



WATER RESOURCES REPORT —CALM BREEZE FILING NO 1 FINAL PLAT



PREPARED BY

Ryan Mangino, PE 43304

RESPEC

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Colorado Springs, Colorado 80919

PREPARED FOR

MS Civil Consultants, Inc

JUNE 2026





EXECUTIVE SUMMARY

This report is a submittal for the Calm Breeze Filing No. 1 subdivision. The land is to be provided water through individual residential wells, and sewer through septic tanks.

Calm Breeze Filing No. 1 Final Plat includes 4 large lots, and no irrigated common areas. All 4 lots will be served by private residential wells, and private septic systems.

The resulting water demand for the subdivision is 2.00 acre-feet per year.

The total 300 year water legal supply for Kramer Ammons and Callie Ammons is shown in Table 3 and totals 7.38 annual acre-feet_{300 year} of Non-tributary Denver Aquifer water.

This leaves a net excess of legally available water of 5.38 AF_{300 year} and therefore there is more than sufficient legal water supply to meet the needs of Calm Breeze Filing No. 1 on the 300-year basis.

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1.0 INTRODUCTION

The purpose of this study is to provide a final outline of the water resources and wastewater needs that would be necessary for the Calm Breeze Filing 1 subdivision.

1.1 NEW DEVELOPMENT DESCRIPTION

The Calm Breeze Filing No. 1 development is located east of Goodson Road and north of Burgess Road. This 41.817-acre area will include 4 large single-family lots. The proposed lots lie within El Paso County schedule number 5211000013. The existing parcel is proposed to be subdivided into 4 lots with the following lot size in table 1-1 below.

Table 1-1. Proposed Lot Sizes

Lot	Area (Acre)
1	11.28
2	10.32
3	10.215
4	10.002

Appendix A contains the proposed Calm Breeze Filing 1 Final Plat

2.0 PROJECTION OF WATER NEEDS

2.1 ANALYSIS OF WATER NEEDS

The residential lots will be served by individual residential wells withdrawing water from the Denver Basin Aquifer.

Water demand estimations were determined using the El Paso County Land Development Code, section 8.4.7 presumptive use values. Indoor use is estimated to be 0.26 acre-feet per year per home, and outdoor use is estimated to be 0.05666 acre feet per 1,000 square feet of landscaping. Each lot is to have a maximum of 4,250 square feet of outdoor irrigation. Wastewater loads are estimated to be 90% of indoor use.

Based upon presumptive use values, the total water demand and wastewater loads area tabulated below in Table 2-1.

Table 2-1. Projected Water Demands and Wastewater Loads for Calm Breeze Filing No. 1

# of Units	Annual Indoor Use (0.26 AF/YR/SFE)	Average Daily Indoor Use (GPD)	Irrigation 0.0566 (AF/1,000 SF)	Total Indoor, Watering, & Irrigation (AF)	Wastewater Loads ADF (90% Indoor Use) GPD
4	1.04	928	0.96	2.00	836
Total		928	0.96	2.00	836

The total annual demand for the Calm Breeze Filing No 1 is 2.00 acre-feet per year. Each individual lot will require approximately 0.50 acre-feet per year.

3.0 WATER RIGHTS

3.1 WATER RIGHTS

Water rights adjudications have been decreed by the State of Colorado, Water Division 2 District Court, and the Colorado Groundwater Commission. The comprehensive rights for the Calm Breeze Filing 1 subdivision includes determinations. All four lots reside within the Upper Black Squirrel Creek Groundwater Management District.

Water rights and determinations previously applied for are available in [Appendix B](#). Table 3-1 below summarizes the information from said Basin Determination 462-BD. 462-BD is divided into two areas, Area A, and Area B in accordance with location within the basin determination.

Table 3-1. Water Rights Summary Denver Aquifer

Land Formation/ Aquifer	Determination	Tributary Status	Area (Acres)	Total Decreed Water (AF)	Annual Allocation (100- year) (AF)	Annual Allocation 300-Year (AF)
Denver	462-BD	NT	310	16,874	168.7	52.24
Denver	462-BD Area A	NT	158	8,864	88.64	29.54
Denver	462-BD Area B	NT	152	8,010	80.10	26.7

462-BD describes area A as a parcel of land which comprises the SE ¼, Section 11, Township 12 South, Range West, of the 6th P.M in El Paso County.

Table 3-1-2 below summarizes basin determination 463-BD in relation to the Dawson Aquifer.

Table 3-1-2. Water Rights Summary Dawson Aquifer

Land Formation/ Aquifer	Determination	Tributary Status	Area (Acres)	Total Decreed Water (AF)	Annual Allocation (100- year) (AF)	Annual Allocation 300-Year (AF)
Dawson	463-BD	NNT	310	21,700	217	72.33

Both basin determinations 463-BD, and 462-BD outline that groundwater may be extracted for beneficial use.

The Calm Breeze Filing No 1 subdivision resides within 462-BD Area A which has the following requirement for withdrawal.

1. No more than 98% of the amount of ground water withdrawn annually shall be consumed

The Calm Breeze Filing No 1 shall be compliant with this requirement through the use of septic systems at each residence to allow for return flows. It is estimated that 90% of indoor use flows will be returned through septic systems.

3.2 ADEQUACY OF WATER RIGHTS

The Calm Breeze Subdivision, in ownership of Kramer Ammons and Callie Ammons, purchased a Quit Claim Deed which grants ownership of a portion of 463-BD, and 462-BD. The claim outlines ownership of 12.5% of annual allocation of water within 463-BD not to exceed 27.15 acre-feet per year. In addition, ownership of 25% of the total annual allocation of Area A within 462-BD not to exceed 22.15 acre-feet was granted. Table 3-2 below depicts current legal supply for Kramer Ammons and Callie Ammon, including the 300-year allocation.

Table 3-2. Kramer Ammons and Callie Ammons Water Inventory

Land Formation/ Aquifer	Determination	Tributary Status	Total Decreed Water (AF)	Annual Allocation (100- year) (AF)	Annual Allocation 300-Year (AF)
Denver	462-BD	NT	2,215	22.15	7.38
Dawson	463-BD	NNT	2,712.5	27.125	9.04



Allocating 2.00 AF_{300 year} leaves a net excess of legally available water of 5.38 AF_{300 year} and therefore there is more than sufficient legal water supply to meet the needs of Calm Breeze Filing 1 Final Plat on the 300-year basis.

4.0 WATER SYSTEM FACILITEIS AND PHYSICAL SUPPLY

4.1 PHYSICAL SUPPLY

Residential water demand will be met by the construction of four individual residential wells. All four wells are to be constructed within the Denver Aquifer and completed in accordance with the Colorado Division of Water Resources rules and regulations. As per the Upper Black Squirrel Management Basin requirements, each individual well shall be equipped with a flow totalizing device.

4.2 WATER QUALITY

Water quality samples within the Denver aquifer will be tested at a later date in accordance with Section 8.4.7.B.10(a) El Paso County Land Development Code. Upon completion of sampling, a subsequent water quality report will be prepared, and submitted.

Missing water quality report

4.3 WATER TREATMENT

Water from the proposed water source (Denver aquifer) will be tested for constituents as required by El Paso County regulations for the confined aquifer. After completion of testing, the water quality report will identify any recommended water treatment methods.

4.4 WATER STORAGE

Water storage (other than potential individual cisterns) will not be constructed. Therefore, a central water system with treatment and fire-flow capabilities will not be provided. The residents of each subdivided lot will be made aware of this.

4.5 DISTRIBUTION, PUMPING, AND TRANSMISSION LINES

Since there is no central water system proposed for this subdivision, no distribution, pumping, or transmission lines will be constructed.



5.0 EL PASO COUNTY MASTER PLANNING ELEMENTS

5.1 COUNTY WATER MASTER PLAN 2040 AND 2060 PROJECTIONS

The proposed development lies within El Paso County Water Master Planning area, Region #3.

5.2 BUILDOUT (INCLUDING 2040 AND 2060)

Expected buildout of the proposed development is limited to the previously described subdivision. At this time, additional buildout or future subdividing is not expected. Section 3.2 of this report, defines the total demand of the subdivision.

