

EL PASO COUNTY



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July 23, 2020

SF-20-15 Sterling Ranch Filing No. 2
Final Plat

Reviewed by: Lori L. Seago, Senior Assistant County Attorney
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FINDINGS AND CONCLUSIONS:

1. This is a proposal by SR Land, LLC (“Applicant”), for a final plat to subdivide approximately 49.64 +/- acres into 49 single-family residential lots, plus 1 tract for future development, and tracts for right-of-way and landscaping (“Property”). Applicant’s property is zoned RS-5000 (Residential Suburban). This filing is included in the original Phase I preliminary plan approved in 2015.

2. The Applicant has provided for the source of water to derive from a central water system – Sterling Ranch Metropolitan District No. 1 (“District”). As described in the Water Supply Information Summary, the Applicant estimates its annual water requirements to serve 49 single-family lots at 17.30 acre-feet (“AF”) annually (0.353 AF per lot, reflecting 0.18 AF for household use and 0.173 AF for outdoor use). The Applicant will need to provide a supply of 5,190 AF of water (17.30 AF/year x 300 years) to meet El Paso County’s 300-year water supply requirement.

3. The *Water Resources and Wastewater Report for Sterling Ranch Metropolitan District #1* by JDS-Hydro updated May 2020 (“Report”) details the source of the water supply for the District. The District’s water supply will originate from Arapahoe and Laramie-Fox Hills aquifer wells, provided through 4 decrees granted in District Court Water Division 2:

- Case No. 86CW18, providing an allocation of 575 AF per year (191.67 AF per year for 300 years);
- Case No. 86CW19, providing an allocation of 539 AF per year (179.67 AF per year for 300 years);
- Case No. 93CW018, providing an allocation of 552 AF per year (184 AF per year for 300 years); and

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