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April 22, 2022

El Paso County Planning Department
ATTN: Kylie Bagley

Re: Monument Glamping Special Use – EA21240 – AL223

Dear Kylie

The following provides an overview of the proposed water supplies that will serve a Glamping Site on a total of 6.44 acres, generally located in the NW1/4 of the NE1/4 of Section 27, Township 11 South, Range 67 West of the 6th P. M., in El Paso County ("Subject Property"). This letter is based on estimated amounts of groundwater using the Bedrock Aquifer Evaluation Determination Tool from the Colorado Division of Water Resources, and as applied for in Case No. 2022CW3007, District Court, Water Division 2. This letter provides no opinion on the actual physical supply of groundwater available. The lot will be served by an expansion of use of the existing Denver Aquifer well.

Estimated Annual Amounts

The following amounts are estimated to be available for the in-house use, commercial, livestock watering, fire protection, and augmentation purposes, including storage, both on and off the Subject Property. The groundwater in the Arapahoe and Laramie-Fox Hills aquifers is nontributary ("NT") as defined in C.R.S. §§ 37-82-101(2) and 37-92-102(l)(b), and the groundwater in the Dawson and Denver aquifers is not-nontributary ("NNT") as described in C.R.S. §§ 37-90-103(10.7) and 37-90-137(9)(c.5). The amounts are based on an estimated annual withdrawal over a 100-year pumping period.

Aquifer	Annual Amount
Dawson (NNT)	1.05 acre-feet
Denver (NNT)	3.82 acre-feet
Arapahoe (NT)	4.24 acre-feet
Laramie-Fox Hills (NT)	1.77 acre-feet

Estimated Water Demand

The Subject Property will be served by an expansion of use of the existing individual well into the NNT Denver Aquifer, Well Permit No. 161942. The existing well will be re-permitted pursuant to the augmentation plan applied for in Case No. 2022CW3007. The well will withdraw up to 2.1 acre-feet per year for 100-years for the following uses:

1. Residential In-House Demand: 0.3 acre-feet per year.
2. 4 Glamping Sites (SFE): 1.2 acre-feet per year.
3. Irrigation Demand: 0.3 acre-feet per year for 6,000 sq-ft.
4. Commercial Demand: 0.3 acre-feet per year.

The total demand for the Subject Property will be 2.1 acre-feet per year and 210 acre-feet total. The maximum depletion from well pumping is 0.17 af/yr in the 145th year. Return flows from residential in-house demand and from the 4 Glamping Sites is estimated to be 0.18 af/yr each and 0.9 af/yr total, which is sufficient to replace actual depletions during pumping. An augmentation plan has been applied for in Case No. 2022CW3007. It is estimated that Case No. 2022CW3007 will be completed and a final decree obtained in late July or early August of 2022.

Water Supply Sufficiency

The amount of groundwater in the NNT Denver Aquifer underlying the Subject Property is sufficient to provide in-house use, commercial, livestock watering, fire protection, and augmentation purposes, including storage, on the Subject Property.

If you have any questions or comments, please feel free to call.

Sincerely,

HAYES POZNANOVIC KORVER, LLC


Eric K. Trout