO SPRINGS, CO 80903
FAX: (719) 520-6487

listed above to meet the El Paso County 300-year water supply requirement for this subdivision.”

4. In a letter dated March 13, 2020, the State Engineer reviewed the Company’s letter dated June 28, 2018¹ and the *Ellicott Town Center – Filing No. 1 & No. 2 Water Resources Report and Wastewater Treatment Report* dated August 24, 2018 and as revised on March 27, 2019. The State Engineer noted the Applicant’s estimated water demand of 37.78 acre-feet per year for the 98-lot residential subdivision. The State Engineer stated that the Company was planning to utilize water rights from the “Laramie-Fox Hills aquifer as allocated in Determination of Water Right no. 598-BD. Determination of Water Right 598-BD allows for an average diversion of 161 acre-feet annually for a maximum of 300 years. The 161 acre-feet/year “would be reduced to one-third of that amount, or 53.7 acre-feet/year. As a result, the water may be withdrawn in that annual amount for a maximum of 300 years.” The *Water Resources Report* indicated the Company is also committing to supply 2.78 acre-feet/year of water to Ellicott Town Center Filing No. 2. Therefore, based on the total water supply of 40.56 acre-feet/year required for Filings 1 and 2, there is an adequate amount of available water for the Mayberry, Colorado Springs Filing No. 1 subdivision.

The Engineer stated that “pursuant to Section 30-28-136(1)(h)(I) 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. Our opinion that the water supply is adequate is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.”

5. Section 8.4.7(B)(10)(g), of the El Paso County Land Development Code allows for the presumption of acceptable water quality for projects such as this where water is supplied by an existing Community Water Supply operating in conformance with Colorado Primary Drinking Water Regulations unless there is evidence to the contrary that may be provided by El Paso County Public Health.

6. Analysis and Recommendation. Based on the Applicant’s estimated water demand of 37.78 acre-feet per year and the Company’s commitment to supply 37.8 acre-feet of water per year and based on the *Water Resources Report* detailing Determination of Water Right No. 598-BD, there appears to be a sufficient water supply available to meet the demands of the subdivision. Therefore, based upon the finding of sufficiency and no injury to existing water rights by the State Engineer’s Office, based on Applicant’s stated demand of 37.78 acre-feet per year and the unconditional commitment to serve by the Company, the County Attorney’s Office recommends a finding that the proposed water supply is **sufficient** in terms of quantity and dependability. El Paso County Public Health may wish to confirm that the Company is in compliance with the water quality regulations.

¹ The SEO reviewed the Company’s prior commitment letter dated June 28, 2018. The water supply committed to in the Company’s April 23, 2020 letter did not change.

CONDITION OF COMPLIANCE:

- 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 the Company.

cc: Nina Ruiz, Planning Manager