



March 15, 2018

Kari Parsons
El Paso County Development Services Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910
Sent via online portal at: <https://epcdevplanreview.com/Agencies/Home>

RE: Homestead at Sterling Ranch Filing No. 1
Final Plat
Sec. 33, Twp. 12S, Rng. 65W, Sixth P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 24194

Dear Ms. Parsons,

We have received the above-referenced submittal to divide a 19.574 +/- acre tract of land (Tract G, Sterling Ranch Filing No. 1) into 72 single-family lots, which appears to be located within the Sterling Ranch Phase I Preliminary Plan for which this office most recently provided comments dated March 19, 2015. **It is unclear from the submittal whether the 72 single-family lots are a portion of, or in addition to, the 457 residential lots and 6 commercial lots proposed in the Sterling Ranch Phase I Preliminary Plan. Therefore, please have the applicant identify whether the 72 single-family lots proposed in Branding Iron at Sterling Ranch Filing No. 1 are a portion of, or in addition to, the 457 residential lots and 6 commercial lots proposed in the Sterling Ranch Phase I Preliminary Plan.** Once we receive this information, we will proceed with providing an opinion provision of C.R.S. 30-28-136(1)(h)(II).

Sincerely,

Caleb Foy, P.E.
Water Resource Engineer

cc: Steve Witte, Division 2 Engineer (via email)
Doug Hollister, District 10 Water Commissioner (via email)

CRF:crf

