



January 9, 2024

Lacey Dean, Project Manager
El Paso County Development Services Department
Sent via online portal at: <https://epcdevplanreview.com/Agencies/Home>

Re: Crossroads Mixed Use Filing No. 3 EA2055
File #: SF2432
Part of S1/2 of Sec. 8, Twp. 14S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 32627

Dear Lacey Dean:

We have received the above-referenced proposal to subdivide a 5.02-acre parcel into one lot and two tracts. Lot 1 will be approximately 1.03 acres, while Tracts A and B were left unspecified as to acreage.

Water Supply Demand

The proposed water requirement is estimated to be 6.32 acre-feet for Lot 1. The estimate was for commercial use of 44,867 square feet of commercial space requiring 4,487 gallons per day or 5.03 acre-feet per year. The irrigation of 0.26 acres (11,325.6 square feet) was estimated to be 1.29 acre-feet per year.

Source of Water Supply

The anticipated source of water is to be provided by Cherokee Metropolitan District, and a letter of commitment dated November 8, 2024 was provided with the submittal. Data in our office indicate that the District has sufficient water resources to serve this subdivision.

State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I) and 30-28-136(1)(h)(II), C.R.S., the State Engineer's Office has not received enough information to render an opinion regarding the potential for causing material injury to decreed water rights, or the adequacy of the proposed water supply. **Prior to further review of the subdivision water supply plan the following information is required:**

1. The letter of commitment from Cherokee does not mention commercial use and must be revised.
2. The applicant must indicate the water use for all the parcel, including the two tracts.
3. The calculation for irrigation use needs to be revised ($0.26 \text{ acres} * 2.36 \text{ AF/acre} = 0.61 \text{ AF}$).
4. The Letter of Intent, Application, Water Supply Information Summary and Water Resources report should all contain the same information.

Please contact me at melissa.vanderpoel@state.co.us or (303) 866-3581 x8208 with any questions.

Sincerely,

Melissa A. van der Poel, P.E.
Water Resource Engineer

Ec: Subdivision file no. 32627
Martha Archuleta Water Data analyst

