



January 20, 2022

Ryan Howser
 El Paso County Planning and Community Development
 2880 International Circle, Suite 110
 Colorado Springs, CO 80910

RE: Peerless Farms Preliminary Plan
 Project No. SP217/EA20165
 NW1/4 of Section 13, T13S, R64W, 6th P.M.
 Water Division 2, Water District 10
 Upper Black Squirrel Creek Designated Basin

Dear Mr. Howser:

We have reviewed the above referenced proposal to subdivide a parcel of approximately 40 acres. This preliminary proposal is for seven residential lots. The applicant proposes to provide water services through the Sage Water Users Association. Sewage will be through on-site wastewater treatment systems.

Water Supply Demand

According to the Water Supply Information Summary and “Water Resources Report for Peerless Farms Preliminary Plan” (“Report”) prepared by Mid-Colorado Investment Company (“Mid-Colorado”) dated December 7, 2021, the estimated water demand is 7.0 acre-feet/year for a total of seven residential lots, including household use, irrigation and animal watering.

Source of Water Supply

Mid-Colorado is the proposed water supplier, via Sage Water Users Association. The source and quantity of water will be from Mid-Colorado’s existing Denver Basin wells.

According to our records, Mid-Colorado has the following amounts available from their wells:

Aquifer	Permit number	Annual amount available (100 yr. allocation approach)	Annual amount available (300 year allocation approach)
Arapahoe	27745-F	190	63
Arapahoe	49185-F	293	98
Laramie-Fox Hills	27746-F	255	85
TOTALS		738	246

The allowed place of use for wells 27745-F, 27746-F and 49185-F does not include the 40 acres that are the subject of this referral. Therefore the wells cannot be used to serve the proposed subdivision



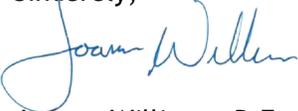
until such time as a change in allowed place of use for the wells is approved by the Ground Water Commission to include the 40 acres that is the subject of this referral.

State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I), C.R.S. and section 30-28-136(1)(h)(II), C.R.S. it is our opinion that the proposed water supply is **not adequate** and **cannot** be provided without causing injury to decreed water rights. **Prior to further review of the subdivision water supply plan the following information is required:**

1. Evidence that the allowed place of use of wells 27745-F, 27746-F and 49185-F has been change to include the 40 acres that are proposed to be subdivided.

If you, or the applicant, have any questions, please contact Melissa van der Poel at 303-866-3581 ext. 8208.

Sincerely,

Joanna Williams, P.E.
Water Resources Engineer

Ec: Subdivision file no. 29052
Upper Black Squirrel Creek Groundwater Management District