

Ty Seufer  
(303) 419-6782  
45045 Us Highway 50  
Canon City, CO 81212

Friday, December 6, 2024

Dan Victoria  
Planning & Zoning Department  
Fremont County  
615 Macon Ave  
Canon City, CO, 81212

To whom it may concern:

Please see enclosed Ty Seufer's physical **Accessory Dwelling Unit Application**, which was also submitted digitally via email on Tuesday, November 26, 2024 (*Subject: "ADU & Manufactured Home Permit Applications" from sender corey@zebulonllc.com*).

Documents included in this packet:

Cover Letter..... Page 1

Accessory Dwelling Unit Application..... Page 2

Exhibit A

    A.1.1 – Copy of the most recent recorded deed..... Page 3

    A.1.2 – Copy of letter authorizing Ty Seufer to sign as member  
            for AJET Ventures ..... Page 6

    A.1.3 – Copy of the Articles of Organization for AJET Ventures ... Page 7

Exhibit B – Declaration of Covenant (N/A) ..... Page 10

Exhibit C – Written Proof of Water & Septic ("Royal Gorge Ranch and Resort  
            Subdivision Water Resources Report," 25 pages) ..... Page 11

Exhibit D – Certified Mail Receipts (N/A) ..... Page 36

Exhibit E – Floor Plan of ADU ..... Page 37

Exhibit F – Plot Plan ..... Page 38

Thank you,



Ty Seufer



Fremont County Colorado
Department of Planning and Zoning

615 Macon Ave., Cañon City, Colorado
719-276-7360 PH / 719-276-7374 Fax
Email: Planning@fremontco.com

Accessory Dwelling Unit Application

- 1. Project Name: ROYAL GORGE RANCH & RESORT Fee: \$ 350.00
2. Owner(s) Name: TY SEUFER
3. Site Address: 1337 COUNTY ROAD 3A
City: Canon City State: CO Zip Code: 81212
Telephone #: 303-419-6782 Facsimile #
Email Address: tyseufer@gmail.com

Land Description:

Acreage: 750 Acres Zone District:

Utility Services – Provider/Source

Water: N/A Sewer: N/A
Gas: N/A Electric: Black Hills (200 amp meter already installed)
Phone: N/A Cable: N/A

Fire Protection District / Source: Canon City Fire District

Primary & Accessory Dwelling Information:

Primary Structure Square Footage; 608 sq. ft. Accessory Dwelling Square Footage: 608 sq. ft.

Attachments:

- A. Copy of the most recent recorded deed.
B. Signed Declaration of Covenant & Restriction stating ADU restrictions.
C. Written proof from the appropriate entity or service provider that water and sewer/septic services are adequate for all uses on the parcel.
D. Certified mail receipts.
E. Floor plan of ADU
F. Plot Plan Showing:
a. All structures proposed or existing with dimensions to property lines & structures.
b. All utilities for the structures, including electric, gas, water, and sanitary sewer/septic.
c. All parking areas.
d. All exterior access points

TY SEUFER
Applicant Printed Name

[Handwritten Signature]

Signature

11/26/2024

Date

Accessory Dwelling Unit Application 1/4/2022

**WARRANTY DEED**

State Doc Fee: \$140.00  
Recording Fee: \$23.00

THIS DEED is dated the 26 day of September, 2018, and is made between

Fremont County Acquisitions, LLC, A Colorado Limited Liability Company

(whether one, or more than one), the "Grantor" of the County of Palm Beach and State of Florida and

AJET Ventures LLC, a Colorado limited liability company

(whether one, or more than one), the "Grantee", whose legal address is 45045 W. US Hwy 50, Canon City, CO 81212 of the County of Fremont and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of One Million Four Hundred Thousand Dollars and No Cents (\$1,400,000.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of Fremont and State of Colorado described as follows:

See Exhibit "A" attached hereto and made a part hereof.

also known by street address as: 1337 Fremont County Road 3A, Canon City, CO 81212

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, and the Grantee's heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantee's heirs and assigns: that at the time of the enrolling and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except and subject to:

2018 taxes and all subsequent year, restrictions, reservations, covenants, easements and rights-of-way of record, if any.

And the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, in the quiet and peaceable possession of the Grantee, and the heirs and assigns of the Grantee, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

Fremont County Acquisitions, LLC, a Colorado limited liability company

By: Mark C. Curley  
Mark C. Curley, Manager

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me this 26 day of September, 2018 by Mark C. Curley as Manager of Fremont County Acquisitions, LLC, a Colorado limited liability company.