5.3 DESCRIPTION OF LONG-TERM PLANNING AND FUTURE SOURCES OF SUPPLY

Per El Paso County criteria, the 300-year supply of water for the subject property appears to be more than adequate for full buildout, which would include 2040, and 2060 scenarios.

5.4 WATER SYSTEM INTERCONNECTS

The closest source for a potential interconnect is the Paint Brush Hills Metropolitan District which is approximately 2.5 miles away.

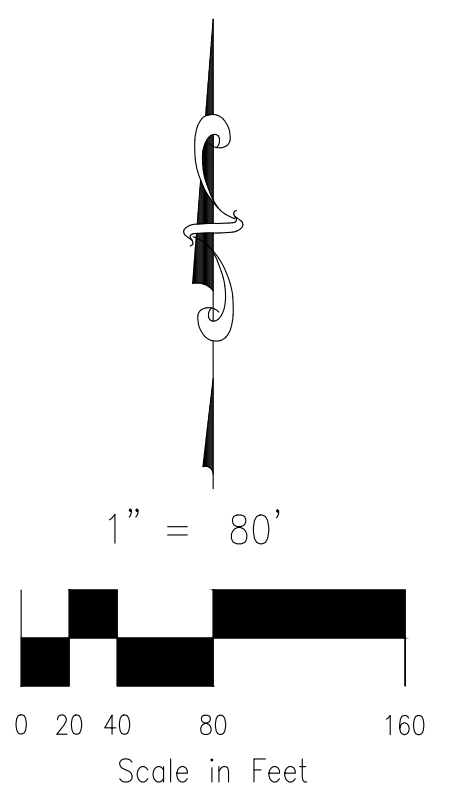
It is not anticipated that an interconnect is needed or warranted.

6.0 CONCLUSION

The subject property has adequate water supply to meet the needs of the proposed subdivision on a 300-year basis.

Appendix A

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11
AND THE NORTHEAST QUARTER OF SECTION 14,
BOTH IN TOWNSHIP 12 SOUTH, RANGE 65 WEST
OF THE 6TH P.M., EL PASO COUNTY, COLORADO



		FINAL PLAT	
		CALM BREEZE FILING NO. 1	
PROJECT NO.: 08-101		DATE OF PREPARATION: MARCH 10, 2026	
REVISIONS:	NO.	DATE:	BY: DESCRIPTION:
DRAWN BY: FLY		CHECKED BY: VPT PCD FILE No.: SP-26-XXX	



2 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

Appendix B

**COLORADO GROUND WATER COMMISSION
FINDINGS AND ORDER**

IN THE MATTER OF AN APPLICATION FOR DETERMINATION OF WATER RIGHT TO
ALLOW THE WITHDRAWAL OF GROUND WATER IN THE UPPER BLACK SQUIRREL CREEK
DESIGNATED GROUND WATER BASIN

APPLICANT: JOHN S. PHILLIPS

AQUIFER: DENVER

DETERMINATION NO.: 462-BD

In compliance with Section 37-90-107(7), C.R.S., and the Designated Basin Rules, 2 CCR 410-1, John S. Phillips (hereinafter "applicant") submitted an application for determination of water right to allow the withdrawal of designated ground water from the Denver Aquifer.

FINDINGS

1. The application was received complete by the Colorado Ground Water Commission on September 22, 2003.
2. The applicant requests a determination of rights to designated ground water in the Denver Aquifer (hereinafter "aquifer") underlying 310 acres, generally described as the SE1/4 of Section 11 and the NE1/4 of Section 14, all in Township 12 South, Range 65 West of the 6th Principal Meridian, in El Paso County. According to a signed statement dated August 25, 2003, the applicant owns the 310 acres of land, as further described in said affidavit which is attached hereto as Exhibit A, and claims control of the ground water in the aquifer underlying this land area.
3. The proposed annual amount of ground water to be allocated and withdrawn from the aquifer for intended beneficial uses is the maximum allowable amount.
4. The above described land area overlying the ground water claimed by the applicant is located within the boundaries of the Upper Black Squirrel Creek Designated Ground Water Basin and within the Upper Black Squirrel Creek Ground Water Management District. The Colorado Ground Water Commission (hereinafter "Commission") has jurisdiction.
5. The applicant intends to apply the allocated ground water to the following beneficial uses: commercial, domestic, irrigation, industrial, fish and wildlife propagation, aesthetic, and for augmentation purposes. The applicant's proposed place of use of the allocated ground water is the above described 310 acre land area.

The replacement water requirement for withdrawal of ground water from the aquifer underlying the 310 acres of land claimed by the applicant consists of two different requirements, which effectively divides the claimed land into two areas. The amount of ground water in storage in the aquifer and a maximum annual amount available for appropriation will be determined specifically for the aquifer underlying each of the above two areas. These two areas are designated and described as follows:

Area A - 158 acres, generally described as the applicant's claimed land area in the SE1/4 of Section 11, in Township 12 South, Range 65 West of the 6th Principal Meridian.

Area B - 152 acres, generally described as the applicant's claimed land area in the NE1/4 of Section 14, in Township 12 South, Range 65 West of the 6th Principal Meridian.

These two areas are further described in a map attached hereto as Exhibit B.

6. The quantity of water in the aquifer underlying the 310 acres of land claimed by the applicant is as follows:

Area A = 8,864 acre-feet

Area B = 8,010 acre-feet

This determination was based on the following as specified in the Designated Basin Rules:

- a. The average specific yield of the saturated permeable material of the aquifer underlying the land under consideration that could yield a sufficient quantity of water that may be extracted and applied to beneficial use is 17 percent.
 - b. The average thickness of the saturated permeable material of the aquifer underlying the land under consideration that could yield a sufficient quantity of water that may be extracted and applied to beneficial use is as follows: 330 feet for Area A and 310 feet for Area B.
7. At this time, there is no substantial artificial recharge that would affect the aquifer within a one hundred year period.
8. Pursuant to Section 37-90-107(7), C.R.S., and in accordance with the Designated Basin Rules, the Commission shall allocate ground water in the aquifer based on ownership of the overlying land and an aquifer life of one hundred years. Therefore, the maximum average annual amount of ground water in the aquifer that may be allocated for withdrawal pursuant to the data in the paragraphs above for the 310 acres of overlying land claimed by the applicant is as follows:

Area A = 88.6 acre-feet

Area B = 80.1 acre-feet.

9. The ability of wells permitted to withdraw the authorized amount of water from this non-renewable aquifer may be less than the one hundred years upon which the amount of water in the aquifer is allocated, due to anticipated water level declines.
10. Based on analysis of data in the records of the State Engineer's office, in accordance with the Designated Basin Rules, it has been determined that the replacement water requirements for withdrawal of ground water from the aquifer underlying the subject land area are as follows:

Area A - Withdrawal of ground water from the aquifer underlying 158 acres of the land claimed by the applicant will not, within one hundred years, deplete the flow of a natural stream or its alluvial aquifer at an annual rate greater than one-tenth of one percent of the annual rate of withdrawal and, therefore, the ground water is nontributary ground water as defined in Rule 4.2.19 of the Designated Basin Rules. No more than 98% of the amount of ground water withdrawn annually shall be consumed, as required by the Designated Basin Rules.

Area B - Withdrawal of ground water from the aquifer underlying 152 acres of the land claimed by the applicant will, within one hundred years, deplete the alluvial aquifer or flow of a natural stream at an annual rate greater than one-tenth of one percent of the annual rate of withdrawal and, therefore, the ground water is considered to be not-nontributary ground water. Also, the location of the land claimed by the applicant is further than one mile from the aquifer contact with the alluvium. The Designated Basin Rules require that at least four percent (4%) of the amount of water withdrawn annually must be returned to the uppermost aquifer in the vicinity of the permitted point or points of withdrawal.

