



December 20, 2021

Mercedes Rivas  
El Paso County Development Services Department  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

RE: Viewpoint Estates Filing No. 2  
Sec. 10, Twp. 14S, Rng. 63W, 6th P.M.  
Water Division 2, Water District 10  
CDWR Assigned Subdivision No. 28968

To Whom It May Concern;

We have received a referral concerning the above-referenced proposal to vacate two lots and divide the 9.3 +/- acre tract of land into seven single-family lots. This property is currently described as Lots 71 and 72 of Viewpoint Estates. The proposed supply of water is to be served by the Ellicott Utilities Company LLC (“District”). Wastewater will be disposed of through on-site septic systems.

### **Water Supply Demand**

The Water Supply Information Summary, Form No. GWS-76, was not included with the referral. Please note that this document should be included with future referrals to clarify information regarding estimated water requirements. It should be noted that standard water use rates, as found in the *Guide to Colorado Well Permits, Water Rights, and Water Administration*, are 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.

### **Source of Water Supply**

The proposed source of water is to be served by Ellicott Utilities Company LLC. A letter of commitment from the District was not provided.

### **Additional Comments**

Should the development include construction and/or modification of any storm water structure(s), the applicant should be aware that, unless the structure can meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR’s *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use *Colorado Stormwater Detention and Infiltration Facility Notification Portal*, located at



<https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>, to meet the notification requirements.

### **State Engineer's Office Opinion**

Our office does not have up to date information on the ability of the District to supply water to this subdivision. As outlined in the statutes, Section 30-28-133(3)(d), C.R.S., the subdivider is required to submit evidence that a water supply that is sufficient in terms of quality, quantity, and dependability will be available to ensure an adequate supply of water and periodically update said evidence. Adequate evidence is usually provided in the form of a water resource report, prepared by a professional engineer, which addresses the quality, quantity, and dependability issues. An updated report of this nature was not provided with the submittal. Please see the State Engineer's March 4, 2005 and March 16, 2005 memorandums, available on the Colorado Division of Water Resources webpage at <https://dwr.colorado.gov/services/water-administration/land-divisions-and-water-supply>, for the necessary information. This office will not provide favorable comments until an updated water supply report from the District is received.

Pursuant to the provision of C.R.S. 30-28-136(1)(h)(I) it is the opinion of this office that until adequate information regarding the estimated water demand for the proposed subdivision and on the ability and commitment of the District to supply water is provided, the proposed water supply is not adequate and may injure decreed water rights. Should you or the applicant have questions regarding any of the above, please feel free to contact me directly.

Sincerely,



Kate Fuller, P.E.  
Water Resource Engineer

ec: Bill Tyner, Division 2 Engineer  
Doug Hollister, District 10 Water Commissioner