Kristin Watson  
Notary Public: Kristin Watson  
My Commission Expires: April 11, 2021

**STEWART TITLE**  
265250



Stewart Title File No.: 205250  
Warranty Deed 932A CO

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL A:**

A TRACT OF LAND IN THE SW1/4NW1/4 AND NW1/4SW1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SAID SECTION 15;  
THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 15, 1354.08 FEET TO THE SW CORNER OF THE N1/2SW1/4 OF SECTION 15, SAID POINT IS THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED:  
THENCE CONTINUING NORTH ALONG SAID WEST LINE 1634.08 FEET;  
THENCE NORTH 86°08'00" EAST PARALLEL TO THE SOUTH LINE OF SAID N1/2SW1/4, 1176.73 FEET;  
THENCE SOUTH PARALLEL TO SAID WEST LINE 573.71 FEET;  
THENCE SOUTH 86°08'00" WEST PARALLEL TO SAID SOUTH LINE, 660.53 FEET;  
THENCE SOUTH PARALLEL TO SAID WEST LINE, 1060.37 FEET TO A POINT ON SAID SOUTH LINE;  
THENCE SOUTH 86°08'00" WEST ALONG SAID SOUTH LINE 516.20 FEET TO THE POINT OF BEGINNING.

EXCEPT THE FOLLOWING:

FREMONT COUNTY ROAD 3A AS IT NOW EXISTS AND AS SHOWN ON FREMONT COUNTY ASSESSOR'S MAP 3819-000 AND AS CONVEYED BY DOCUMENTS RECORDED JANUARY 6, 1940 IN BOOK 282 AT PAGE 309 AND RECORDED SEPTEMBER 23, 1996 IN BOOK 785 AT PAGE 304 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE NW1/4SW1/4 AND IN THE SW1/4NW1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M., COUNTY OF FREMONT, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15, THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 15 A DISTANCE OF 1685.23 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 3-A;

THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD 3-A ON THE FOLLOWING COURSES AND DISTANCES:

THENCE S35°45'25" E A DISTANCE OF 62.01 FEET;  
THENCE S44°41'56" E A DISTANCE OF 117.15 FEET;  
THENCE S51°33'43" E A DISTANCE OF 76.73 FEET;  
THENCE S58°11'52" E A DISTANCE OF 134.27 FEET;  
THENCE S69°20'05" E A DISTANCE OF 88.55 FEET;  
THENCE S78°35'45" E A DISTANCE OF 65.56 FEET;  
THENCE S88°48'13" E A DISTANCE OF 73.83 FEET;  
THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE N0°00'00" W A DISTANCE OF 60.14 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD 3-A;  
THENCE ALONG THE NORTHERLY RIGHT OF WAY OF SAID COUNTY ROAD 3-A ON THE FOLLOWING COURSES AND DISTANCES:  
THENCE N86°48'13" W A DISTANCE OF 65.95 FEET;  
THENCE N78°35'45" W A DISTANCE OF 66.40 FEET;  
THENCE N69°20'05" W A DISTANCE OF 77.84 FEET;  
THENCE N58°11'52" W A DISTANCE OF 124.94 FEET;  
THENCE N51°33'43" W A DISTANCE OF 71.66 FEET;  
THENCE N44°41'56" W A DISTANCE OF 108.64 FEET;  
THENCE N35°45'25" W A DISTANCE OF 53.81 FEET;  
THENCE N29°04'00" W A DISTANCE OF 104.44 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID SECTION 15;  
THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE S0°00'00" E ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 123.50 FEET TO THE POINT OF BEGINNING, FREMONT COUNTY, COLORADO.

**PARCEL B:**

ALL OF SECTION 16, TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M., FREMONT COUNTY, COLORADO.

**PARCEL C:**

THE SOUTH HALF OF THE SOUTH HALF OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M., FREMONT COUNTY COLORADO.