11. A review of the records in the Office of the State Engineer has disclosed that none of the water in the aquifer underlying the land claimed by the applicant has been previously allocated or permitted for withdrawal.
12. Pursuant to Section 37-90-107(7)(c)(III), C.R.S., an approved determination of water right shall be considered a final determination of the amount of ground water so determined; except that the Commission shall retain jurisdiction for subsequent adjustment of such amount to conform to the actual local aquifer characteristics from adequate information obtained from well drilling or test holes.
13. In accordance with Section 37-90-107(7), C.R.S., upon Commission approval of a determination of water right, well permits for wells to withdraw the authorized amount of water from the aquifer shall be available upon application, subject to the conditions of this determination and the Designated Basin Rules and subject to approval by the Commission.
14. On October 9, 2003, in accordance with Rule 9.1 of the Designated Basin Rules, a letter was sent to the Upper Black Squirrel Creek Ground Water Management District requesting written recommendations concerning this application. No written recommendations from the district were received.
15. The Commission Staff has evaluated the application relying on the claims to control of the ground water in the aquifer made by the applicant.
16. In accordance with Sections 37-90-107(7) and 37-90-112, C.R.S., the application was published in the Gazette newspaper on October 16 and 23, 2003.
- 17.a. On November 14, 2003, an objection to the application was received from the Upper Black Squirrel Creek Ground Water Management District ("objector"), and assigned Case No. 03-GW-21. No other objection to the proposed determination of water right was received within the time limit set by statute.

- b. On February 4, 2004, the applicant and objector reached a settlement and signed a stipulated agreement.
 - c. On February 4, 2004, prior to an administrative hearing in this case, the objector withdrew its objection.
 - d. By Order of the Commission Hearing Officer dated February 6, 2004, Case No. 03-GW-21 was dismissed.
18. In order to prevent unreasonable impairment to the existing water rights of others within the Upper Black Squirrel Creek Designated Ground Water Basin it is necessary to impose conditions on the determination of water right and proposed allocation of ground water. Under conditions as stated in the following Order, no unreasonable impairment of existing water rights will occur from approval of this determination of water right or from the issuance of well permits for wells to withdraw the authorized amount of allocated ground water from the aquifer.

ORDER

In accordance with Section 37-90-107(7), C.R.S., and the Designated Basin Rules, the Colorado Ground Water Commission orders that the application for determination of rights to designated ground water in the Denver Aquifer underlying 310 acres of land, generally described as the SE1/4 of Section 11 and the NE1/4 of Section 14, all in Township 12 South, Range 65 West of the 6th Principal Meridian, is approved subject to the following conditions:

19. The allowed average annual amount of water to be withdrawn from the aquifer shall not exceed the following:

Area A = 88.6 acre-feet

Area B = 80.1 acre-feet

The allowed maximum annual amount of withdrawal may exceed the allowed average annual amount of withdrawal as long as the total volume of water withdrawn does not exceed the product of the number of years since the date of approval of this determination times the allowed average annual amount of withdrawal.

20. To conform to actual aquifer characteristics, the Commission may adjust the allocated average annual amount of ground water to be withdrawn from the aquifer based on analysis of geophysical logs or other site-specific data if such analysis indicates that the initial estimate of the volume of water in the aquifer was incorrect.
21. Replacement water requirements shall be as follows:
- a. For the aquifer underlying the above described 158 acres of Area A, no more than 98% of the ground water withdrawn annually shall be consumed. The Commission may require well owners to demonstrate periodically that no more than 98% of the water withdrawn is being consumed.

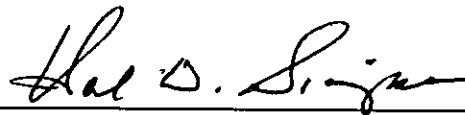
- i. Upon withdrawal of the total allowed average amount of water underlying Area A, in any calendar year, the allowed average annual amount of water underlying the above described Area B may be withdrawn through wells located on Area A if at least four percent (4%) of the amount of water withdrawn is returned to the uppermost aquifer in the vicinity of the permitted point or points of withdrawal.
 - b. For the aquifer underlying the above described 152 acres of Area B, at least four percent (4%) of the amount of water withdrawn annually must be returned to the uppermost aquifer in the vicinity of the permitted point or points of withdrawal.
 - i. Upon withdrawal of the total allowed average amount of water underlying Area B, in any calendar year, the allowed average annual amount of water underlying the above described Area A may be withdrawn through wells located on Area B if at least four percent (4%) of the amount of water withdrawn is returned to the uppermost aquifer in the vicinity of the permitted point or points of withdrawal.
- 22. The use of ground water from this allocation shall be limited to the following uses: commercial, domestic, irrigation, industrial, fish and wildlife propagation, aesthetic, and for augmentation purposes. The place of use shall be limited to the above described 310 acre land area.
- 23. The applicant, or subsequent persons controlling this water right, shall record in the public records of the county - in which the claimed overlying land is located - notice of transfer of any portion of this water right to another within sixty days after the transfer, so that a title examination of the above described 310 acre land area, or any part thereof, shall reveal the changes affecting this water right. Such notice shall consist of a signed and dated deed which indicates the determination number, the aquifer, a description of the above described land area, the annual amount of ground water (acre-feet) transferred, name of the recipient, and the date of transfer.
- 24. Subject to the above conditions, well permits for wells to withdraw the authorized annual amount of water from the aquifer shall be available upon application subject to approval by the Commission and the following conditions:
 - a. The wells shall be located on the above described 310 acre land area. Wells located within any one of the two described areas, designated Area A and Area B, shall only withdraw the allowed average annual amount of water determined to be for that area, as indicated in paragraph 20 of this Order, unless the following conditions may be satisfied:
 - i. Subject to compliance with the provisions in paragraph 22 of this Order, water may be withdrawn from the aquifer underlying a contiguous claimed area where differing replacement water requirements have divided that area into two zones.

- b. The wells must be constructed to withdraw water from only the Denver Aquifer. Upon application for a well permit to construct such a well, the estimated top and base of the aquifer at the proposed well location will be determined by the Commission and indicated on the approved well permit. Plain non-perforated casing must be installed, grouted and sealed to prevent diversion of ground water from other aquifers and the movement of ground water between aquifers.
 - c. The entire depth of each well must be geophysically logged prior to installing the casing as set forth in Rule 9 of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7.
 - d. Each well shall be constructed within 200 feet of the location specified on the approved well permit, but must be more than 600 feet from any existing large-capacity well completed in the same aquifer.
 - e. Subject to the provisions of paragraph 25.a of this Order, the wells may withdraw the allowed average annual amount of water from the aquifer together in any combination. The total combined annual withdrawal of the wells shall not exceed the allowed average annual amount described in this Order.
 - f. A totalizing flow meter or other Commission approved measuring device shall be installed on each well and maintained in good working order by the well owner. Annual diversion records shall be collected and maintained by the well owner and submitted to the Commission or the Upper Black Squirrel Creek Ground Water Management District upon their request.
 - g. The well owner shall mark the well in a conspicuous place with the permit number and the name of the aquifer. The well owner shall take necessary means and precautions to preserve these markings.
25. A copy of this Findings and Order shall be recorded by the applicant in the public records of the county – in which the claimed overlying land is located - so that a title examination of the above described 310 acre overlying land area, or any part thereof, shall reveal the existence of this determination.

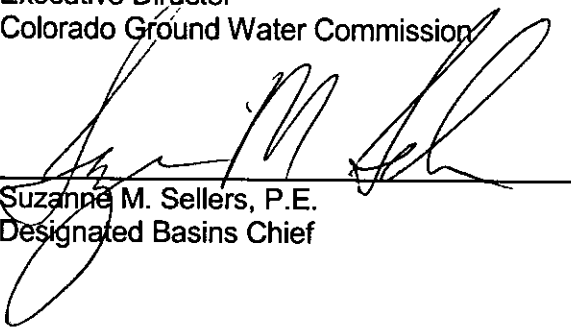
Applicant: John S. Phillips
Aquifer: Denver
Determination No.: 462-BD

Page 7

Dated this 16th day of March, 2004.



Hal D. Simpson
Executive Director
Colorado Ground Water Commission

By: 

Suzanne M. Sellers, P.E.
Designated Basins Chief

Prepared by: EBT

FIND-76-04

EXHIBIT A

Page 1 of 4

GSW-1

STATE OF COLORADO
OFFICE OF THE STATE ENGINEER
DIVISION OF WATER RESOURCES

RECEIVED

AUG 25 2003

WATER RESOURCES
STATE ENGINEER
COLO.

