



COLORADO
Division of Water Resources
Department of Natural Resources
Colorado Ground Water Commission

January 5, 2021

Ryan Howser
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 Ryan Howser:

We have reviewed the additional information submitted 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 and the Water Supply Information Summary submitted with the referral information, 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. 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) were proposed to utilize individual on lot wells producing from the Arapahoe Aquifer (pursuant to Determination of Water Right no. 517-BD). However, according to the September 1, 2020 response from David F. Jones the proposed source for the 8 lots are Denver or Arapahoe aquifer wells, with wells in the Denver aquifer being claimed on a "first come first serve basis". In order to properly issue well permit for lots within The Reserves at Corral Bluffs the developer must specify which lots will be required to seek Arapahoe aquifer wells (10 lots minimum) and which lots can seek wells in either the Denver or Arapahoe aquifer (21 lots maximum).

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.

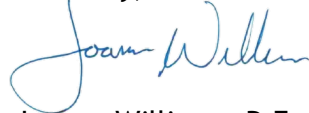
It appears that in order to obtain a favorable opinion from this office on the proposed water supply to this subdivision, the applicant must do the following:



1. The developer must specify which lots will be required to seek Arapahoe aquifer wells (10 lots minimum for the entire Corral Bluffs development) and which lots can seek wells in either the Denver or Arapahoe aquifer (21 lots maximum for the entire Corral Bluffs development).

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

Sincerely,



Joanna Williams, P.E.
Water Resources Engineer

Ec: Subdivision File 27158

Reserve at Coral Bluffs_5.docx