



February 29, 2024

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

RE: AFTA Subdivision/Circle K Redevelopment - Final Plat
SE1/4 of Sec. 12, Twp. 13S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 30451

To Whom It May Concern:

We have received the submittal concerning the above-referenced proposal to redevelop a Circle K facility by combining and rezoning portions of Blocks 24, 25, 26 and 29 of Falcon Subdivision, renaming the area AFTA Subdivision. The parcel consists of 8.985 acres to be recombined and subdivided into two lots.

Water Supply Demand

According to the Water Supply Information Summary submitted with the proposal, the combined proposed uses and estimated water requirements for the two lots are 0.58/2 acre-feet for commercial use, and 1.129 acre-feet for irrigation, for a total of 1.712 acre-feet per year. The Water Resources Report estimates the water demand for the subdivision (Table 2-1) to be 3.494 acre-feet, without a breakdown per lot of the water demands. The latest letter provided by the Woodmen Hills Metropolitan District (“District”) dated January 23, 2024 commits 5.204 acre-feet annually for unspecified uses.

Source of Water Supply

The proposed water supplier is the Woodmen Hills Metropolitan District (“District”). The District has provided a letter dated January 23, 2024 committing to serve the subdivision. Information in our files indicates the district has approximately 211 acre-feet per year of Denver Basin ground water available for additional commitments.

Information in our office indicates that the Determination of Water Rights Nos. 2503-BD allocates 150 acre-feet (1.5 acre-feet per year based on a 100-year aquifer life) of water from the Laramie-Fox Hills aquifer, 2504-BD allocates 170 acre-feet (1.7 acre-feet per year based on a 100-year aquifer life) of water from the Arapahoe aquifer and 2505-BD allocates 275 acre-feet (2.75 acre-feet per year based on a 100-year aquifer life) of water from the Denver aquifer. The use of ground water under the above determinations is limited to domestic, commercial, industrial, irrigation, stock watering, fire protection



and augmentation purposes on the 5 acres of overlying land described in those Determinations of Water Rights (described as a portion of the NE1/4 of the SE1/4 of Section 12, Township 13 South, Range 65 West of 6th P.M).

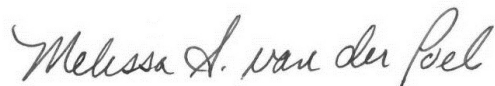
In addition, our records indicate that there are two existing wells on the property; permit numbers 21757 (completed into the alluvial aquifer), and 34294-FP-R (completed into the Denver aquifer). The well with permit no. 34294-FP-R was not taken into account in 2505-BD, and the annual withdrawal must be subtracted from the amount deeded to WHBM. If no longer needed, the well must be plugged and abandoned pursuant to Rule 16 of the Water Well Construction Rules. The remaining exempt well, permit no. 21757 must also be plugged and abandoned pursuant to Rule 16 of the Water Well Construction Rules.

State Engineer's Office Opinion

Since conflicting information was provided, we cannot comment on the potential for injury to existing water rights under the provisions of CRS 30-28-136(1)(h)(II). The water demand per lot must be clearly identified and consistent with all reporting requirements (WSIS, Water Resources Report and water provider information).

If you, or the applicant, have any questions, please contact Melissa A. van der Poel at 303-866-3581 ext. 8208.

Sincerely,



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

Ec: Referral No. 30451

cc: Rachel Zancanella, Division 2 Engineer
Elizabeth Nosker District 10 Water Commissioner
Martha Archuleta, Water Data Analyst