NONTRIBUTARY GROUND WATER LANDOWNERSHIP STATEMENT

I, John S. Phillips, claim and say that I am the owner of the following described property consisting of 310 acres in the County of El Paso, State of Colorado:

(INSERT PROPERTY LEGAL DESCRIPTION)

SE¼, Section 11, and NE¼, Section 14, Township 12 South, Range 65 West of the 6th P.M., El Paso County, Colorado, as particularly shown on the attached General Location Map, Exhibit A.

and, that the ground water sought to be withdrawn from the Denver aquifer underlying the above described land has not been conveyed or reserved to another, nor has consent been given to its withdrawal by another.

Further, I claim that I have read the statements made herein; know the contents hereof; and that the same are true to my own knowledge.

John S. Phillips 8/25/03
John S. Phillips (Date)

John S. Phillips 8/25/03
(Date)

INSTRUCTIONS:

Please type or print neatly in black ink. This form may be reproduced by photocopy or word processing means. See additional instructions on back.

1313 SHERMAN ST., RM. 818, DENVER CO 80203 – 303-866-3581

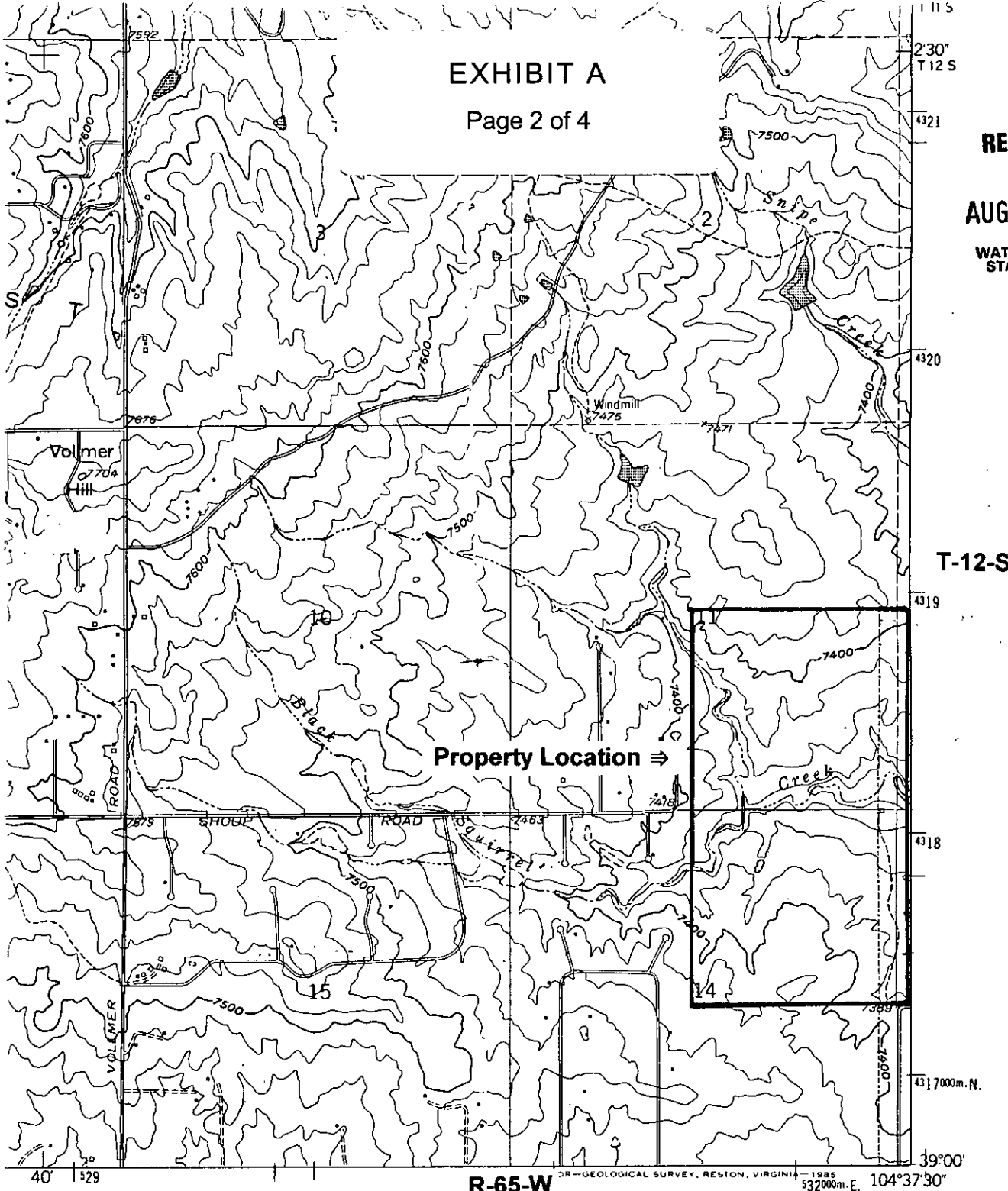
EXHIBIT A

Page 2 of 4

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WATER RESOURCES
STATE ENGINEER
COLO.



GENERAL LOCATION MAP

EXHIBIT A

BLACK FOREST, COLO.

39104-A6-TF-024

1954

PHOTOREVISED 1969 AND 1975

DMA 5062 II SW-SERIES V877

EXHIBIT A

Page 3 of 4

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AUG 25 2003

WATER RESOURCES
STATE ENGINEER
COLO.

John S. Phillips

Legal Description of Property

A parcel of land which comprises the SE $\frac{1}{4}$, Sections 11, and the NE $\frac{1}{4}$, Section 14, Township 12 South, Range 65 West of the 6th P.M., in El Paso County, described as follows:

<u>Description</u>		<u>Acres, M/L</u>
(1)	In Section 11	158 Ac., which is all of section.
(2)	In Section 14	152 Ac., which is all of section, except 5 acres in NE $\frac{1}{4}$, NE $\frac{1}{4}$, NE $\frac{1}{4}$.
Total Acreage		310 Ac.

See General Location Map, attached.

EXHIBIT B

LEGAL DESCRIPTION:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14; THENCE N 89°16'16" W ALONG THE NORTH LINE OF SAID SECTION, 336.87 FEET TO A POINT ON THE WEST LINE OF AN ELECTRIC EASEMENT AS RECORDED IN BOOK 2030 AT PAGE 482 OF THE RECORDS OF SAID EL PASO COUNTY; THENCE S 01°05'47" W ALONG SAID WEST LINE 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 01°05'47" W ALONG SAID WEST LINE 460.00 FEET; THENCE N 89°16'16" W, 473.48 FEET; THENCE N 01°05'47" E, 460.00 FEET TO A POINT 30.00 FEET SOUTH OF SAID NORTH LINE; THENCE S 89°16'16" E, 473.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.00 ACRES MORE OR LESS.

