



October 17, 2024

Ashlyn Mathy, Project Manager  
El Paso County Community & Development Services  
Transmitted via email: [ashlynmathy2@elpasoco.com](mailto:ashlynmathy2@elpasoco.com)

**RE:** Black Squirrel Minor Subdivision  
File No. SF2426  
Part of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , Section 14, T11S, R65W, 6<sup>th</sup> P.M.  
Kiowa Bijou Designated Ground Water Basin  
Water Division 1, Water District 1

Dear Ashlyn Mathy:

We have reviewed the information received by this office on October 14, 2024 regarding the above referenced referral. The Applicant is requesting to subdivide approximately 19.39 acres into three residential lots of approximately 6.38 acres (Lot 1), 6.39 acres (Lot 2) and 6.4 acres (Lot 3).

### **Water Supply Demand**

According to the Water Supply Information Summary Sheet submitted with the referral materials, the proposed water demand is 1,784 gallons per day or 2 acre-feet per year for household use inside three single family dwellings.

### **Source of Water Supply**

According to the Water Supply Information Summary Sheet and referral materials the proposed water source is an existing well operating under permit no. 73654 for proposed Lot 2 and proposed new wells for Lots 1 and 3. The proposed new wells will be producing from the not nontributary Dawson aquifer under a proposed replacement plan.

Well permit no. 73654 was issued on March 19, 1974 pursuant to C.R.S. 37-90-105 for a 20 acre parcel for domestic purposes. This well appears to be withdrawing groundwater from the not-nontributary Dawson aquifer. Upon approval of this subdivision the conditions under which this permit was issued would no longer exist, making the well out of compliance with its permit. Should well 73654 be used on the proposed Lot 2, approval of a determination of water right, a replacement plan and a new large capacity well permit would be required before subdivision approval.



**State Engineer's Office Opinion**

Pursuant to Section 30-28-136(1)(h)(I), C.R.S., the State Engineer's Office has not received enough information to render an opinion regarding the adequacy of the proposed water supply. Prior to further review of the subdivision water supply plan the following information is required:

1. Provide a water supply plan that clearly estimates the water demand for all lots and defines the proposed legal source for all lots that is consistent with El Paso's County 300-year water supply requirement.
2. Since wells in the not nontributary Dawson aquifer are proposed as the water supply for the subdivision a Determination of Water Right and a Replacement Plan for that aquifer must be obtained that is sufficient to meet the proposed subdivision's water demands and is consistent with El Paso's County 300-year water supply requirement, prior to subdivision approval.
3. The well operating under permit no. 73654 must either be re-permitted pursuant to a determination of water right and a replacement plan or the well must be plugged and abandoned prior to subdivision approval.

Should you or the Applicant have any questions, please contact me this office at [ioana.comanicu@state.co.us](mailto:ioana.comanicu@state.co.us) or 303-866-3581 x8246.

Sincerely,



Ioana Comanicu, P.E.  
Water Resource Engineer

Ec: Subdivision file: 32523  
Well permit file no. 73654