EXCEPT THE FOLLOWING:

A PARCEL OF LAND LYING IN THE S1/2S1/2 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M., FREMONT COUNTY, COLORADO, CONVEYED BY DOCUMENT RECORDED JULY 29, 1998 IN BOOK 1332 AT PAGE 649 RECEPTION NO. 682898, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/16TH CORNER COMMON TO SECTION 15 AND 14 OF SAID TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M.;

THENCE S00°25'23"W A DISTANCE OF 635.50 FEET ALONG THE EAST LINE OF SAID S1/2S1/2, SECTION 15 TO INTERSECT THE NORTH RIGHT OF WAY LINE OF FREMONT COUNTY ROAD 3-A;

THENCE N58°44'03" W A DISTANCE OF 102.98 FEET ALONG SAID RIGHT OF WAY LINE;

THENCE AROUND A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21°14'14" AN ARC DISTANCE OF 248.37 FEET A CHORD BEARING OF N69°21'10" W A DISTANCE OF 246.95 FEET ALONG SAID RIGHT OF WAY LINE;

THENCE N79°58'18" W A DISTANCE OF 130.29 FEET ALONG SAID RIGHT OF WAY LINE;

THENCE AROUND A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19°42'08" AN ARC DISTANCE OF 227.31 FEET A CHORD BEARING OF N70°07'14" W A DISTANCE OF 226.20 FEET ALONG SAID RIGHT OF WAY LINE;

THENCE N60°16'10" W A DISTANCE OF 504.29 FEET ALONG SAID RIGHT OF WAY LINE;

THENCE AROUND A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 08°33'04" AN ARC DISTANCE OF 163.21 FEET A CHORD BEARING OF N64°32'42" W A DISTANCE OF 163.05 FEET ALONG SAID RIGHT OF WAY LINE TO INTERSECT THE NORTH LINE OF SAID S1/2S1/2, SECTION 15;

THENCE N86°33'29" E A DISTANCE OF 1252.21 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

FREMONT COUNTY ROAD 3A AS IT NOW EXISTS, AS SHOWN ON FREMONT COUNTY ASSESSOR'S MAP NO. 3819-000 AND AS CONVEYED BY DOCUMENTS RECORDED DECEMBER 23, 1925 IN BOOK 213 AT PAGE 546 AND RECORDED AUGUST 6, 1946 IN BOOK 303 AT PAGE 599 AND RECORDED APRIL 22, 1940 IN BOOK 282 AT PAGE 457.

COUNTY OF FREMONT, STATE OF COLORADO.

ALSO EXCEPTING THEREFROM THE PARCEL DESCRIBED IN THE BARGAIN AND SALE DEED RECORDED SEPTEMBER 17, 2015 AT RECEPTION NO. 932218 OF THE RECORDS OF FREMONT COUNTY, COLORADO.

AJET Ventures, LLC  
10010 Steeplechase Drive  
Franktown, CO 80116

June 5, 2017

This letter is to state that the current Registered Agent for AJET Ventures, LLC, Anna Seufer, has hereby given permission to Ty Seufer to sign as member for AJET Ventures, LLC, for all business purposes to include but not limited to the purchase of real property. This change is to take effect as of the date of this notification.



Anna Seufer, Registered Agent

6/5/17

Date



Ty Seufer, Member

6-5-17

Date



Colorado Secretary of State  
 Date and Time: 10/15/2009 11:18 AM  
 ID Number: 20091545083

Document must be filed electronically.  
 Paper documents will not be accepted.

Document processing fee  
 Fees & forms/cover sheets  
 are subject to change.

\$50.00

Document number: 20091545083  
 Amount Paid: \$50.00

To access other information or print  
 copies of filed documents,  
 visit [www.sos.state.co.us](http://www.sos.state.co.us) and  
 select Business Center.

ABOVE SPACE FOR OFFICE USE ONLY

**Articles of Organization**

filed pursuant to § 7-80-203 and § 7-80-204 of the Colorado Revised Statutes (C.R.S.)

1. The domestic entity name of the limited liability company is

AJET Ventures, LLC

*(The name of a limited liability company must contain the term or abbreviation "limited liability company", "ltd. liability company", "limited liability co.", "ltd. liability co.", "limited", "l.l.c.", "llc", or "ltd.". See §7-90-601, C.R.S.)*

*(Caution: The use of certain terms or abbreviations are restricted by law. Read instructions for more information.)*

2. The principal office address of the limited liability company's initial principal office is

Street address

10010 Steeplechase Drive

*(Street number and name)*

Franktown

*(City)*

CO

*(State)*

80116

*(ZIP/Postal Code)*

United States

*(Country)*

*(Province - if applicable)*

Mailing address

*(leave blank if same as street address)*

*(Street number and name or Post Office Box information)*

*(City)*

*(State)*

*(ZIP/Postal Code)*

*(Province - if applicable)*

*(Country)*

3. The registered agent name and registered agent address of the limited liability company's initial registered agent are