EXHIBIT A

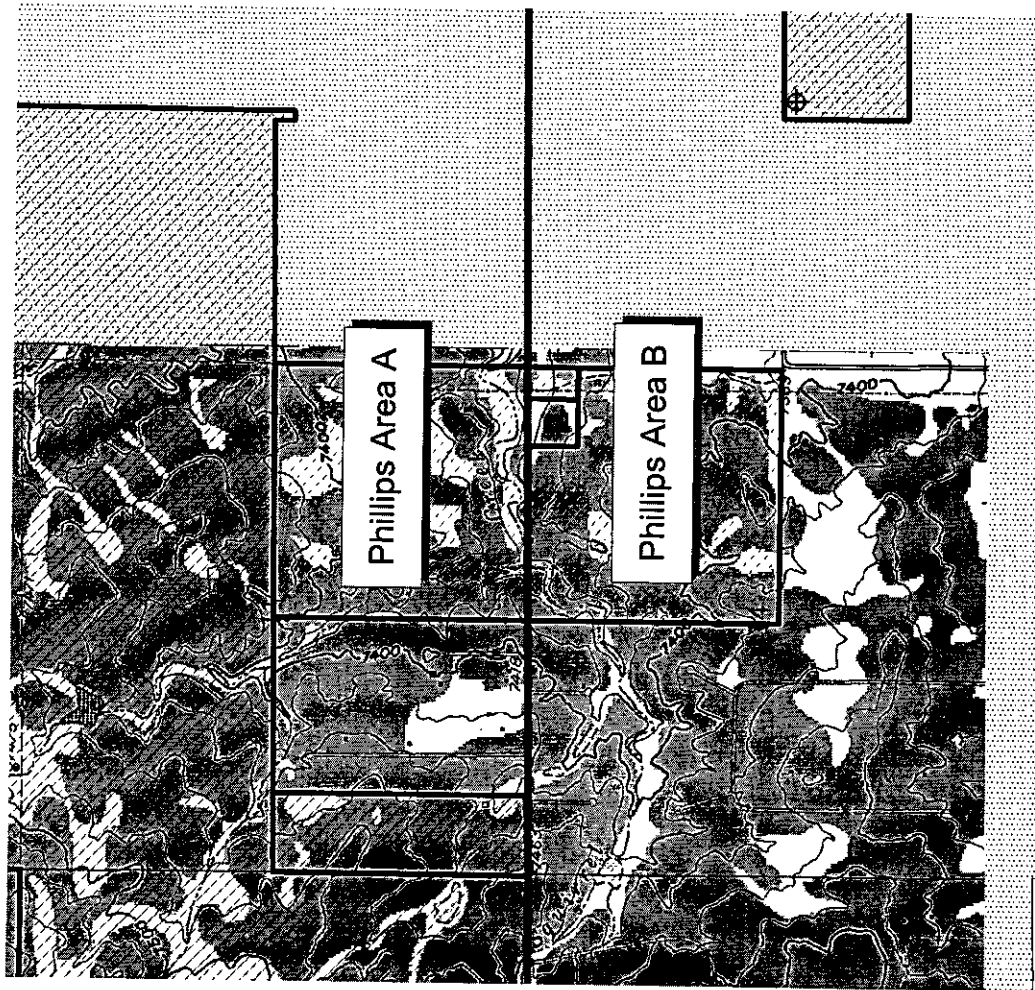
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SEP 24 2003

VALER RESOURCES
STATE ENGINEER
COLD

Exhibit B



DIVISION OF WATER RESOURCES STATE OF COLORADO

Receipt Number 514527
Applicant Phillips, John
Aquifer - Denver
UBSC GWMD (4-12)
Nontrib - Not-nontrib delineation

Section 11
Township 12 S
Range 65 W
Meridian S

Area 310 acres claimed
Area A - 158 acres (nontributary)
Area B - 152 acres (not-nontributary 4%)



Office of the State Engineer
Division of Water Resources
Department of Natural Resources

**COLORADO GROUND WATER COMMISSION
FINDINGS AND ORDER**

IN THE MATTER OF AN APPLICATION FOR DETERMINATION OF WATER RIGHT TO
ALLOW THE WITHDRAWAL OF GROUND WATER IN THE UPPER BLACK SQUIRREL CREEK
DESIGNATED GROUND WATER BASIN

APPLICANT: JOHN S. PHILLIPS

AQUIFER: DAWSON

DETERMINATION NO.: 463-BD

In compliance with Section 37-90-107(7), C.R.S., and the Designated Basin Rules, 2 CCR 410-1, John S. Phillips (hereinafter "applicant") submitted an application for determination of water right to allow the withdrawal of designated ground water from the Dawson Aquifer.

FINDINGS

1. The application was received complete by the Colorado Ground Water Commission on September 22, 2003.
2. The applicant requests a determination of rights to designated ground water in the Dawson Aquifer (hereinafter "aquifer") underlying 310 acres, generally described as the SE1/4 of Section 11 and the NE1/4 of Section 14, all in Township 12 South, Range 65 West of the 6th Principal Meridian, in El Paso County. According to a signed statement dated August 25, 2003, the applicant owns the 310 acres of land, as further described in said affidavit which is attached hereto as Exhibit A, and claims control of the ground water in the aquifer underlying this land area.
3. The proposed annual amount of ground water to be allocated and withdrawn from the aquifer for intended beneficial uses is the maximum allowable amount.
4. The above described land area overlying the ground water claimed by the applicant is located within the boundaries of the Upper Black Squirrel Creek Designated Ground Water Basin and within the Upper Black Squirrel Creek Ground Water Management District. The Colorado Ground Water Commission (hereinafter "Commission") has jurisdiction.
5. The applicant intends to apply the allocated ground water to the following beneficial uses: commercial, domestic, irrigation, industrial, fish and wildlife propagation, aesthetic, and for augmentation purposes. The applicant's proposed place of use of the allocated ground water is the above described 310 acre land area.
6. The quantity of water in the aquifer underlying the 310 acres of land claimed by the applicant is 21,700 acre-feet. This determination was based on the following as specified in the Designated Basin Rules:
 - a. The average specific yield of the saturated permeable material of the aquifer underlying the land under consideration that could yield a sufficient quantity of water that may be extracted and applied to beneficial use is 20 percent.

- b. The average thickness of the saturated permeable material of the aquifer underlying the land under consideration that could yield a sufficient quantity of water that may be extracted and applied to beneficial use is 350 feet.
7. At this time, there is no substantial artificial recharge that would affect the aquifer within a one hundred year period.
8. Pursuant to Section 37-90-107(7), C.R.S., and in accordance with the Designated Basin Rules, the Commission shall allocate ground water in the aquifer based on ownership of the overlying land and an aquifer life of one hundred years. Therefore, the maximum average annual amount of ground water in the aquifer that may be allocated for withdrawal pursuant to the data in the paragraphs above for the 310 acres of overlying land claimed by the applicant is 217 acre-feet.
9. The ability of wells permitted to withdraw the authorized amount of water from this non-renewable aquifer may be less than the one hundred years upon which the amount of water in the aquifer is allocated, due to anticipated water level declines.
10. In accordance with Rule 5.3.6 of the Designated Basin Rules, it has been determined that withdrawal of ground water from the aquifer underlying the 310 acres of land claimed by the applicant will, within one hundred years, deplete the flow of a natural stream or its alluvial aquifer at an annual rate greater than one-tenth of one percent of the annual rate of withdrawal and, therefore, the ground water is considered to be not-nontributary ground water. Withdrawal of water from the aquifer underlying the claimed land area would impact the alluvial aquifer of Black Squirrel Creek or its tributaries, which has been determined to be over-appropriated. Commission approval of a replacement plan - pursuant to Section 37-90-107.5, C.R.S., and Rule 5.6 of the Designated Basin Rules - providing for the actual depletion of the alluvial aquifer and adequate to prevent any material injury to existing water rights, would be required prior to approval of well permits for wells to be located on this land area to withdraw the allocated ground water from the aquifer.
11. In accordance with Rule 5.3.2.4 of the Designated Basin Rules, the maximum average annual amount of ground water available for allocation from the aquifer underlying the 310 acres of land claimed by the applicant is reduced to 206 acre-feet to allow for the annual withdrawal of eleven small capacity well which are completed in the aquifer, permit numbers 10324, 10869, 10870, 13053, 15565, 18071, 36982, 38726, 40290, 44802, and 66152. According to well permit records in the Office of the State Engineer, all eleven wells are located on the claimed overlying land area. Except for these wells, review of the records in the Office of the State Engineer has disclosed that none of the water in the aquifer underlying the land claimed by the applicant has been previously allocated or permitted for withdrawal.
12. Pursuant to Section 37-90-107(7)(c)(III), C.R.S., an approved determination of water right shall be considered a final determination of the amount of ground water so determined; except that the Commission shall retain jurisdiction for subsequent adjustment of such amount to conform to the actual local aquifer characteristics from adequate information obtained from well drilling or test holes.
13. In accordance with Section 37-90-107(7), C.R.S., upon Commission approval of a determination of water right, well permits for wells to withdraw the authorized amount of water from the aquifer shall be available upon application, subject to the conditions of this determination and the Designated Basin Rules and subject to approval by the Commission.

