

June 10, 2021

Joanna Williams, P.E.
Colorado Division of Water Resources
1313 Sherman St., Rm 821
Denver, CO. 80203

RE: The Reserve at Corral Bluffs Fil 5 (SF2012) – DWR Subdivision File 27158

Dear Ms. Williams:

I am writing in response to your January 5, 2021 letter to Ryan Howser, El Paso County Development Service Department, regarding the above reference subdivision application. I have attached a copy of that letter for your convenience.

You pointed out in your letter that the Corral Bluffs subdivision must specify which lots are limited to the Arapahoe aquifer (minimum 10 lots 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).

Filing 5, the subject of your review letter, contains 8 Lots. We have modified and resubmitted the subdivision documents to limit all 8 lots within Filing 5 lots to Arapahoe aquifer wells. These revised subdivision documents are included with the EDARP document system which I believe were transmitted to you by Mr. Howser and include;

- Final Plat – The reserve at Corral Bluffs Subdivision Fil 5. Reference Plat Note No. 9 which states “All lots within this subdivision are restricted to Arapahoe aquifer well permits only.”
- Water Supply Information Summary – Reference Section 10, Water Supply Source has been revised to include New Wells – in Upper and Lower Arapahoe only.
- Third Amendment to Declaration of Convents, Conditions, Restrictions and Easements for the Reserve at Corral Bluffs Filing No. 2 – Reference Exhibit A which brings the 8 Filing 5 lots into the into the Reserve at Corral Bluffs Homeowners Association and Amendment 2.4 which states in part “Notwithstanding any other provision of the Declaration, as amended, all lots in Filing No. 5 are restricted to Arapahoe aquifer well permits only.”

It should be noted that prior to recording the Reserve at Corral Bluffs Filing 3 Final Plat, Lots 3 and 5 of Filing 3 included the same Arapahoe aquifer only limitation via Filing 3's recorded Plat Notes, Water Supply Information Summary and Amendment to HOA documents. This brings the total number of Corral Bluffs lots identified as lots with wells limited to the Arapahoe aquifer to 10 per the DWR requirements. Please let me know if you would like copies of these Filing 3 documents for your files and I will email them to you.

Thank you for your reconsideration of this application. Should you have any questions or require additional documentation, please do not hesitate to contact my office.

Best regards,

David F. Jones
LAND RESOURCE ASSOCIATED
9736 Mountain Rd.
Chipita Park, CO. 80809
719 660 1184
chipita1@comcast.net



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)(l), 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.

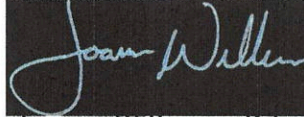
It appears that in order to obtain a favorable opinion from this office on the proposed water supply to this subdivision, the applicant must do the following:



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,

A black rectangular box containing a handwritten signature in white ink that reads "Joanna Williams".

Joanna Williams, P.E.
Water Resources Engineer

Ec: Subdivision File 27158

Reserve at Coral Bluffs_5.docx