Name

*(if an individual)*

Seufer

*(Last)*

Anna

*(First)*

Maria

*(Middle)*

*(Suffix)*

OR

*(if an entity)*

*(Caution: Do not provide both an individual and an entity name.)*

Street address

10010 Steeplechase Drive

*(Street number and name)*

Franktown

*(City)*

CO

*(State)*

80116

*(ZIP Code)*

Mailing address

(leave blank if same as street address)

\_\_\_\_\_  
(Street number and name or Post Office Box information)

\_\_\_\_\_  
(City) CO \_\_\_\_\_  
(State) (ZIP Code)

(The following statement is adopted by marking the box.)

The person appointed as registered agent has consented to being so appointed.

4. The true name and mailing address of the person forming the limited liability company are

Name  
(if an individual) Seufer Anna Maria  
(Last) (First) (Middle) (Suffix)

OR

(if an entity)  
(Caution: Do not provide both an individual and an entity name.)

Mailing address 10010 Steeplechase Drive  
(Street number and name or Post Office Box information)

Franktown CO 80116  
(City) (State) (ZIP/Postal Code)

\_\_\_\_\_  
(Province - if applicable) United States \_\_\_\_\_  
(Country)

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

The limited liability company has one or more additional persons forming the limited liability company and the name and mailing address of each such person are stated in an attachment.

5. The management of the limited liability company is vested in

(Mark the applicable box.)

one or more managers.

OR

the members.

6. (The following statement is adopted by marking the box.)

There is at least one member of the limited liability company.

7. (If the following statement applies, adopt the statement by marking the box and include an attachment.)

This document contains additional information as provided by law.

8. (Caution: Leave blank if the document does not have a delayed effective date. Stating a delayed effective date has significant legal consequences. Read instructions before entering a date.)

(If the following statement applies, adopt the statement by entering a date and, if applicable, time using the required format.)

The delayed effective date and, if applicable, time of this document is/are \_\_\_\_\_  
(mm/dd/yyyy hour:minute am/pm)



**Notice:**

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.

9. The true name and mailing address of the individual causing the document to be delivered for filing are

Adkins Edward J.  
(Last) (First) (Middle) (Suffix)  
633 17th Street, Suite 3000  
(Street number and name or Post Office Box information)  
Denver CO 80202  
(City) (State) (ZIP/Postal Code)  
United States  
(Province - if applicable) (Country)

*(If the following statement applies, adopt the statement by marking the box and include an attachment.)*

- This document contains the true name and mailing address of one or more additional individuals causing the document to be delivered for filing.

**Disclaimer:**

This form/cover sheet, and any related instructions, are not intended to provide legal, business or tax advice, and are furnished without representation or warranty. While this form/cover sheet is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form/cover sheet. Questions should be addressed to the user's legal, business or tax advisor(s).

Exhibit B – Declaration of Covenant

(Page Intentionally Left Blank – I understand notarization is not necessary at this time. If notarization is required to proceed, please send written notice)



Christopher J. Sanchez  
Jeffrey A. Clark  
Daniel O. Niemela  
Jonathan D. George  
Kristina L. Wynne  
Austin P. Malotte  
Michael A. Sayler  
Charles E. Stanzione

October 31, 2024

AJET Ventures, LLC  
c/o Ty Seufer  
41746 US Hwy 50  
Cañon City, CO 81212

RE: Royal Gorge Ranch and Resort Subdivision Water Resources Report

Dear Ty:

This letter report provides the Water Resources Report for Individual Water Systems for the Royal Gorge Ranch and Resort Subdivision (“Royal Gorge R&R”) in accordance with the Subdivision Regulations of Fremont County, Colorado § VI.F, §§ 29-20-303 and 304 C.R.S., and § 30-28-133(3)(d) C.R.S.

To prepare this letter report we have reviewed the development plans for Royal Gorge R&R, evaluated water demands, reviewed local hydrogeologic conditions, evaluated well test data, and reviewed Upper Arkansas Water Conservancy District’s (“UAWCD”) water rights supplies available for the project.

