



COLORADO
Division of Water Resources
Department of Natural Resources
Colorado Ground Water Commission

May 1, 2026

Ryan Howser, Project Manager
El Paso County Development Services Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Viewpoint Estates Filing No. 2 - 5th Letter
Sec. 10, Twp. 14S, Rng. 63W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 28968
Upper Black Squirrel Creek Designated Basin

Dear Ryan Howser:

We have received a referral concerning the above-referenced proposal to vacate two lots and divide the 24.3± acre tract of land into seven single-family lots. This property is currently described as Lots 71 and 72 of Viewpoint Estates. This office previously issued comments on August 20, 2025 and December 11, 2025, this letter supersedes the previous letters.

Water Supply Demand

According to the letter dated May 1, 2025 from Ellicott Utilities Company, LLC, the estimated water demand for this development is 0.298 acre-feet per year per lot for a total water supply demand of 1.947 acre-feet/year for in-house use and landscaping.

Source of Water Supply



The proposed water supply source is service provided by Ellicott Utilities Company, LLC (“Company”). According to a letter dated May 1, 2025, the Company will provide up to 50 acre-feet of water per year for the entire Viewpoints Estates and Antelope Park projects. This amount refers to the 1988 Contractual Commitment between Cherokee Metropolitan District (“Cherokee”) and R.W. Case for Cherokee for 50 acre-feet/year of water. Of the 50 acre-feet/year of water, 1.947 acre-feet/year will be committed to the Viewpoint Estates Filing no. 2.

This office received an updated water resources report for the Company dated February 13, 2026, and a clarifying letter dated April 3, 2026, outlining the Company’s water supplies. This report clarified an additional 50 acre-feet/year of water provided to the Company from Cherokee is to be used within the Upper Black Squirrel Designated Ground Water Basin area. The letter from April 3, 2026 clarified the amount of water currently committed to other communities served by the Company, such as Mayberry Communities, is 119.25 acre-feet/year. The letter also stated that the water supplied from Cherokee is through closed pipes that do not have system losses.

The State Engineer’s Office does not have evidence regarding the length of time for which this source will “meet the average annual demand of the proposed subdivision.” However, treating El Paso County’s requirement as an **allocation** approach based on 300 years and based on the report, the total amount of water supply available for 300 years is 182.98 acre-feet/year, and the total amount of water commitment is 169.22 acre-feet/year. Therefore, the Company currently has 13.8 acre-feet of water supply remaining, assuming the entire 50 acre-feet/year committed to the Viewpoint Estates and Antelope Park subdivisions will be committed to those developments. Of the 50 acre-feet/year available, our records show 45 acre-feet have been committed, including the 1.947 acre-feet/year committed for this subdivision filing, with 5 acre-feet currently uncommitted.

State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I), and section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of water required is legally available on an annual basis.

Please contact Katie Anderson at katharine.anderson@state.co.us with any questions.

Sincerely,

Ailis Thyne, P.E.

Water Resource Engineer