



June 25, 2026

Jen Uhler

El Paso County Development Services Department

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

RE: Hancock Subdivision VR - Final Plat

Part of the NE1/4 of Section 36, Twp. 11S, Rng. 67W, 6th P.M.

Water Division 2, Water District 10

CDWR Assigned Subdivision No. 34039

Dear Jen Uhler:

This letter addresses the submission regarding the subdivision of approximately 5.04 acres into two lots. Lot-1 will be approximately 2.53 acres, and Lot-2 will be approximately 2.52 acres in size. This office has record of one existing exempt residential well located on the property. The proposed supply of water is potentially proposed to be two connections to Donala Water and Sanitation District ("District) with wastewater is to be disposed of through individual septic disposal systems. This office previously provided comments regarding this subdivision on September 16, 2025. The comments contained herein shall supersede all prior comments.

Water Supply

The referral materials contain conflicting information on multiple versions of the Water Supply Information Summary. It is unclear how much water is proposed to be supplied by the District to both lots. Other materials in the referral indicate that the Applicant intends to continue to utilize an existing exempt well to supply water to Lot-2 pursuant to an existing permit no. 150286.

Source of Water Supply

According to the submittal, the proposed water supply for Lot-1 and Lot-2 may be Donala Water and Sanitation District. However, there was no clear estimate of water use for both lots and no updated water supply commitment was included in the referral materials.



State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I) and 30-28-136(1)(h)(II), C.R.S., the State Engineer's Office has not received enough information to render an opinion regarding the potential for causing material injury to decreed water rights, or the adequacy of the proposed water supply. Due to a lack of information, no comments are provided concerning the physical adequacy of the supply. Should you or the applicant have questions regarding any of the above, please feel free to contact me directly. **Prior to further review of the subdivision water supply plan the following information is required:**

1. Provide an updated Water Supply Information Summary that describes the water demand for the subdivision with a tap commitment from Donala Water and Sanitation District that meets or exceeds the proposed demand.
2. Re-permit the existing well pursuant to 37-90-602(3)(b)(II) in order to qualify for SB10-155, or obtain a non-exempt permit and be covered by a court approved augmentation plan upon subdivision approval; or
3. Clarify that the well will be plugged and abandoned upon subdivision approval.

Please contact Ivan Franco at (303) 866-3581 x8243 or at Ivan.Franco@state.co.us with questions or comments.

Sincerely,



Ivan Franco, P.E.
Water Resource Engineer

Ec: Referral No. 34039
District File