



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

April 14, 2020

Gabe Sevigny
El Paso County Development Services Department
DSDcomments@elpasoco.com

RE: The Reserves at Corral Bluffs (Filing 3)
Section 31 T13S, R64W, 6th P.M.
Water Division 2, Water District 10
Upper Black Squirrel Creek Designated Basin

Dear Gabe Sevigny:

We have reviewed your March 11, 2018 submittal concerning the above referenced proposal for the development of 59.95 acres into 6 single family lots as the third 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 1-4 of Filing 3 are lots 13-16 of the preliminary plan and lots 5 and 6 of Filing 3 are lots 30-31 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, 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, and those demands and uses have not changed in this submittal. As described in our June 4, 2013 letter Lots 1-21 of the preliminary plan (of which Lots 1-4 of this Filing 3 are a part) will utilize individual on lot wells producing from either the Denver Aquifer (pursuant to Determination of Water Right no. 516-BD) or the Arapahoe Aquifer (pursuant to Determination of Water Right no. 517-BD), and Lots 22-31 of the preliminary plan (of which Lots 5-6 of this Filing 3 are a part) will utilize individual on lot wells producing from the Arapahoe Aquifer (pursuant to Determination of Water Right no. 517-BD) and those proposed sources of water have not changed in this submittal.

Our opinions as conveyed in our June 4, 2013 letter remain in effect.

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

Sincerely,

Keith Vander Horst
Chief of Water Supply, Designated Basins

Reserve at Coral Bluffs_3.docx

