



COLORADO
Division of Water Resources
Department of Natural Resources

March 17, 2022

Mr. Ryan Howser
El Paso County Development Services Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910
Sent via online portal at: <https://epcdevplanreview.com/Agencies/Home>

RE: Claremont Ranch Minor Sketch Plan Amendment
Sec. 4, Twp. 14S, Rng. 65W, Sixth P.M.
Water Division 2, Water District 10
CDWR Assigned Referral No. 19321

To Whom It May Concern:

This referral does not appear to qualify as a “subdivision” as defined in Section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer’s March 4, 2005 memorandum to county planning directors, this office will only perform a cursory review of the referral information and provide comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, **the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.**

The Applicant is requesting an amendment to change the proposed land use of Tract F of the Claremont Ranch Subdivision Filing 7, consisting of 10.3 acres. The tract was initially proposed for commercial use for a hotel; the amendment is to change the use to multi-family residential.

According to the submittal, the proposed amendment will create 150 additional housing units. The estimated demand for these 150 housing units and 3.31 acres of irrigated terrain is 38.0 acre-feet/year. Cherokee Metropolitan District (“District”) provided a report dated February 18, 2021 confirming commitment to providing water to the proposed project.

According to this office’s records and the Water Information Summary Sheet, it appears that the District has adequate water resources to serve the estimated demand of 38.0 acre-feet/year for the proposed development.

Sincerely,

Kate Fuller, P.E.
Water Resource Engineer

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

