



October 9, 2023

Ryan Howser, Project Manager  
El Paso County Development Services Department  
Sent via online portal at: <https://epcdevplanreview.com/Agencies/Home>

**Re: Meadowlake Industrial Park Preliminary Plan**  
**File #: SP236**  
Part of the E ½ of Sec. 9, Twp. 13 South, Rng. 64 West, 6<sup>th</sup> P.M.  
Water Division 2, Water District 10  
CDWR Assigned Subdivision No. 30981

Dear Ryan Howser:

We have received the above-referenced proposal for a preliminary plan to allow for 27 lots and 2 drainage tracts on 207.8 acres and to allow for the water finding to be postponed until the time of the final plat. Water will be supplied by the Meadow Lake Metropolitan District.

This referral does not appear to qualify as a “subdivision” as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer’s March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

The proposed water uses and estimated water requirements were not provided. Water will be supplied by the Meadow Lake Metropolitan District (“District”). Upon referral of the subdivision water supply plan to this office in the future, the Applicant must provide the following information:

1. Form [GWS-76](#) or a report detailing the proposed water uses and estimated water requirements of the subdivision.
2. A will-serve letter from the District.
3. A report from the District that documents the District’s ability to serve the subdivision, including the following information:
  - a. A summary of water rights owned or controlled by the District.
  - b. The firm yield of these rights.
  - c. The present demand on the system and the anticipated demand due to commitments for service entered into by the District.
  - d. The amount of uncommitted firm supplies the municipality or District has available for future development.
  - e. A map of the water provider’s service area.

This office does not have any comments on the Meadowlake Industrial Park water supply at this time. Please contact me at [Wenli.Dickinson@state.co.us](mailto:Wenli.Dickinson@state.co.us) or (303) 866-3581 x8206 with any questions.

Sincerely,

Wenli Dickinson, P.E.  
Water Resource Engineer

