



September 20, 2024

Kylie Bagley
El Paso County Planning and Community Development
Transmission via EDARP portal

**Re: Owl Marketplace Filing No. 1 Vacation and Replat EA21191 VR2321
Sec. 1, T13S, R65W of the 6th PM
Water Division 2, Water District 10
Upper Black Squirrel Creek Designated Groundwater Basin
CDWR Subdivision No. 34291**

Dear Kylie Bagley:

We have reviewed your September 16, 2024 submittal concerning the above referenced proposal vacate two parcels known as lots 14 and 15 in Falcon Ranchettes that collectively comprise 9.6 acres and replat them as 5 commercial lots.

Water Supply Demand

According to the September 2024 revision to the Water Resources Report in the submittal, the proposed uses and estimated water requirements for the five lots are as follows:

- Four lots will require a total of 10.06 acre-feet per year, based on a planning value of 3 Single Family Equivalents (SFE) per commercial parcel established for the area.
- One lot (Falcon Ranchette Lot 14: now Owl Marketplace Lot 5) will remain a residential site, served by an existing well with permit no. 315870.

Source of Water Supply

The proposed water supplier is the Woodmen Hills Metropolitan District (“District”). The District has provided a letter dated May 2, 2024 committing to serve the subdivision. Information in our files indicates the district has approximately 369.1 acre-feet per year of Denver Basin ground water available for additional commitments.

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. **Prior to further review of the subdivision water supply plan the following information is required:**

1. The letter from the water provider dated May 2, 2024 commits 4.88 acre-feet for the subdivision. The WSIS in the September 2024 revision of the Water Resources report states the water requirement to be 10.06 acre-feet.
2. The applicant shall apply to re-permit well Permit no. 315870 to match the acreage and description of acres for Lot 5 Owl Marketplace Filing 1.



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: Subdivision File 34291
Water well permit no. 315870