



January 11, 2024

Ashlyn Mathy, Project Manager
 El Paso County Development Services Department
 Transmitted via EDARP Portal: epcdevplanreview.com/

Re: Peyton Ranches Filing No. 1C
File #: VR235, Applicant: Fridah Joanitah Wood
 Part of the SW ¼ Sec. 28 and part of the NW ¼ Sec. 33, Twp. 14 South, Rng. 63 West, 6th P.M.
 Upper Black Squirrel Creek & Upper Big Sandy Designated Basins
 Water Division 2, Water District 10
 CDWR Assigned Referral No. 31144

Dear Ashlyn Mathy:

We have reviewed the referral for a one lot final plat to legalize 8.594 acres being the southern portion of Lot 104, Peyton Ranches at 15330 Chaparral Loop East, which was illegally subdivided by deed in 2002. The final plat will create one lot known as Lot 104A with an area of 8.594 acres on Peyton Ranches Filing No. 1C. The proposed water supply is an individual well.

This referral does not appear to qualify as a “subdivision” as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer’s March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

The water supply for Lot 104A (the southern portion of Lot 104 subject of this final plat) is a new well withdrawing water from the not-nontributary (4% replacement requirement) Denver aquifer. The water in the aquifers underlying the 17.01 acres being the original Lot 104 property were allocated in Determination of Water Right nos. 3872-BD, 3873-BD, 3874-BD, or 3875-BD to John Anthony Wood, Fridah Joanitah Wood, and Thomas E. Burke in the findings dated February 20, 2020, as summarized in Table 1.

Table 1 - Allocations Underlying the Original Lot 104 (17.01 acres)

Aquifer	Determination no.	Tributary Status	Allocation (acre-feet)	Allocation (acre-feet/year based on 100 years)	Allocation (acre-feet/year based on 300 years)
Laramie-Fox Hills	3872-BD	Nontributary	485	4.85	1.61
Arapahoe	3873-BD	Nontributary	535	5.35	1.78
Denver	3874-BD	Not-nontributary (4%)	810	8.10	2.70
Dawson	3875-BD	Not-nontributary (actual)	376	3.76	1.25
Total			2,206	22.06	7.34

*A replacement plan approved by the Ground Water Commission is required prior to the issuance of a permit in the Dawson aquifer, which can be applied for using form GWS-69.

Water for Lot 104A subject of this referral will be used for one residence and irrigation with an annual water demand of 0.53 acre-feet/year. The quantity of water available in the Denver aquifer based on a 300-year supply exceeds the demand for this lot. Permit no. 306566 included in the referral has been



expired, therefore a new permit must be applied for in order to construct a new well on the property. The applicant can submit forms GWS-44 and GWS-79 to apply for a Denver permit.

Note that it appears the proposed water supply for the northern portion of Lot 104 not subject of this final plat located at 15550 Chaparral Loop East and owned by Thomas Burke, is an existing well with permit no. 126158. Permit no. 126158 was issued June 24, 1982 for domestic and livestock purposes on 17 acres known as Lot 104, Peyton Ranches. The owner of this well should be aware that they must re-permit this well consistent with the size of parcel on which this well is located. Since the lot is part of a post June 1, 1972 subdivision, the well must be permitted pursuant to Determination no. 3875-BD and a replacement plan.

The ability to obtain a well permit and the allowed uses will be determined at the time an application is submitted to and reviewed by this office. The Applicant may submit permit applications to DWRpermitsonline@state.co.us after which we will provide an invoice for the \$100 filing fee. It takes 4-6 weeks for a complete well permit application to be processed. Well permitting forms are available online here: <https://dwr.state.co.us/eforms?search=GWS>.

Please contact Wenli.Dickinson@state.co.us or (303) 866-3581 x8206 with any questions.

Sincerely,



Ioana Comaniciu, P.E.
Water Resource Engineer

Ec: Upper Black Squirrel Ground Water Management District
Upper Big Sandy Ground Water Management District
File for permit no. 126158