



July 26, 2022

El Paso County Development Services Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127

RE: Guntzelman Porcelain Pines Subdivision
Sec. 22, Twp. 13S, Rng. 68W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 30365

To Whom It May Concern:

We have received a referral regarding the above-referenced proposal to subdivide a 35.16 ± acre tract of land into six new lots of between 5.00 and 6.16 acres. According to the submittal, the proposed supply of water is to be served by Colorado Springs Utilities (“District”), with wastewater being disposed of through individual on-lot septic disposal systems.

Water Supply Demand

The Water Supply Information Sheet, Form no. GWS-76 provided with the submittal estimates a total water demand of 7.67 acre-feet/year. This corresponds to 3.12 acre-feet/year for household use (0.52 acre-feet/year per home), 4.415 acre-feet/year for irrigation (0.05 acre-feet/year per thousand square foot for 13,000 square-feet of lawn/garden per lot), and 0.132 acre-feet/year for watering of horses (0.01 acre-feet/year per horse for 2 horses per lot).

Please note that standard water use rates, as found in the Guide to Colorado Well Permits, Water Rights, and Water Administration, are 0.3 acre-foot/year for each ordinary household, 0.05 acre-foot/year for four large domestic animals, and 0.05 acre-foot/year for each 1,000 square feet of lawn and garden irrigation (2.2 acre-foot/year/acre).

Source of Water Supply

The source of water for the proposed development is to be served by Colorado Springs Utilities (“District”). An April 5, 2022 letter from the District was included with the submittal which states that the proposed subdivision is within the District’s satellite water distribution system, known as the Ute Pass Service Area. Although the letter expresses that water may be provided to the proposed subdivision subject to certain conditions, the District declines to reserve supplies for this subdivision or to make a commitment as to the availability of utility service at future times. According to the records of this office, the District has sufficient water resources to supply this development as described above. Therefore, this office recommends the county require the applicant to provide a letter of commitment from the District documenting that the District commits to serving the



proposed development an amount of water that is greater than or equal to the estimated demand.

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 on the website for the Colorado Division of Water Resources at: <https://dnrweblink.state.co.us/dwr/ElectronicFile.aspx?docid=3576581&dbid=0>, to ensure that the notice, construction and operation of the proposed structure meets statutory and administrative requirements.

State Engineer’s Office Opinion

According to this office’s records, it appears the District has sufficient water resource to serve the proposed subdivision; however, pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply cannot be provided without injury to decreed water rights until a firm letter of commitment is provided by the District that commits to serving the proposed development a water supply that meets or exceeds the estimated demand.

Sincerely,



Kate Fuller, P.E.
Water Resource Engineer

cc: Bill Tyner, Division Engineer