



April 1, 2026

Maria Lancto
El Paso County Planning Division
Transmission via email: MariaLancto@elpasoco.com

Re: Hardy Road Properties Subdivision
Applicants: Hardy Road Properties, LLC
Part of the E ½ of the SE ¼ of the SW ¼ Sec. 14, Twp. 11S, Rng. 65W, 6th
P.M., El Paso County
Water Division 1, Water District 1
Kiowa Bijou Designated Basin
CDWR Assigned Referral No. 34609

Dear Maria Lancto,

We have received your proposal to subdivide approximately 19.4 +/- acres of land located on a parcel known as 10545 Hardy Road in the E ½ of the SE ¼ of the SW ¼ Sec. 14, Twp. 11S, Rng. 65W, 6th P.M., El Paso County into three lots. Two of the lots will be used for residential purposes, and one lot will remain undeveloped.

Water Supply Demand

According to the Preliminary Water Resources Report dated February 26, 2026 prepared by W. James Tilton and Ryan W. Farr of Monson, Cummins, Shohet & Farr, LLC, the annual water supply demands for the two residential lots to be developed is up to 1.0 acre-feet/year/lot (2.0 acre-feet total) for in-house residential purposes, irrigation of lawn and garden, watering of livestock, and other approved uses.



Source of Water Supply

According to the Preliminary Water Resources Report dated February 26, 2026 prepared by W. James Tilton and Ryan W. Farr of Monson, Cummins, Shohet & Farr, LLC, the proposed source of water supply for the two residential lots are on-lot wells in the not nontributary Dawson aquifer operating under a determination and replacement plan.

According to our records, approval of determinations of water rights for the 19.4 +/- acre parcel are pending for the Laramie-Fox Hills, Arapahoe, Denver, and Dawson aquifers under application receipt nos. 10046039-10046042. In addition, approval of a replacement plan for the not nontributary Dawson aquifer is pending under application receipt no. 10046069. Under the pending replacement plan, the Applicant proposes to pump 2.0 acre-feet per year for a period of 300 years. The Dawson aquifer water will be withdrawn through two wells located on the two residential lots. Both wells are anticipated to withdraw a maximum of 1.0 acre-feet per year for use inside one single-family dwelling, with the remaining water pumped to be used for other accessory uses on each of the lots, including landscape, lawn and garden irrigation, and for the watering of domestic animals and livestock. The land on which the wells will be located is the 19.4 +/- acres of overlying land that is subject to the determinations and replacement plan.

State Engineer's Office Opinion

Based on the above and pursuant to sections 30-28-136(1)(h)(I), C.R.S. it is our opinion that the proposed water supply is not adequate and cannot be provided without causing injury to decreed water rights. **It appears that in order to obtain a favorable opinion of the subdivision water supply plan, the pending Determination**

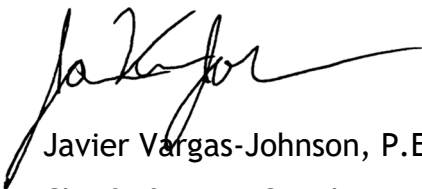
of Water Rights and the Replacement Plan for the not nontributary Dawson aquifer must also be approved by the Groundwater Commission.

Additional Comments

The submittal indicates that a stormwater detention structure will be constructed as a part of this project. The Applicant should be aware that unless the structure can meet the requirements of a "storm water detention and infiltration facility" as defined in [Designated Basin Rule 5.11](#), the structure may be subject to administration by this office. The Applicant should review Rule 5.11 to determine whether the structure meets the requirements of the Rule and ensure any notification requirement is met.

Please contact Mike Matz at 303-866-3581 x8241 or at michael.matz@state.co.us with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Javier Vargas-Johnson', with a long horizontal flourish extending to the right.

Javier Vargas-Johnson, P.E.
Chief of Water Supply