

# EL PASO COUNTY



## OFFICE OF THE COUNTY ATTORNEY CIVIL DIVISION

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April 2, 2020

SF-19-4 Homestead at 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 29.66 +/- acres into 104 single-family residential lots. Applicant's property is zoned RS-5000 (Residential Suburban). This filing is a replat of Tract E, Sterling Ranch Filing No. 1, which was recorded in the records of the El Paso County Clerk and Recorder at Reception No. 218714151.

2. The Applicant has provided for the source of water to derive from a central water system – Sterling Ranch Metropolitan District No. 1 (hereinafter "District") through an intergovernmental agreement with Sterling Ranch Metropolitan District No. 2. The Applicant estimates its annual water requirements to serve 104 single family lots at 36.71 acre-feet annually (0.353 acre-feet per lot). The Applicant will need to provide a supply of 11,013 acre-feet of water (36.71 acre-feet/year x 300 years) to meet El Paso County's 300-year water supply requirement.

3. The Water Resources and Wastewater Report for the Sterling Ranch Service Area dated February 2019 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 3 decrees granted in District Court Water Division 2: Case No. 86CW18, providing an allocation of 575 acre-feet per year (191.67 acre-feet per year for 300 years); Case No. 86CW19, providing an allocation of 539 acre-feet per year (179.67 acre-feet per year for 300 years); and Case No. 08CW113, providing an allocation of 0.4 acre-feet per year (0.13 acre-feet per year for 300 years). Therefore, the total water allocation available is 1,114.4 acre-feet per year based on withdrawal for 100 years or 371.47 acre-feet per year based on El Paso County's 300-year rule.



