COLORADO
Division of Water Resources
Department of Natural Resources

October 20, 2026

Jen Uhler, Project Manager
El Paso County Planning & Community Development
Sent via online portal at: https://epcdevplanreview.com/Agencies/Home

RE: Cimarron Hills Southeast Mixed Use Filing No. 1
Part of the SW ¼, Sec. 8, Twp. 14S, Rng. 65W, Sixth P.M.
Water Division 2, Water District 10
CDWR Assigned Referral No. 32616

To Whom It May Concern:

We have received updated information concerning the above referenced proposal for one lot consisting of 301 multi-family units and three tracts on 32.68 acres. The full build-out on the three tracts will total 442 multi-family units. This office previously provided comments on December 30, 2024. The comments included herein shall supersede those prior comments. According to the submittal, the proposed supply of water and wastewater disposal is to be served by Cherokee Metropolitan District ("Cherokee").

Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76, provided with the submittal references an updated total demand of 99.16 acre-feet/year the proposed development. The referral documents estimate a domestic water demand of 88.4 acre-feet/year for a water use rate of 0.20 acre-foot/year/unit

and 10.7 acre-feet/year for irrigation and 0.06 acre-feet/year for a recreational pool.

Source of Water Supply

The source of water for the proposed development is to be served by the Cherokee Metropolitan District, and an updated letter of commitment, dated April 14, 2026 from Cherokee was provided with the submittal confirming 99.16 acre-feet have been committed for Cimarron Hills SE Mixed Use.

Our office last received an updated Water Supply Report from Cherokee Metropolitan District on May 18, 2016. Our office will need an updated Water Supply Report from Cherokee containing, in part, the District's current water supply and water rights, current water commitments and current service area.

State Engineer's Office Opinion

Based on the above, and pursuant to section 30-28-136(1)(h)(I) and 30-28-136(1)(h)(II), C.R.S., the State Engineer's Office has not received enough information to render an opinion regarding the potential for causing material injury to decreed water rights, or the adequacy of the proposed water supply. The following information is required:

1. The proposed water source is Cherokee Metropolitan District, as required by section 30-28-136(1)(h)(II), C.R.S., a report the following information from Cherokee documenting the amount of water that can be supplied to the subdivision, containing the following should be provided:
    a. A summary of the water rights owned and controlled by Cherokee.
    b. The anticipated yield of these rights in both an average and dry year.

c. The present demand on Cherokee and the anticipated demand due to commitments for service entered into by Cherokee that are not yet supplied.

d. The amount of uncommitted firm supply Cherokee has available for future commitment and development.

e. A map of the Cherokee's service area.

Additional Comments

Should the development include construction and/or modification of any storm water structure(s), the Applicant should be aware that, unless the storm water structure(s) can meet the requirements of a "storm water detention and infiltration facility" as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR's Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado, available online at: http://water.state.co.us/DWRIPub/Documents/DWR%20Storm%20Water%20Statement.pdf, to ensure that the notice, construction and operation of the proposed structure meets statutory and administrative requirements.
Should you or the Applicant have questions concerning any of the above, please feel free to contact me directly.

Sincerely,

Ailis A. Thyne

Ailis Thyne, P.E.
Water Resource Engineer