



May 28, 2020

Gabe Sevigny
El Paso County Development Services Department
DSDcomments@elpasoco.com

RE: The Reserves at Corral Bluffs (Filing 5)
Section 31 T13S, R64W, 6th P.M.
Water Division 2, Water District 10
Upper Black Squirrel Creek Designated Basin

Dear Gabe Sevigny:

We have reviewed your May 7, 2020 submittal concerning the above referenced proposal for the subdivision of 60.99 acres into 8 single family lots and one open space tract as the fifth filing of the 31 lots of Reserves at Corral Bluffs Subdivision.

In a letter dated June 4, 2013 (copy attached) this office previously provided its opinion on the Preliminary Plan for all 31 lots of the entire Coral Bluffs Subdivision. Lots 1-8 of Filing 5 are lots 22-29 of the preliminary plan, based on the map submitted as part of the original Reserves at Corral Bluffs Subdivision water supply plan referral (copy attached).

As described in our June 4, 2013 letter, each lot has a water demand of 0.50 acre-foot per year to supply one single-family dwelling, irrigation of 2,700 square feet of home lawn and garden, and watering of four large domestic animals. However this information is not consistent with the Water Supply Information Summary provided with this submittal that specifies the total use is 8 dwellings (1 dwelling per lot), 0.59 acres of irrigation (25,700 square-feet total or 3213 square-feet per lot) and 38 domestic animals (4.75 domestic animals per lot). Also, as described in our June 4, 2013, letter Lots 22-31 of the preliminary plan (of which Lots 1-8 of this Filing 5 are a part) will utilize individual on lot wells producing from the Arapahoe Aquifer (pursuant to Determination of Water Right no. 517-BD) while according to the Water Supply Information Summary provided with this submittal the proposed sources of water are the Denver and Arapahoe aquifers.

State Engineer's Office Opinion

Based upon the above and pursuant to Section 30-28-136(1)(h)(I), C.R.S., it is our opinion that the proposed water supply is not adequate and cannot be provided without causing injury to decreed water rights.

It appears that in order to obtain a favorable opinion from this office on the proposed water supply to this subdivision, the applicant must do the following:

1. Clarify if the individual on lot wells for Reserves at Coral Bluffs Filing 5 will be constructed in either the Denver or Arapahoe aquifers or the Arapahoe aquifer only.
2. Clarify the proposed uses for each lot.



If you, or the applicant, have any questions please contact Ailis Thyne at 303-866-3581 x8216.

Sincerely,

A handwritten signature in black ink that reads "Keith Vander Horst". The signature is written in a cursive, slightly slanted style.

Keith Vander Horst
Chief of Water Supply, Designated Basins

Ec: Subdivision File 27158

Reserve at Coral Bluffs_5.docx