



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

1313 Sherman Street, Room 821  
Denver, CO 80203

January 29, 2018

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

RE: Academy Village Filing No. 3 (Replat of Lot 4 Filing No. 2)  
Sec. 1, Twp. 12S, Rng. 67W, 6<sup>th</sup> P.M.  
Water Division 2, Water District 10  
CDWR Assigned Subdivision No. 24159

To Whom It May Concern:

We have received the referral materials dated September 1, 2017 regarding the above-referenced proposal to subdivide a 2.9 ± acre tract of land into two commercial lots. Lot 1 (existing commercial building) shall be 2.2 ± acres and Lot 2 (undeveloped) shall be 0.71 ± acres. According to the submittal, the proposed supply of water and wastewater disposal is to be served by the Donala Water and Sanitation District ("District"). Previously, this site was known as Lot 4 Academy Village Filing No. 2, and presently has one existing commercial business (Peoples National Bank) already served by the District.

**Water Supply Demand**

The Water Resources Report, dated November, 2017, provided with the submittal estimates a demand of 2.4 acre-feet/year for both lots. This equates to an anticipated water demand of approximately 1.58 acre-feet/year for the existing business on Lot 1, and 0.82 acre-feet/year for future use on Lot 2. Through previous approvals the District had allocated 2.58 acre-feet/year for use at the site. The waste water will return to the Districts central system.

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 Donala Water and Sanitation District. An updated letter of commitment dated April 25, 2017 from the District was



provided with the referral materials and confirmed that 2.58 acre-feet are committed to the two proposed lots.

**State Engineer's Office Opinion**

According to this office's records, it appears the 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 (via email)  
Doug Hollister, District 10 Water Commissioner (via email)