14. On October 9, 2003, in accordance with Rule 9.1 of the Designated Basin Rules, a letter was sent to the Upper Black Squirrel Creek Ground Water Management District requesting written recommendations concerning this application. No written recommendations from the district were received.
15. The Commission Staff has evaluated the application relying on the claims to control of the ground water in the aquifer made by the applicant.
16. In accordance with Sections 37-90-107(7) and 37-90-112, C.R.S., the application was published in the Gazette newspaper on October 16 and 23, 2003.
17.
 - a. On November 14, 2003, an objection to the application was received from the Upper Black Squirrel Creek Ground Water Management District ("objector"), and assigned Case No. 03-GW-21. No other objection to the proposed determination of water right was received within the time limit set by statute.
 - b. On February 4, 2004, the applicant and objector reached a settlement and signed a stipulated agreement.
 - c. On February 4, 2004, prior to an administrative hearing in this case, the objector withdrew its objection.
 - d. By Order of the Commission Hearing Officer dated February 6, 2004, Case No. 03-GW-21 was dismissed.
18. On October 22, 2003, the applicant submitted a statement to this office affirming that the wells with permit numbers 10324, 10869, 10870, 13053, 15565, 18071, 36982, 38726, 40290, 44802, and 66152 are, in fact, not located on the above described 310 acre overlying land area and requesting that the amount of water set aside for these wells be included in the amount of allocation determined for the aquifer. Relying on the applicant's statement, final staff evaluation determines that the maximum average annual amount of ground water available for allocation from the aquifer underlying the 310 acres of land claimed by the applicant is 217 acre-feet.
19. In order to prevent unreasonable impairment to the existing water rights of others within the Upper Black Squirrel Creek Designated Ground Water Basin it is necessary to impose conditions on the determination of water right and proposed allocation of ground water. Under conditions as stated in the following Order, no unreasonable impairment of existing water rights will occur from approval of this determination of water right or from the issuance of well permits for wells to withdraw the authorized amount of allocated ground water from the aquifer.

ORDER

In accordance with Section 37-90-107(7), C.R.S., and the Designated Basin Rules, the Colorado Ground Water Commission orders that the application for determination of rights to designated ground water in the Dawson Aquifer underlying 310 acres of land, generally described as the SE1/4 of Section 11 and the NE1/4 of Section 14, all in Township 12 South, Range 65 West of the 6th Principal Meridian, is approved subject to the following conditions:

20. The allocated average annual amount of ground water to be withdrawn from the aquifer shall not exceed 217 acre-feet. The allowed maximum annual amount of withdrawal may exceed the allowed average annual amount of withdrawal as long as the total volume of water withdrawn does not exceed the product of the number of years since the date of approval of this determination times the allowed average annual amount of withdrawal.
21. To conform to actual aquifer characteristics, the Commission may adjust the allocated average annual amount of ground water to be withdrawn from the aquifer based on analysis of geophysical logs or other site-specific data if such analysis indicates that the initial estimate of the volume of water in the aquifer was incorrect.
22. Commission approval of a replacement plan, providing for actual depletion of affected alluvial aquifers and adequate to prevent any material injury to existing water rights in such alluvial aquifers is required prior to approval of well permits for wells to be located on the overlying land area to withdraw ground water from the aquifer.
23. The use of ground water from this allocation shall be limited to the following uses: commercial, domestic, irrigation, industrial, fish and wildlife propagation, aesthetic, and for augmentation purposes. The place of use shall be limited to the above described 310 acre land area.
24. The applicant, or subsequent persons controlling this water right, shall record in the public records of the county - in which the claimed overlying land is located - notice of transfer of any portion of this water right to another within sixty days after the transfer, so that a title examination of the above described 310 acre land area, or any part thereof, shall reveal the changes affecting this water right. Such notice shall consist of a signed and dated deed which indicates the determination number, the aquifer, a description of the above described land area, the annual amount of ground water (acre-feet) transferred, name of the recipient, and the date of transfer.
25. Subject to the above conditions, well permits for wells to withdraw the authorized annual amount of water from the aquifer shall be available upon application subject to approval by the Commission and the following conditions:
 - a. The wells shall be located on the above described 310 acre overlying land area.
 - b. The wells must be constructed to withdraw water from only the Dawson Aquifer. Upon application for a well permit to construct such a well, the estimated top and base of the aquifer at the proposed well location will be determined by the Commission and indicated on the approved well permit. Plain non-perforated casing must be installed, grouted and sealed to prevent diversion of ground water from other aquifers and the movement of ground water between aquifers.
 - c. The entire depth of each well must be geophysically logged prior to installing the casing as set forth in Rule 9 of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7.
 - d. Each well shall be constructed within 200 feet of the location specified on the approved well permit, but must be more than 600 feet from any existing large-capacity well completed in the same aquifer.

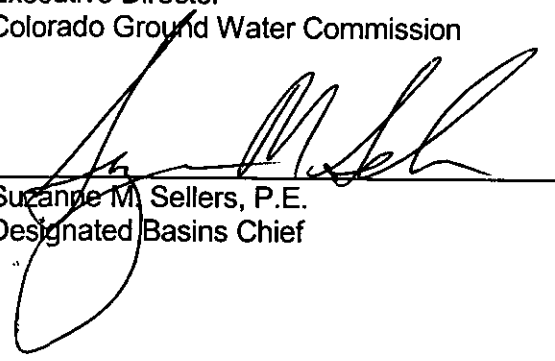
- e. The wells may withdraw the allowed average annual amount of water from the aquifer together in any combination. The total combined annual withdrawal of the wells shall not exceed the allowed average annual amount described in this Order.
 - f. A totalizing flow meter or other Commission approved measuring device shall be installed on each well and maintained in good working order by the well owner. Annual diversion records shall be collected and maintained by the well owner and submitted to the Commission or the Upper Black Squirrel Creek Ground Water Management District upon their request.
 - g. The well owner shall mark the well in a conspicuous place with the permit number and the name of the aquifer. The well owner shall take necessary means and precautions to preserve these markings.
26. A copy of this Findings and Order shall be recorded by the applicant in the public records of the county – in which the claimed overlying land is located - so that a title examination of the above described 310 acre overlying land area, or any part thereof, shall reveal the existence of this determination.

Dated this 16th day of March, 2004.



Hal D. Simpson
Executive Director
Colorado Ground Water Commission

By:



Suzanne M. Sellers, P.E.
Designated Basins Chief

Prepared by: EBT

FIND-77-04
FIND-454

EXHIBIT A

Page 1 of 4

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GSW-1

STATE OF COLORADO
OFFICE OF THE STATE ENGINEER
DIVISION OF WATER RESOURCES

AUG 25 2003

WATER RESOURCES
STATE ENGINEER
COLO.

NONTRIBUTARY GROUND WATER LANDOWNERSHIP STATEMENT

I, John S. Phillips, claim and say that I am the owner of the following described property consisting of 310 acres in the County of El Paso, State of Colorado:

(INSERT PROPERTY LEGAL DESCRIPTION)

SE¼, Section 11, and NE¼, Section 14, Township 12 South, Range 65 West of the 6th P.M., El Paso County, Colorado, as particularly shown on the attached General Location Map, Exhibit A.

and, that the ground water sought to be withdrawn from the Dawson aquifer underlying the above described land has not been conveyed or reserved to another, nor has consent been given to its withdrawal by another.

Further, I claim that I have read the statements made herein; know the contents hereof; and that the same are true to my own knowledge.

John S. Phillips 8/25/03
John S. Phillips (Date)

John S. Phillips 8/25/03
(Date)

INSTRUCTIONS:

Please type or print neatly in black ink. This form may be reproduced by photocopy or word processing means. See additional instructions on back.

