



July 11, 2022

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

RE: Akers Acres - Replat of Lot 3
Final Plat
NE1/4 Sec. 32, Twp. 13S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 29081

To Whom It May Concern:

We have received additional information concerning the above-referenced proposal to subdivide 10 acres known as, Lot 3 of Akers Acres, into two approximately equal sized lots. 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, provided estimates a demand of 2.20 acre-feet/year for all combined uses on both proposed lots. Cherokee has determined that the existing lot has used an average of 0.5 acre-feet/year and the new lot will require 1.7 acre-feet of new commitment from Cherokee.

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 an updated letter of commitment from Cherokee dated April 27, 2022 was included with the submittal. According to the letter, they have committed to supply 2.2 acre-feet/year to the proposed development (domestic/irrigation). According to this office's records, it appears that Cherokee has adequate water resources to serve a total of 2.2 acre-feet/year for the proposed development.

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" and last name "Franco" clearly distinguishable.

Ivan Franco, P.E.
Water Resource Engineer

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