Documents referred to in this report are available at the following ftp site:

<ftp.bbawater.com>  
username: RoyalGorgeRR  
password: Fremont

## 1. Project Overview

Royal Gorge R&R is located west of Cañon City. Royal Gorge R&R consists of approximately 810 acres, 733.8 acres of which will be used to develop up to 138 4.5 to 11+ acre eco-villa lots, shown in **Figure 1** and **Attachment A**. Each eco-villa is estimated to be 600 to 1,300 square-feet with up to 2 bedrooms and 1 bathroom. Each lot can be served by an individual water well. Well water use at each eco-villa will be limited to in-house and minor incidental outdoor water uses. Water demands for the Royal Gorge R&R are estimated based on full-time occupancy; however, the eco-villas are marketed and expected to be occupied as vacation homes.

Seufer ADU, pp. 11

Individual water supply wells will be augmented pursuant to the UAWCD's "umbrella augmentation plan" approved by the decree entered in Case No. 18CW3076, Water Division 2, (the "18CW3076 Decree") following the procedures to add structures outlined in that decree.

## 2. Water Demands Analysis

Water demands for the Royal Gorge R&R were estimated considering Royal Gorge R&R's requirements for water efficient development. Pursuant to the proposed Declaration and anticipated Rules and Regulations for Royal Gorge R&R, each eco-villa must be equipped with low flow fixtures and appliances and outdoor well water use will be metered and strictly limited as described herein.

Per-lot water demand is estimated at 0.205 acre-foot per year (AF/yr) based upon 175 gallons per day (gpd) (0.196 AF/yr) indoor use and an additional 244 gallons per month (0.009 AF/yr) of minor incidental outdoor use. While 175 gpd indoor use water demand is lower than typical historical per-residence water demand estimates, it is supported by a fixture analysis, actual water use data from a similar community, and water demand analyses by Colorado municipal water providers, summarized below.

### 2.1. Fixture Analysis

A fixture analysis was developed to estimate future indoor water demands for individual residences at Royal Gorge R&R after taking into account water conservation measures that will be implemented. Each eco-villa will be equipped with U.S. Environmental Protection Agency WaterSense certified fixtures and EnergyStar certified appliances.

For the purposes of determining the maximum potential water demand at Royal Gorge R&R, the fixture analysis utilized conservatively high values. For example, a WaterSense certified toilet utilizes 1.28 gallons per flush; however, the fixture analysis utilized 1.6 gallons per flush.

In addition to conservative fixture water use, it was also assumed that each unit would have 2.5 residents year-round. Year-round occupancy is conservative given that Royal Gorge R&R units are marketed and expected to be primarily occupied as vacation homes. Additionally, 2.5 people per unit is conservatively high given that the 2016-2022 Census data reports an average of 2.3 persons per household in Fremont County and the smaller square footage of the proposed eco-villas will result in a lesser number of persons per household.

Based on the conservative assumptions described above, the estimated indoor water usage is 0.15 AF/yr/unit as shown in **Table 1**.

### 2.2. Forest Glen water demands

The decree entered in Case No. 16CW3127, Water Division 1, on January 2, 2019 (the "16CW3127 Decree") approved a plan for augmentation for the Forest Glen Sports Association ("Forest Glen"). The Forest Glen service area is comprised of 93 acres with 69 lots. Similar to Royal Gorge R&R, Forest Glen water use is primarily indoor. (16CW3127 Decree, ¶6 at 2).

The engineering analysis supporting the water court application included a letter dated August 19, 2016 from BBA Water Consultants, Inc. with a detailed analysis of water use across Forest Glen from 2000 to 2015, which showed an average water use of 59 gpd per residence and a maximum monthly water use of 74 gpd per residence. A conservatively high water demand of 106 gpd per residence was adopted for the 16CW3127 Decree. (16CW3127 Decree, ¶10 at 3).

Both Denver Water and the Headwater Authority of the South Platte stipulated to the 106 gpd per residence water use rate that was used to determine replacement obligation for the plan for augmentation, equal to 0.82 AF/yr (106 gpd per residence x 365 days x 69 lots x 10% consumption). (16CW3127 Decree, ¶11 at 3).

The 106 gpd per residence water use rate included in the 16CW3127 Decree would result in a demand of 0.12 AF/yr per residence as shown in **Table 2**.

### 2.3. 2016 Boulder Water Efficiency Plan

The 2016 Boulder Water Efficiency Plan reports a residential indoor use rate of 48 gallons per capita per day (gpcd) from 2012 through 2015. Indoor use specific to single family homes is 61 gpcd and multi-family indoor use is 38 gpcd. (2016 Boulder Water Efficiency Plan, Table 5-2 at 34).

Boulder's Efficiency Plan projects full conversion to water efficient fixtures by 2050 at which time, Boulder projects an indoor water use rate of 39 gpcd. (2016 Boulder Water Efficiency Plan at 35).

