



Montaño • Freeman • Sinor • Thompson P.C.

Mirko L. Kruse, Esq.
mkruse@troutlaw.com
303.339.5825

1120 Lincoln Street • Suite 1600
Denver, Colorado 80203-2141
303.861.1963
www.troutlaw.com

June 17, 2021

Kari Parsons
El Paso County Planning and Community Development Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910
kariparsons@elpasoco.com

Spencer Fane LLC
Russ Dykstra
rdykstra@spencerfane.com

4 Site Investments LLC
1271 Kelly Johnson Blvd, Suite 100
Colorado Springs, CO 80920

Re: Grandview Reserve Metropolitan District Nos. 1-4

Dear Ms. Parsons:

This firm represents the Upper Black Squirrel Creek Ground Water Management District (“the District”). On June 30, 2020, September 17, 2020, November 25, 2020, and April 8, 2021, the District submitted comment letters raising several concerns over water and wastewater service for the proposed Grandview Reserve subdivision development. Applicant has since provided a response to some of those concerns. The District briefly replies to two of Applicant’s responses below:

Water Service

Applicant estimates that Grandview Reserve will require 1,151 acre-feet per year. *See* Letter of Intent at 3. Applicant intends to meet this demand through future wells drilled in the Arapahoe and Laramie Fox-Hills aquifers under groundwater determinations owned by Applicant and neighboring Four-Way Ranch Metro District. The District previously raised concerns that Applicant has not provided evidence that the claimed 4 Way Ranch water will be available for Applicant’s use. In its response, Applicant provided an executed purchase and sale agreement for this water. This purchase and sale agreement does show that this water is under contract to be purchased by Applicant, but does not evidence the current and guaranteed right to use this water.

The District's Regulations on Large Capacity Well Use

The wells Applicant proposes for its water supply must comply with the UBS District's rules and regulations. District Rule 17.A. limits withdrawals from large capacity wells in subdivisions and District Rule 18 limits large capacity well use outside subdivisions. In its response to this concern, Applicant referenced the determination of water rights issued by the Groundwater Commission. This determination does not incorporate withdrawal limits from the District's rules.

The UBS District reserves the right to provide additional comments at a later date founded upon information not readily ascertainable from the above-referenced application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mirko L. Kruse".

Mirko L. Kruse
for
TROUT RALEY

cc: UBSCGWMD Board of Directors