



COLORADO
Division of Water Resources
Department of Natural Resources

Office of the State Engineer
1313 Sherman St, Suite 818
Denver, CO 80203

February 25, 2019

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

RE: Appaloosa Hwy 24 Subdivision Filing No. 2
Final Plat (Re-Plat of Lot 2, Appaloosa Hwy 24 Subdivision)
SW1/4 Sec. 7, Twp. 14S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 24657

To Whom It May Concern:

We have received additional information for the above-referenced proposal to subdivide a 4.67 +/- acre tract of land into 3 commercial lots. This office previously provided comments regarding this subdivision on August 2, 2018; this letter shall supersede those prior comments. The first lot will be 1.003 +/- acres, the second lot will be 1.008 +/- acres, and the third lot will be 2.655 +/- acres. 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 1.247 acre-feet/year for the commercial/industrial uses for all three lots combined. This calculation includes drinking and sanitary use, commercial & industrial uses and landscape irrigation.

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 a letter of commitment from Cherokee dated June 13, 2018 was included with the submittal, along with an updated letter dated February 15, 2019. According to the letters, they have committed to supply 1.247 acre-feet/year to the proposed development. According to this office's records, it appears that Cherokee has adequate water resources to serve 1.247 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,



Ivan Franco, P.E.
Water Resource Engineer

cc: Steve Witte, Division 2 Engineer
Doug Hollister, District 10 Water Commissioner

