



July 8, 2019

Nina Ruiz  
El Paso County Development Services Department  
Transmission via email: [NinaRuiz@elpasoco.com](mailto:NinaRuiz@elpasoco.com)

**RE: Walker Minor Subdivision (aka Walker Reserve)**  
**Case No. MS194**  
**NE1/4 of the SW1/4 of Section 11, T11S, R66W, 6<sup>th</sup> P.M.**  
**Water Division 1, Water District 8**

Dear Ms. Ruiz:

We have reviewed your referral of June 27, 2019 concerning the above referenced proposal to subdivide a 40-acre parcel into three residential single-family lots of 5.10 acres (Lot 1), 5.12 acres (Lot 2) and 28.52 acres (Lot 3). The residential lots will be served by individual on-lot wells and septic systems. The Applicant obtained a decree for underground water rights and an augmentation plan for Dawson aquifer wells in Division 1 Water Court in case no. 2018CW3004.

This office previously commented on this proposal in our letter dated May 2, 2019. The comments from our previous letter dated May 2, 2019 (copy enclosed) regarding the water supply for this subdivision still apply, except that as required by our previous letter and the augmentation plan approved by Division 1 Water Court in case no. 2018CW3004, well permit no. 174104 was re-permitted to be operated under permit no. 83194-F pursuant to the terms and conditions of the augmentation plan. Permit no. 174104 was canceled upon issuance of well permit no. 83194-F. The use of ground water from well no. 83194-F is limited to in house use, irrigation of 6,000 square-feet of lawn, garden and trees and stockwatering of up to 4 large domestic animals.

#### **State Engineer's Office Opinion**

Based upon the above and pursuant to Section 30-28-136(1)(h)(I), C.R.S., we reiterate that it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory **allocation** approach, for the proposed uses is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

Our opinion is qualified by the following:

The Division 1 Water Court has retained jurisdiction over the final amount of water available pursuant to the above-referenced decree, pending actual geophysical data from the aquifer.



**The amounts of water in the Denver Basin aquifers, and identified in this letter, are calculated based on estimated current aquifer conditions. For planning purposes the county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 100 years (or 300 years) used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.**

Should you or the applicant have any questions, please contact Ioana Comaniciu at (303) 866-3581 x8246.

Sincerely,



Joanna Williams, P.E.  
Water Resource Engineer

Ec: Subdivision File 26468  
Permit No. 83194-F