

# Gateway East Water Rights & Water Supply Overview

## Property Location

### Gateway East

Portions of Sections 3, 4, 9, and 10  
I-25 Service Road  
Cheyenne, Wyoming 82009

\*Private water wells are available for developers, which research has confirmed. However buyer to do their own independent investigation

\*The southern boundary of the property ends and does not include the Thiel Road easement or the wells.

## Purpose of This Document

This document provides prospective purchasers, investors, developers, and project partners with a general overview of water supply considerations associated with Gateway East. It is intended as an informational resource to assist bidders in understanding Wyoming's water rights framework and evaluating future water needs.

Because each purchaser may pursue a different development strategy, water demand will vary based on project design, intensity of use, and phasing. Accordingly, all prospective purchasers should conduct independent legal, engineering, hydrogeologic, and regulatory due diligence regarding water rights, water supply, and development requirements.

## Existing Water Infrastructure

This property is being offered as undeveloped land with no current water infrastructure, rights, or permits.

## Wyoming Water Rights Framework & Regional Water Resources

The Cheyenne and Laramie County region has a long history of groundwater development supporting residential, agricultural, commercial, industrial, and municipal uses. Various groundwater resources and supply opportunities may exist throughout the region, subject to regulatory approvals and site-specific engineering and hydrogeologic analysis.

Wyoming follows the doctrine of prior appropriation, administered by the Wyoming State Engineer's Office and the Wyoming Board of Control. Under this system, water rights are separate from land ownership and are established and administered through permits, beneficial use, adjudication, certificates of appropriation, transfers, and related regulatory processes.

## Development Planning Considerations

The ultimate water requirements for Gateway East will depend on the development concept selected by the future owner. Different project types may require substantially different levels of water demand, infrastructure investment, and regulatory approvals.

Areas commonly evaluated during the development planning process include:

- Water rights verification and ownership review
- Groundwater development opportunities
- Water storage and distribution requirements
- Change-of-use approvals, if applicable
- Long-term groundwater sustainability
- Public water system requirements, if applicable
- Regional infrastructure coordination
- Engineering and utility planning

## Recommended Due Diligence

Purchasers should consider obtaining:

- Water rights title review
- Wyoming State Engineer records verification
- Hydrogeologic analysis
- Groundwater availability assessment
- Water demand forecasting
- Infrastructure and engineering review
- Regulatory and permitting evaluation
- Public water system compliance review, if applicable

## Water Utilities Disclaimer

*Purchasers are solely responsible for conducting their own investigations and obtaining any water rights, permits, approvals, infrastructure, and other authorizations necessary for their intended use of the property.*

*Nothing contained in this document shall be construed as a representation or warranty regarding the existence, availability, quantity, quality, transferability, or adequacy of any water resources associated with the property.*

## Key Regulatory and Water Resource Contacts

The following agencies and organizations may serve as valuable resources for purchasers conducting independent due diligence. These listings are provided for informational purposes only.

### Wyoming State Engineer's Office (SEO)

**Purpose:**

Primary regulatory authority for groundwater permits, well permits, groundwater appropriations, water rights administration, and groundwater development.

Wyoming State Engineer's Office  
122 West 25th Street  
Herschler Building, 2nd Floor West  
Cheyenne, WY 82002

Main Administration: 307-777-6150  
Ground Water Division: 307-777-6163  
Board of Control: 307-777-6178

Website: <https://seo.wyo.gov>

### Ground Water Division

**Purpose:**

Review groundwater availability, permitting feasibility, aquifer information, and groundwater development opportunities.

Ryan W. Cox, P.G.  
Administrator, Ground Water Division  
Wyoming State Engineer's Office

Phone: 307-777-5063  
Email: [ryan.cox1@wyo.gov](mailto:ryan.cox1@wyo.gov)

### Wyoming Board of Control

**Purpose:**

Administration and adjudication of water rights, changes of use, amendments, transfers, and related water rights matters.

Main Phone: 307-777-6178

Board of Control Administrator: Cheryl Timm  
Phone: 307-777-6899  
Email: [cheryl.timm@wyo.gov](mailto:cheryl.timm@wyo.gov)

Website: <https://seo.wyo.gov/board-of-control>

## Wyoming Water Development Office (WWDO)

**Purpose:**

State water planning, regional water infrastructure planning, water development funding programs, and long-term water supply planning.

Wyoming Water Development Office  
6920 Yellowtail Road  
Cheyenne, WY 82002

Phone: 307-777-7626

Website: <https://waterplan.state.wy.us>

## Wyoming Department of Environmental Quality (DEQ)

**Purpose:**

Public water systems, drinking water approvals, treatment requirements, wastewater regulation, and environmental compliance.

Website: <https://deq.wyoming.gov>

## Wyoming State Geological Survey (WSGS)

**Purpose:**

Regional geology, aquifer information, hydrogeologic data, and groundwater resource information.

Wyoming State Geological Survey

Phone: 307-745-2250

Email: [wsgs-info@wyo.gov](mailto:wsgs-info@wyo.gov)

Website: <https://www.wsgs.wyo.gov>