1313 SHERMAN ST., RM. 818, DENVER CO 80203 – 303-866-3581

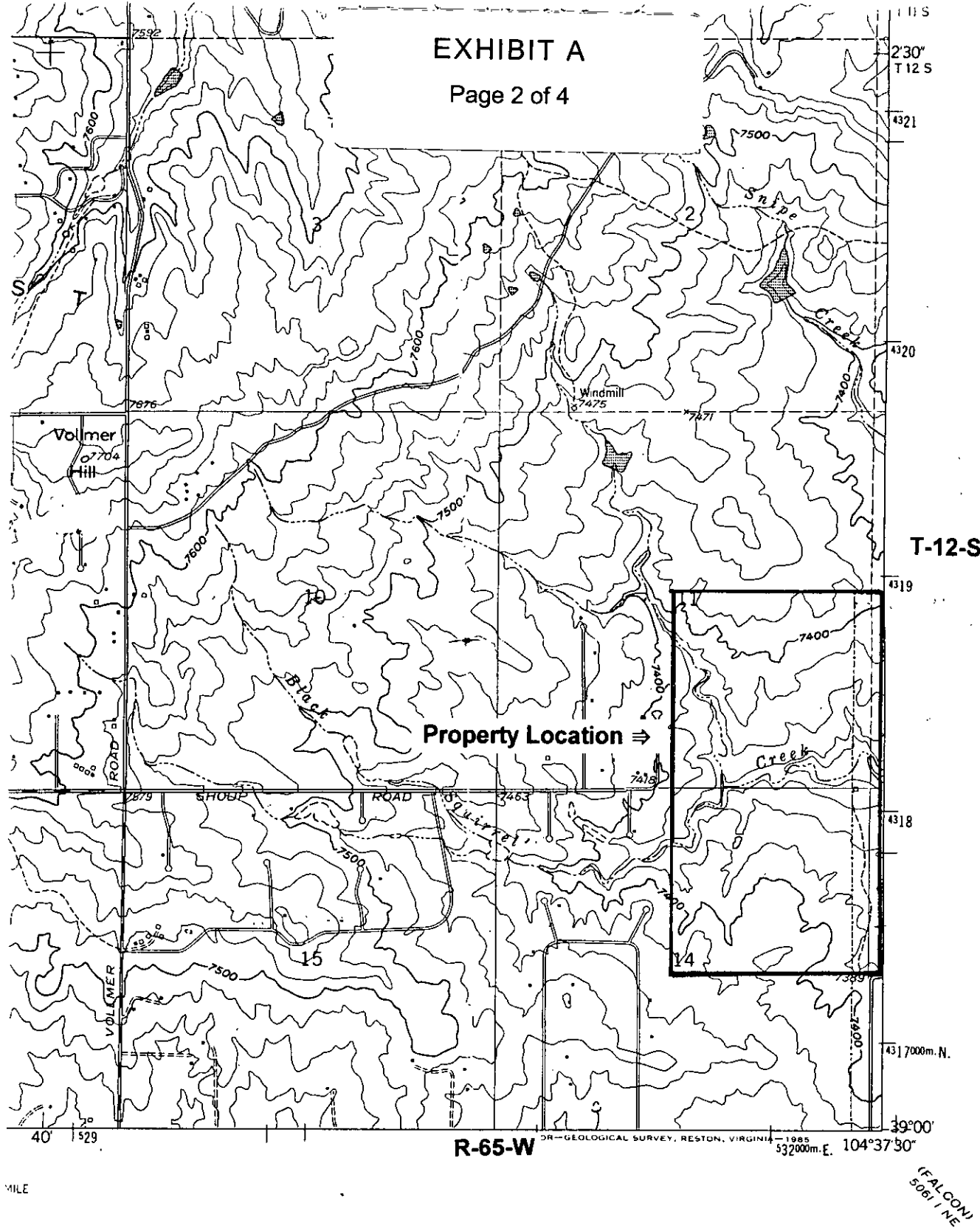
EXHIBIT A

Page 2 of 4

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AUG 25 2003

WATER RESOURCES
STATE ENGINEER
COLO.



GENERAL LOCATION MAP

EXHIBIT A

BLACK FOREST, COLO.

39104-A6-TF-024

1954

PHOTOREVISED 1969 AND 1975

DMA 5062 II SW-SERIES V877

EXHIBIT A

Page 3 of 4

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AUG 25 2003

WATER RESOURCES
STATE ENGINEER
COLO.

John S. Phillips

Legal Description of Property

A parcel of land which comprises the SE $\frac{1}{4}$, Sections 11, and the NE $\frac{1}{4}$, Section 14, Township 12 South, Range 65 West of the 6th P.M., in El Paso County, described as follows:

<u>Description</u>		<u>Acres, M/L</u>
(1)	In Section 11	158 Ac., which is all of section.
(2)	In Section 14	152 Ac., which is all of section, except 5 acres in NE $\frac{1}{4}$, NE $\frac{1}{4}$, NE $\frac{1}{4}$.
Total Acreage		310 Ac.

See General Location Map, attached.

EXHIBIT B

LEGAL DESCRIPTION:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14; THENCE N 89°16'16" W ALONG THE NORTH LINE OF SAID SECTION, 336.87 FEET TO A POINT ON THE WEST LINE OF AN ELECTRIC EASEMENT AS RECORDED IN BOOK 2030 AT PAGE 482 OF THE RECORDS OF SAID EL PASO COUNTY; THENCE S 01°05'47" W ALONG SAID WEST LINE 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 01°05'47" W ALONG SAID WEST LINE 460.00 FEET; THENCE N 89°16'16" W, 473.48 FEET; THENCE N 01°05'47" E, 460.00 FEET TO A POINT 30.00 FEET SOUTH OF SAID NORTH LINE; THENCE S 89°16'16" E, 473.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.00 ACRES MORE OR LESS.

EXHIBIT A

Page 4 of 4

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SEP 24 2003

VALER RESOURCES
STATE ENGINEER
COLORADO

224094335

11/26/2024 10:11 AM

PGS 3

\$23.00 DF \$0.00

Electronically Recorded Official Records El Paso County CO

Steve Schleiker, Clerk and Recorder

TD1000 N

Quit Claim Deed

(Pursuant to 38-30-113 C.R.S.)

THIS DEED, made on **November 25th, 2024** by **SECLUSION DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY** Grantor(s) of the County of **El Paso** and State of **Colorado** for the consideration of *** **Ten Dollars and Other Good and Valuable Consideration** *** dollars in hand paid, hereby sells and quitclaims to **KRAMER AMMONS AND CALLIE AMMONS** Grantee(s), as Joint Tenants, whose street address is County of El Paso, State of Colorado, the following legally described water rights:

SEE ATTACHED EXHIBIT "B"

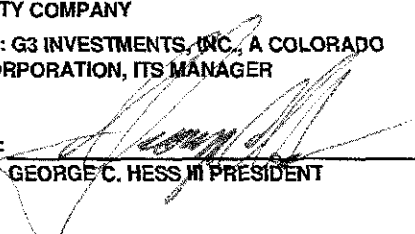
Appurtenant to:

See attached "Exhibit A"

also known by street and number as **12650 CALM BREEZE POINT (VACANT LAND), COLORADO SPRINGS, CO 80908**

SECLUSION DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: G3 INVESTMENTS, INC., A COLORADO CORPORATION, ITS MANAGER

By: **GEORGE C. HESS, III PRESIDENT**State of **Colorado**

)

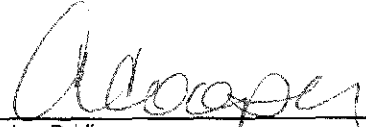
)ss.

County of **EL PASO**

)

The foregoing instrument was acknowledged before me on this day of **November 25th, 2024** by **SECLUSION DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY**

Witness my hand and official seal

My Commission expires: 3/15/28
Notary Public

AMANDA COOPER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19964004057
MY COMMISSION EXPIRES 03/15/2028

When recorded return to: **KRAMER AMMONS AND CALLIE AMMONS**

Exhibit A

PARCEL A:

PARCEL 6:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING:

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND ARE ASSUMED TO BEAR SOUTH 00°28'41" EAST, MONUMENTED ON THE NORTH END OF THE LINE BY A FOUND 2.5" ALUMINUM CAP STAMPED, "MVE INC, RLS 17665, S11 S12 S14 S13, 1998, T12S R65W" AND ON THE SOUTH END OF THE LINE BY A FOUND 2.5" ALUMINUM CAP STAMPED, "MVE INC, RLS 17665, 1/4, S14, S13, 1998, T12S R65W"

