



**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

APPLICANTS: PRAIRIE STONE, LLC AND MEADOW STONE, LLC

AQUIFER: DENVER

DETERMINATION NO.: 1317-BD

ROBERT C. "BOB" BALINK El Paso County, CO

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In compliance with Section 37-90-107(7), C.R.S., and the Designated Basin Rules, 2 CCR 410-1, Prairie Stone, LLC and Meadow Stone, LLC (hereinafter "applicants") 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 July 2, 2007.
2. The applicants requests a determination of rights to designated ground water in the Denver Aquifer (hereinafter "aquifer") underlying 79.3 acres, generally described as that portion of the SE¼ of Section 32 lying south of the Chicago, Rock Island, and Pacific Railroad, and the SW¼ of the SW¼ of Section 33, all in Township 12 South, Range 64 West of the 6th Principal Meridian, in El Paso County. According to a signed statement dated June 13, 2007, the applicants own the 79.3 acres of land, as further described in said affidavit which is attached hereto as Exhibit A, and claim 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 The proposed annual amount of ground water to be allocated and withdrawn from the aquifer for intended beneficial uses is the maximum allowable amount.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 applicants 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 applicants intend to apply the allocated ground water to the following beneficial uses: domestic, commercial, industrial, irrigation, stock watering, and replacement supply. The applicants' proposed place of use of the allocated ground water is the above described 79.3 acre land area.
6. The quantity of water in the aquifer underlying the 79.3 acres of land claimed by the applicants is 2,966 acre-feet. This determination was based on the following as specified in the Designated Basin Rules:

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- 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 220 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 allowed 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 79.3 acres of overlying land claimed by the applicants is 29.7 acre-feet.
9. 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 79.3 acres of land claimed by the applicants is reduced to 28.7 acre-feet to allow for the annual withdrawal of a small capacity well which is completed in the aquifer, Permit No. 185011. Except for this well, 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.
10. 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.
11. 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.
12. 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 land claimed by the applicants 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. Also, the location of the land claimed by the applicants is farther 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.

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 July 26, 2007, 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 applicants.
16. In accordance with Sections 37-90-107(7) and 37-90-112, C.R.S., the application was published in the Ranchland News newspaper on August 2 and 9, 2007.
17. No objections to the determination of water right and proposed allocation of ground water were received within the time limit set by statute.
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 79.3 acres of land, generally described as that portion of the SE¼ of Section 32 lying south of the Chicago, Rock Island, and Pacific Railroad, and the SW¼ of the SW¼ of Section 33, all in Township 12 South, Range 64 West of the 6th Principal Meridian, is approved subject to the following conditions:

19. The allowed average annual amount of withdrawal of ground water from the aquifer shall not exceed 28.7 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 allowed 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. The applicants may pump the allowed average annual amount of withdrawal and the allowed maximum annual amount of withdrawal from one or more wells of a well field in any combination, so long as the total combined withdrawal of the wells does not exceed the amounts described in this Order.
22. 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.
23. The use of ground water from this allocation shall be limited to the following beneficial uses: domestic, commercial, industrial, irrigation, stock watering, and replacement supply. The place of use shall be limited to the above described 79.3 acre land area.
24. The applicants, 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 79.3 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 allocated 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 79.3 acre overlying land area.
 - 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 and, except for wells permitted pursuant to this determination of water right, must be more than 600 feet from any existing large-capacity well completed in the same aquifer.
 - e. 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.

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f. 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 applicants in the public records of the county in which the claimed overlying land is located so that a title examination of the above described 79.3 acre overlying land area, or any part thereof, shall reveal the existence of this determination.

Dated this 11th day of September, 2007.



Dick Wolfe, P.E., for
Executive Director
Colorado Ground Water Commission

By: Keith Vander Horst
Keith Vander Horst, P.E.
Supervisor, Designated Basins

Prepared by: SKR

EXHIBIT A

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GWS-1 (Rev, Sept 1996)

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

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NONTRIBUTARY GROUND WATER LANDOWNERSHIP STATEMENT

I (we) Prairie Stone LLC & Meadow Stone LLC

(Name)

claim and say that I (we) am (are) the owner(s) of the following described property consisting of 79.3 acres in the County of El Paso, State of Colorado:

See attached legal descriptions

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 it's withdrawal by another.

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

Andrea Mennich 6-13-07
Prairie Stone LLC (Date)

Andrea Mennich 6-13-07
Meadow Stone LLC (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.

EXHIBIT A

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STATE ENGINEER
COLORADO

Legal Descriptions

Parcel No. 4200000249: That part of the South One-half of the Southeast Quarter, Section 32, and the South One-half of the Southwest Quarter, Section 33, Township 12 South, Range 64 West described as follows; commencing at the SW corner of Section 33, thence N00<00'10" W 30 feet to the point of beginning, thence N89<29'30" W 1873.17 feet, thence N 46<29'12" E 78.1 feet, thence along an arc of curve to the left with a radius of 5800 feet, a center angle of 1<30'00" and an arc distance of 151.84 feet, thence N 44<59'12" E 1577.02 feet, thence S 89<28'37" E 592.82 feet, thence S 89<26'35" E 124.06 feet, thence S 00<00'10" E 1286.24 feet, thence N 89<29'18" W 124.06 feet to the point of beginning, except the easterly 20.0 feet.

Parcel No. 423000027: The Southwest Quarter of the Southwest Quarter of Section 33, Township 12 South, Range 64 West together with the easterly 20.0 feet of the Southeast Quarter of the Southeast Quarter of Section 32, Township 12 South, Range 64 West.