COLORADO
Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 821
Denver, CO 80203

June 2, 2015

Neal Starkebaum
Gunnison County Community Development
221 N. Wisconsin Street Suite D
Gunnison, CO 81230

Re: Little Cimarron Creek Ranch Subdivision
Section 35, T48N, R6W NM PM
Water Division 4, Water District 62

Dear Mr. Starkebaum:

We have reviewed the additional information regarding the above referenced proposal to subdivide approximately 66.27 acres into four comparatively sized lots for single family homes. The applicant proposes to supply water through individual on-lot wells that will operate pursuant to future contracts with the Upper Gunnison River Water Conservancy District. Sewage disposal is to be provided through individual sewage disposal systems. The applicant has noted that some outside watering is anticipated and total water use is estimated at 0.5 acre-feet per lot. This office has no record of any existing wells on the parcel.

For subdivisions created after 1972, Section 37-92-602(3)(b)(III), C.R.S., requires that the cumulative effect of all wells in a subdivision be considered when evaluating material injury to decreed water rights. The source of the proposed water supply would be from, or tributary to, the Gunnison River. This area of the Gunnison River is over-appropriated; therefore, an augmentation plan is required to offset depletions caused by the pumping of any wells. Any future wells that supply water to any portion of the subdivision will need a new well permit issued pursuant to a decreed plan for augmentation.

Limited information was provided concerning the physical adequacy of the proposed water supply. The applicant included well completion reports, or similar documents, for nearby off-lot wells (Permit No's: 209014, 232323, etc). The wells appear to produce an adequate water supply for their permitted uses. As stated in CRS 30-28-133(3)(d), the subdivider is required to submit "Adequate evidence that a water supply that is sufficient in terms of quality, quantity, and dependability will be available to ensure an adequate supply of water for the type of subdivision proposed." Adequate evidence is usually provided in the form of a water resource report, prepared by a professional engineer or water consultant, which addresses the quality, quantity, and dependability issues. A report of this nature was not provided.

Based on the above, it is our opinion, pursuant to CRS 30-28-136(1)(h)(I), that the proposed water supply can be provided without causing material injury to decreed water rights so long as the applicant obtains well permits issued pursuant to C.R.S. § 37-90-137(2) and the plan for augmentation issued to Upper Gunnison River Water Conservancy District, for all wells in the subdivision and operates the wells in accordance with the terms and conditions of said plan for augmentation. Provided the sustained well yield of each of the proposed wells is similar to other nearby wells constructed into the Little Cimarron Creek alluvium, the proposed water

supply is expected to be physically adequate. If you or the applicant has any questions concerning this matter, please contact Ivan Franco in this office for assistance

Sincerely,

Megan Sullivan, P.E.
Water Resource Engineer

HIF/Little Cimarron Creek Ranch Subivision.docx

cc: Bob Hurford, Division Engineer
District 62 Water Commissioner