



COLORADO
Division of Water Resources
Department of Natural Resources

Office of the State Engineer
1313 Sherman St, Suite 818
Denver, CO 80203

November 8, 2018

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

RE: Claremont Ranch Filing 9C
Final Plat Amendment
Sec. 4, Twp. 14S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 23714

To Whom It May Concern:

We have received the additional information regarding the above referenced submittal which proposes to vacate and replat Lot 2 (1.6 ± acres), Claremont Ranch Filing No. 9B; which is part of Claremont Ranch Phase II into two approximately equal sized lots. This office previously provided comments regarding this water supply on December 1, 2015; this letter shall supersede those previous comments. The existing lot is part of a larger proposal to subdivide a 23.54 +/- acre tract of land into six commercial lots and a tract of land for detention and water quality. 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 revised Water Supply Information Summary and Commitment Letter November 1, 2018 estimates a demand of 5.940 acre-feet/year for replat of the proposed development, which includes Lot 1 (0.75 acre-feet/year), Lot 2A (1.48 acre-feet/year), Lot 2B (1.48 acre-feet/year), Lot 3 (0.75 acre-feet/year), and Lot 4 (1.48 acre-feet/year). According to the submittal, the estimated water demand for Claremont Ranch Filing #9C was determined by Cherokee based on tap sizes provided the developer.

Source of Water Supply

The proposed source of water for Claremont Ranch Filing 9C (Phase II) is to be served by Cherokee according to a November 1, 2018 letter of commitment from Cherokee which was provided as part of the additional information to this office. The letter commits to serving 5.940 acre-feet/year to Claremont Ranch Filing #9C. This is an increase of 1.48 acre-feet/year from the previous commitment to account for the additional lot. According to this office's records, Cherokee appears to have sufficient water resources in its general water portfolio to supply Claremont Ranch Filing #9C with a 300-year water supply.



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,



Ivan Franco, P.E.
Water Resource Engineer

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

