



**COLORADO**  
Division of Water Resources  
Department of Natural Resources

1313 Sherman Street, Room 821  
Denver, CO 80203

April 9, 2018

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

RE: Lorson Ranch East Filing No. 1 - Final Plat  
Parts of Sec's. 13,14,23 & 24, Twp. 15S, Rng. 65W, 6<sup>th</sup> P.M.  
Water Division 2, Water District 10  
CDWR Assigned Subdivision No. 23979

To Whom It May Concern:

We have received the above-referenced proposal to approve a final plat for Filing No. 1 of the previously approved Lorson Ranch East Subdivision. This proposal is for the creation of 303 single family lots and irrigated green space on 126.25 acres within the previously approved area of Lorson Ranch East. According to the submittal, the proposed supply of water and wastewater disposal is to be served by the Widefield Water and Sanitation District ("District").

**Water Supply Demand**

The Water Supply Information Summary, Form No. GWS-76, provided with the submittal estimates a demand of 106.05 acre-feet/year for 303 household units. This equates to an anticipated water demand of 0.35 acre-feet/year per household. The subdivision also includes an unspecified amount of irrigated green space which is anticipated to require 5.25 acre-feet/year. The total subdivision estimated water demand is 111.3 acre-feet.

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.

**Source of Water Supply**

The source of water for the proposed development is to be served by the Widefield Water and Sanitation District. The letters of commitment dated February 15, 2018 and February 26, 2018 from the District were provided with the materials and indicate that 111.3 acre-feet are committed to Filing No. 1 of the subdivision. In a letter dated October 4, 2016 the District previously committed 295.07 acre-feet for all filings with Lorson Ranch East.



**State Engineer's Office Opinion**

According to this office's records, it appears District has sufficient water resources to serve the proposed development. Based upon the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply is adequate and can be provided without causing injury to decreed water rights. Should you have any further questions, please feel free to contact me directly.

Sincerely,



Ivan Franco, P.E.  
Water Resource Engineer

cc: Steve Witte, Division 2 Engineer  
Doug Hollister, District 10 Water Commissioner

