



December 15, 2023

Joe Letke, Project Manager
El Paso County Development Services Department
Transmitted via EDARP Portal: epcdevplanreview.com/

Re: Mayberry Filing No. 2A
File #: VR2323
Part of the N ½ N ½ of Sec. 14, Twp. 14 South, Rng. 63 West, 6th P.M.
Upper Black Squirrel Creek Designated Basin
Water Division 2, Water District 10
CDWR Assigned Referral No. 31102

Dear Joe Letke:

We have reviewed the referral to rezone a portion of Lots 1-3 of Mayberry Filing No. 2, the Cattlemen Run and Bottlebrush Street ROWs, Tract C of Mayberry Filing No. 3. Only 1 acre of the total 4.51 acres of these properties will be rezoned from Planned Unit Development (PUD) to Commercial Services (CS). These parcels will also be re-platted into 3 commercial lots and 1 utility tract.

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 use demand for commercial purposes is 2.78 acre-feet/year for all 3 commercial lots. The proposed water supply source is service provided by Ellicott Utilities Company, LLC (“Company”). A will-serve letter from the Company dated April 23, 2020 was provided committing to providing water and wastewater service to the commercial lots of Mayberry Filing No. 2. This office has no comments on the water supply for the development.

Please contact Wenli.Dickinson@state.co.us or (303) 866-3581 x8206 with any questions.

Sincerely,

Wenli Dickinson, P.E.
Water Resource Engineer

Ec: Upper Black Squirrel Ground Water Management District
Ellicott Utilities Company File

