



September 15, 2021

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

RE: HCD Properties Minor Subdivision
NE1/4 of the NW1/4 Sec. 18, Twp. 14S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 28871

To Whom It May Concern:

We have information concerning the above-referenced proposal to legalize an existing 7.13-acre lot. The site is currently zoned, and operated, for commercial uses. According to the submittal, the proposed supply of water and wastewater disposal is to be served by the Cherokee Metropolitan District ("Cherokee").

Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76, included with the referral included limited information. The information provided did note that existing well permit no. 4341-F is located on the site and will continue to be utilized. Please note that this document should be included with future referrals to clarify information regarding estimate water requirements. It should be noted that standard water use rates, as found in the *Guide to Colorado Well Permits, Water Rights, and Water Administration*, are 0.3 acre-foot per year for each ordinary household, 0.05 acre-foot per year for four large domestic animals, and 0.05 acre-foot per year for each 1,000 square feet of lawn and garden irrigation.

Source of Water Supply

The proposed source of water for the development is to be served by Cherokee and a letter of commitment from Cherokee dated June 15, 2020 was included with the submittal. According to the letter, they have committed to supply 1.83 acre-feet/year to the proposed development. According to this office's records, it appears that Cherokee has adequate water resources to serve 1.83 acre-feet/year for the proposed development.

The well with permit no. 4341-F was issued on June 18, 1963 for commercial uses. The Log and History of the well was submitted on July 25, 1963 indicating that the well was drilled on June 27, 1963. The applicant proposes to continue to utilize this well for landscape irrigation at the site.

State Engineer's Office Opinion

Pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply can be provided without causing injury to decreed water rights, and



the supply is expected to be adequate. Should you have any questions, please feel free to contact me directly.

Sincerely,

A handwritten signature in black ink, appearing to read "Ivan Franco". The signature is fluid and cursive, with the first name "Ivan" being more prominent than the last name "Franco".

Ivan Franco, P.E.
Water Resource Engineer

cc: Bill Tyner, Division 2 Engineer
Doug Hollister, District 10 Water Commissioner