



December 30, 2024

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

Re: Cimarron Hills Mixed Use Filing No. 1  
File #: EA23110 SF2420  
Part of the SW1/4 of Sec. 8, T14S, R65W, 6<sup>th</sup> PM  
Water Division 2, Water District 10  
CDWR Assigned Subdivision No. 32616

Dear Ashlyn Mathy:

We have received the above-referenced proposal dated to subdivide a 22.72-acre parcel into one lot of 13.85 acres and 4 “tracts and easements” that are presently to remain undeveloped.

### Water Supply Demand

The proposed water requirement as provided in the submittal is estimated to be 49.6 acre-feet for all lots as stated in the water provider letter. There was no further breakdown of the water supply in the “tracts and easements” portion of the parcel.

### Source of Water Supply

The source of water supply is to be provided by Cherokee Metropolitan District, and a letter from the District was included in the submittal allowing 49.6 acre-feet for domestic and irrigation uses. Commercial uses were not identified nor quantified.

### Additional Comments

The application materials indicate that a storm water detention pond 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 section 37-92-602(8), C.R.S., 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*, attached, to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The Applicant is encouraged to use [Colorado Stormwater https://maperture.digitaldataservices.com/gvh/?viewer=cswdif](https://maperture.digitaldataservices.com/gvh/?viewer=cswdif), to meet the notification requirements.

### State Engineer’s Office Opinion

Based upon 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. **Prior to further review of the subdivision water supply plan the following information is required:**


1. The parcel size varies from 22.78 acres in the El Paso files to 32.68 acres in the Letter of Intent.
2. The WSIS section 9 has 142 units at 18,851 gpd (6,880,615 gallons per year or 21.12 AF/yr) or 0.148 AF/unit which is below the multi-dwelling requirement of El Paso County of 0.2 AF / unit, or 0.3 AF/ yr for a SFD. The commercial use estimate of 601,792 is not defined as square feet or gpd. This needs to be clarified.



3. The commitment letter from Cherokee does not include commercial use
4. It is not clear what the water requirement of the church is: the Water Resources report states that the Church requires a water supply of 18,851 gpd; it is not clear if that is in addition to the residential units or part of the calculation.

Please contact me at [Melissa.Vanderpoel@state.co.us](mailto:Melissa.Vanderpoel@state.co.us) or (303) 866-3581 x8208 with any questions.

Sincerely,

A handwritten signature in cursive script that reads "Melissa A. van der Poel".

Melissa A. van der Poel, P.E.  
Water Resource Engineer

Ec: Subdivision file 32616  
Martha Archuleta, Water Data Analyst