



# WOODMOOR

**Water & Sanitation District No. 1**

P. O. Box 1407 • Monument, Colorado 80132  
Phone (719) 488-2525 • Fax (719) 488-2530

July 30, 2018

Colorado Hospitality, LLC (Applicant)  
c/o El Paso County Planning and Community Development Dept.  
2880 International Circle  
Colorado Springs, CO 80910

**RE: Site Development and Change of Use – Ramada Inn at Woodmoor**

The Woodmoor Water and Sanitation District No. 1 (the District) has received and reviewed the following documentation for the above referenced development:

Type C application form: Pages 1 thru 2  
Floor Plans: Sheets 1 thru 9  
Landscape Plan: Sheets 1 thru 2  
Legal Description: Sheets 1 thru 2  
Applicants Letter of Intent: Pages 1 thru 5  
Site Development Plan: Sheets 1 thru 2

The District has the following concerns and/or recommendations:

**General Comments**

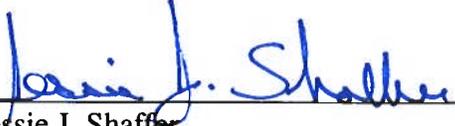
1. This review is a general overview of the proposed project as it pertains to water and sewer services being supplied by the District. All new development within the District's boundaries are subject to and shall comply with all the District's rules, regulations and specifications regarding water and sanitary sewer services, inclusions, improvements, etc. whether or not specifically indicated or sited in this letter.
2. The District has no comments on any of the documents reviewed since it appears that no new water and/or sewer infrastructure is being proposed to serve the development, however it is the District's understanding that the applicant intends to repurpose the existing structures and transform their use from its current use as

a hotel to a new use as a drug and alcohol rehabilitation facility that will house up to 150 patients exclusive of staff.

3. Currently the development does not possess a supplemental water service commitment from the District. Supplemental water service commitments are required to be obtained from the District's Board of Directors by the Developer when any new or redeveloped projects' water demand is estimated to exceed the District's ½ Acre Foot (AF) per Acre per year service policy (the standard water service policy). District staff has reviewed the projected water usage of the redeveloped facility and have determined that the new use is likely to exceed the District's standard water service policy. As currently proposed the District **is not** committed to serving the redevelopment with water and sewer services. However, should the applicant obtain a supplemental water service commitment from the District's Board of Directors, the District could commit to the quantity of water and wastewater service needed for the currently planned redevelopment. If the applicant does not desire to obtain a supplemental water service commitment, the District is limited (not by existing physical supply, but by current District policy) to a maximum service commitment in the amount of ½ AF of water per acre of land which equates to approximately 2.5 AF/yr based on the sites reported 5 acres of land.
4. The applicant may contact me directly to discuss the Districts supplemental water service policy in more detail as well as the process for requesting and obtaining supplemental water service.

If you should have any questions, please contact me.

Sincerely,

  
\_\_\_\_\_  
Jessie J. Shaffer  
District Manager

  
\_\_\_\_\_  
Date

Cc: Randy Gillette, Asst. District Manager