



September 1, 2026

Miranda Benson

El Paso County Planning Division

Transmission via email: mirandabenson2@elpasoco.com

Re: Willow Springs Estates Filing No. 2

Applicant: Home Run Restorations, Inc.

Part of the SW ¼ of the NW ¼ of Sec. 15, Twp. 11S, Rng. 65W, 6th P.M., El Paso County

Water Division 1, Water District 8

CDWR Assigned Referral No. 34774

Dear Miranda Benson,

We have received your proposal to subdivide approximately 10 +/- acres of land located at 18050 Quarterhorse Lane, Colorado Springs, Colorado on a parcel known as Lot 6, Block 1, Filing 1, Willow Springs Estates Subdivision into two residential lots.

Water Supply Demand

According to the Water Resources Report (“Report”) provided in the application documents, the estimated annual water supply demand for the two residential lots is 0.26 acre-feet/year/lot for domestic indoor uses, 0.623 acre-feet/year/lot for irrigation, and 0.044 acre-feet/year/lot for stock watering. The total demand for each lot is 0.927 acre-feet/year/lot. The total demand for the subdivision is 1.85 acre-feet/year.



Source of Water Supply

According to the Report, the proposed source of water supply for the two residential lots are individual wells producing from the not nontributary actual replacement requirement Dawson aquifer.

The Applicant has submitted an application to the Division 1 Water Court in Case No. 26CW3070 for a determination of water rights and an augmentation plan to serve the two new lots created through this subdivision. The augmentation plan pending in Case No. 26CW3070 requests an annual withdrawal amount of up to 1.85 acre-feet per year for a period of 300 years (555 acre-feet total) of not nontributary Dawson aquifer water for household use, irrigation of lawn, garden, and greenhouse, and the watering of horses or equivalent livestock. Case No. 26CW3070 is currently pending approval by the Division 1 Water Court.

A review of our records indicates well permit no. 210961 may be located on the subject property. Well permit no. 210961 was issued pursuant to section 37-92-602(3)(b)(I) for ordinary household purposes inside one (1) single family dwelling, the watering of four (4) large, non-commercial domestic animals, and the irrigation of not more than 33,000 square feet of home gardens and lawns and an annual average withdrawal amount not to exceed 2 acre-feet/year. Well permit no. 210961 appears to have been completed in the not nontributary actual replacement requirement Dawson aquifer.

The Applicant should be aware that as currently permitted, well permit no. 210961 cannot be used to supply water for the subdivision. According to the augmentation plan in pending Case No. 26CW3070, well permit no. 210961 will be re-permitted as a non-exempt well upon approval of the decree.

Section 37-92-602(3)(b)(III), C.R.S., requires that the cumulative effect of all wells in a subdivision be considered when evaluating material injury to decreed water rights. Therefore, if well no. 210961 will be used to supply the subdivision, it must be included in a water court approved augmentation plan, or must be plugged and abandoned since the provisions of section 37-92-602 which allowed for issuance of the well permit will no longer apply.

State Engineer's Office Opinion

Regarding the proposal to subdivide the property, pursuant to Section 30-28-136(1)(h)(I), C.R.S., the State Engineer's Office has not received enough information to render an opinion regarding the adequacy of the proposed water supply. Prior to further review of the subdivision water supply plan the following information is required:

1. The Applicant should provide evidence that the determination of water rights and augmentation plan from pending Division 1 Water Court Case No. 26CW3070 has been approved by the Division 1 Water Court.

Please contact Mike Matz at 303-866-3581 x8241 or at michael.matz@state.co.us with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Javier Vargas-Johnson', with a long horizontal flourish extending to the right.

Javier Vargas-Johnson, P.E.
Chief of Water Supply

Ec: Well permit no. 210961