



COLORADO

Division of Water Resources

Department of Natural Resources
1313 Sherman St., Suite 821
Denver, CO 80203

February 29, 2024

Ryan Howser
El Paso County Planning and Community Development
Transmission via EDARP portal

**Re: Guntzelman Porcelain Pines Minor Subdivision
EA21182 MS234
Sec. 22, T13S, R68W, 6th P.M.
CDWR Assigned Subdivision No. 30365**

Dear Ryan Howser;

We have reviewed your January 5, 2024 submittal concerning the above referenced proposal to subdivide 36.15 acres into 3 lots. ranging in size from 10 acres to 12.6 acres.

Water Supply Demand

According to the submittal, the proposed uses and estimated water requirements for the three lots are per lot: 0.26 AF/year for household use, 13,000 square feet of lawn and gardens at 0.0566 AF/year/1000 square feet and a stock watering demand of 0.011 AF/year per animal. The total for all 3 lots is 3.05 AF/year.

Source of Water Supply

The source of water for the proposed development is to be served by Colorado Springs Utilities (“CSU”). A letter dated February 16, 2024 from CSU was included with the submittal, which states that the proposed subdivision is within CSU’s satellite water distribution system, known as the Ute Pass Service Area. CSU has committed to provide 3.05 acre-feet per year to this subdivision, contingent upon the property meeting specific criteria.

Additional Comments

Should the project will collect storm flows in a detention pond, 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.

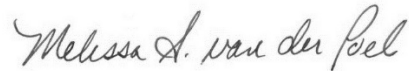


State Engineer's Office Opinion

Based upon the above and 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.

Should you have any questions, please contact me at 303-866-3581.

Sincerely,

A handwritten signature in cursive script that reads "Melissa A. van der Poel".

Melissa A. van der Poel, P.E.
Team Leader, Team 237

Cc: CDWR subdivision file 30365
Rachel Zancanella, Division Engineer
Elizabeth Nosker, Deputy Water Commissioner District 10
Martha Archuleta, Water Data Analyst