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE NORTH 00 DEGREES 56 MINUTES 15 SECONDS WEST, WITH THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 11, A DISTANCE OF 1475.87 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 45 SECONDS EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 1195.71 FEET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT; THENCE WITH SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CHORD BEARING OF SOUTH 55 DEGREES 39 MINUTES 44 SECONDS EAST AND A CHORD DISTANCE OF 36.01 FEET, HAVING A CENTRAL ANGLE OF 42 DEGREES 12 MINUTES 58 SECONDS AND AN ARC LENGTH OF 36.84 FEET TO A POINT OF REVERSE CURVATURE; THENCE WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CHORD BEARING OF SOUTH 50 DEGREES 17 MINUTES 37 SECONDS EAST AND A CHORD DISTANCE OF 27.13 FEET, HAVING A CENTRAL ANGLE OF 31 DEGREES 28 MINUTES 45 SECONDS AND AN ARC LENGTH OF 27.47 FEET; THENCE SOUTH 00 DEGREES 54 MINUTES 46 SECONDS EAST, A DISTANCE OF 1432.91 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 11; THENCE SOUTH 88 DEGREES 59 MINUTES 01 SECONDS WEST, WITH SAID SOUTH LINE, A DISTANCE OF 976.55 FEET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT; THENCE DEPARTING SAID SOUTH LINE AND WITH SAID NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 768.00 FEET, HAVING A CHORD BEARING OF SOUTH 80 DEGREES 16 MINUTES 39 SECONDS WEST AND A CHORD DISTANCE OF 109.65 FEET, HAVING A CENTRAL ANGLE OF 08 DEGREES 11 MINUTES 15 SECONDS AND AN ARC LENGTH OF 109.75 FEET; THENCE SOUTH 84 DEGREES 09 MINUTES 44 SECONDS WEST, A DISTANCE OF 160.94 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH 00 DEGREES 34 MINUTES 10 SECONDS WEST WITH SAID WEST LINE, A DISTANCE OF 30.13 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PREPARED BY:

WILLIAM BROOKS, PLS 37928 FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

PARCEL B:

THOSE EASEMENT RIGHTS AS CREATED IN INSTRUMENT RECORDED JUNE 9, 2022 UNDER RECEPTION NO. 222079398, COUNTY OF EL PASO, STATE OF COLORADO.

EXHIBIT B**LEGAL DESCRIPTION (WATER)**

The following water rights and rights to withdraw water:

1. A water right and right to withdraw water from the Dawson aquifer as described in Colorado Ground Water Commission's Findings and Order In the Matter of An Application for Determination of Water Right to Allow the Withdrawal of Ground Water in the Upper Black Squirrel Creek Designated Ground Water Basin, Determination No. 463-BD, dated March 16, 2004 as such may be amended ("Findings and Order") which Findings and Order are recorded in the real property records of El Paso County at reception number 204043709, in an amount equal to 12.5% of the total average annual allocation of ground water determined to be available for appropriation by such Findings and Order, not to exceed 27.125 acre-feet of water per year, subject to all terms, conditions, and limitations contained in said Findings and Order including without limitation any adjustment in the amount of the annual appropriation; and
2. A water right and right to withdraw water from the Denver aquifer as described in Colorado Ground Water Commission's Findings and Order In the Matter of An Application for Determination of Water Right to Allow the Withdrawal of Ground Water in the Upper Black Squirrel Creek Designated Ground Water Basin, Determination No. 462-BD, dated March 16, 2004 as such may be amended ("Findings and Order") which Findings and Order are recorded in the real property records of El Paso County at reception number 204043708, in an amount equal to 25% of the total average annual allocation of ground water determined to be available for appropriation underlying what is described as Area A in such Findings and Order, not to exceed 22.15 acre-feet of water per year, subject to all terms, conditions, and limitations contained in said Findings and Order including without limitation any adjustment in the amount of the annual appropriation.

Appendix C

WATER SUPPLY INFORMATION SUMMARY

Section 30-28-133,(d), C.R.S. requires that the applicant submit to the County, "Adequate evidence that a Water supply that is sufficient in terms of quantity, quality, and dependability will be available to ensure an adequate supply of water"

1. NAME OF DEVELOPMENT AS PROPOSED				<u>Calm Breeze Filing No. 1 Final Plat</u>			
2. LAND USE ACTION				<u>Final Plat</u>			
3. NAME OF EXISTING PARCEL AS RECORDED				<u>N/A</u>			
SUBDIVISION <u>See Above</u>		FILING <u>1 Final</u>		BLOCK <u>All</u>		Lot <u>All</u>	
4. TOTAL ACERAGE <u>41.817</u>		5. NUMBER OF LOTS PROPOSED <u>4</u>		PLAT MAPS ENCLOSED ☒ YES		Final Plat Separate Cover	
6. PARCEL HISTORY - Please attach copies of deeds, plats, or other evidence or documentation. (In submittal package)							
A. Was parcel recorded with county prior to June 1, 1972? ☒ YES ☐ NO							
B. Has the parcel ever been part of a division of land action since June 1, 1972? ☒ YES ☐ NO							
If yes, describe the previous action							
7. LOCATION OF PARCEL - Include a map delineating the project area and tie to a section corner. (In submittal)							
<u>portion</u> OF <u>SW/4</u> SECTION <u>11</u> and a portion OF <u>NW/4</u> of SECTION <u>14</u> TOWNSHIP <u>12</u> ☐ N ☒ S RANGE <u>65</u> ☐ E ☒ W							
OF 1SECTION TOWNSHIP							
PRINCIPAL MERIDIAN: ☒ 6TH ☐ N.M. ☒ UTE ☐ COSTILL							
8. PLAT - Location of all wells on property must be plotted and permit numbers provided.							
Surveyors plat ☒ YES ☐ NO If not, scaled hand -drawn sketch ☐ YES ☐ NO <u>N/A</u>							
9. ESTIMATED WATER REQUIREMENTS - Gallons per Day or Acre Foot per Year				10. WATER SUPPLY SOURCE <u>DENVER BASIN</u>			
HOUSEHOLD USE # <u>4</u> of units <u>928</u> GPD <u>1.04</u> AF				☐ EXISTING ☒ DEVELOPED ☐ NEW WELLS			
				WELLS SPRING			
				WELL PERMIT NUMBERS			
COMMERCIAL USE # Acres GPD AF				☐ Alluvial ☐ Upper			
				☐ Upper ☐ Lower			
				☐ Lower ☐ Laramie Fox			
IRRIGATION # ** <u>0.96</u> acres <u>860</u> GPD <u>0.96</u> AF				☒ Denver ☐ Dakota			
				☐ Other			
STOCK WATERING # of head GPD AF				☐ MUNICIPAL			
				☐ ASSOCIATION			
OTHER GPD AF				☐ COMPANY			
				☐ DISTRICT			
TOTAL - <u>1,788</u> GPD <u>2.00</u> AF				NAME <u>Calm Breeze Filing 1</u>			
*Irrigation for 4,250 SF of landscaping per home.				LETTER OF COMMITMENT FOR SERVICE ☐ YES ☒ NO			
11. ENGINEER'S WATER SUPPLY REPORT ☒ YES ☐ NO				If yes, please forward with this form. (This may be required before our review is completed)			
12. TYPE OF SEWAGE DISPOSAL SYSTEM <u>Septic Tank</u>							
☒ SEPTIC TANK/LEACH FIELD				☐ CENTRAL SYSTEM - DISTRICT			
☐ LAGOON				☐ VAULT - LOCATION SEWAGE			
☐ ENGINEERED SYSTEM (Attach a copy of engineering design)				☐ OTHER:			

Calm Breeze Filing No. 1

V1_Water Resources Report.pdf Markup Summary

Planner (2)

limitation on water resources data and regulations. As per item 1 requirements, each individual well shall be equipped with a flow 4.2 WATER QUALITY Water quality samples within the Denver aquifer will be tested: 6.4.2.8.1(b)(4)(D) from County Land Development Code. Upon completion of testing, the water quality report will be submitted. 4.3 WATER TREATMENT Water from the proposed water source (Denver aquifer) will be treated in accordance with the Denver aquifer. After completion of testing, the water quality report will identify any recommended water treatment methods. 4.4 WATER PROTECTION	Subject: Planner Page Label: 7 Author: Juhler Date: 7/22/2026 2:37:29 PM Status: Color:  Layer: Space: water quality report will be prepared, and submitted
will be tested at a later date in accordance with Section 6.4.2.8.1(b)(4)(D). Upon completion of sampling, a subsequent test. Missing water quality report aguer) will be tested for constituents as required by 6.4.2.8.1(b)(4)(D). After completion of testing, the water quality report will identify any recommended water treatment methods.	Subject: Planner Page Label: 7 Author: Juhler Date: 7/22/2026 2:39:06 PM Status: Color:  Layer: Space: Missing water quality report