



COLORADO
Division of Water Resources
Department of Natural Resources

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

May 31, 2018

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

RE: Space Village Filing No. 3 Lots 1 & 2 (Kum & Go #0692)
Final Plat
NW1/4 Sec. 17, Twp. 14S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 24412

To Whom It May Concern:

We have received additional information concerning the above-referenced proposal to subdivide a 4.13 +/- acre tract of land into now 3 commercial lots. The first lot will be 1.77 +/- acres, the second lot will be 1.97 +/- acres, and the third lot will be 0.39 +/- 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 0.784 acre-feet/year for the commercial business on the first lot and 1.288 acre-feet/year for irrigation of 0.435 acres on the first lot, for a total estimated demand of 2.072 acre-feet/year. No water supply was proposed for lots 2 or 3 at this time.

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 September 8, 2017 was included with the submittal. According to the letter, they have committed to supply 2.072 acre-feet/year to the proposed development. According to this office’s records, it appears that Cherokee has adequate water resources to serve 2.072 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