Taking the highest reported indoor water use rate (61 gpcd) applied to 2.5 persons per residence year-round at the Royal Gorge R&R results in 153 gpd per residence demand and an annual water demand of 0.17 AF/yr, as shown in **Table 2**.

### 2.4. 2017 Denver Water Efficiency Plan

The 2017 Denver Water Efficiency Plan reports a single family residential indoor use rate of 50 gpcd. (2017 Denver Water Efficiency Plan at 12). Assuming 2.5 persons per residence year-round at the Royal Gorge R&R, this rate results in 125 gpd per residence demand and an annual water demand of 0.14 AF/yr as shown in **Table 2**.

### 2.5. 2021 Pueblo Water Efficiency Plan

The 2021 Pueblo Water Efficiency Plan reports a residential indoor use rate of 54.7 gpcd for 2015-2019. (2019 Pueblo Water Efficiency Plan, § 2.5.4 at 21). Assuming 2.5 persons per residence year-round at the Royal Gorge R&R, this rate results in 137 gpd per residence demand and an annual water demand of 0.15 AF/yr as shown in **Table 2**.

## 3. **Total Water Demands and Net Aquifer Depletions**

Based on the above analysis and research of decreed and documented water use in Colorado, 0.196 AF/yr/residence is a conservatively high indoor use water demand for Royal Gorge R&R. While outdoor water use will be discouraged at the Royal Gorge R&R, accommodation is made for minor incidental outdoor water use such as bicycle and

window washing at 244 gallons per month (0.009 AF/yr) per eco-villa. Collectively, total water use is estimated at 183 gpd as shown in **Table 3**, Column [9].

Across the up to 138 planned eco-villas, 0.196 AF/yr indoor use and 0.009 AF/yr outdoor use results in 28.29 AF/yr total water demand as shown in **Table 3**, Column [6].

Net aquifer and stream depletion (a.k.a. “consumptive use” or “augmentation requirement”) is the difference between well pumping to meet water demand and return flows back to the aquifer from domestic water use that partially offsets well pumping.

Net aquifer depletion is based upon UAWCD 18CW3076 Decree findings that: (i) 90% of in-house domestic water use will return to the aquifer and stream from wastewater treatment via non-evaporative individual sewage disposal systems, which are proposed for the Royal Gorge R&R and (ii) other “fully consumptive uses” such as the minor incidental outdoor water uses that do not have a return flow component. (18CW3076 Decree, ¶12.c.ii at 18 and ¶12.j at 21).

Proposed water demands on each lot will result in a total of 0.0286 AF/yr of net aquifer depletion and 3.95 AF/yr in total for up to 138 lots, summarized in **Table 3**, Columns [15] and [16].

#### 4. Ground Water Supply for Individual Wells

Water supply for Royal Gorge R&R lots will be obtained from individual onsite wells not to exceed 15 gpm included in UAWCD’s umbrella augmentation plan. As addressed in the subsections below: (i) Royal Gorge R&R is underlain primarily by crystalline bedrock; (ii) well yields are expected to be relatively low, but adequate for 183 gpd eco-villa water demand; (iii) the aquifer supply is sustainable because groundwater precipitation recharge greatly exceeds water demand and net depletion to the aquifer; (iv) “dry holes” encountered due to variable underlying geology can be remedied by drilling at a new location on the 4.5 to 11+ acre lots; (v) pump testing of two Royal Gorge R&R wells confirms water supply adequacy; and (vi) water quality.

##### 4.1. Geology

The Royal Gorge R&R is underlain by Jurassic and Precambrian-age bedrock as shown in **Figure 2**. Light green (Jmr) represents Jurassic age Morrison formation sedimentary siltstone and claystone and thin beds of sandstone, limestone, and conglomerate and Jurassic age Ralston Creek formation sedimentary conglomerate, siltstone, gypsum, sandstone, and limestone. Pink (Xgd) represents Precambrian crystalline medium to coarse grained granodiorite, with lesser amounts of quartz monzonite and quartz diorite. Purple (Xqd) represents Precambrian crystalline quartz diorite. Light pink (Xgn) represents Precambrian crystalline migmatitic gneiss.

##### 4.2. Hydrogeology and aquifer sustainability

There is limited primary permeability in the geologic bedrock formations underlying the Royal Gorge R&R. Instead, groundwater flow occurs through naturally occurring fractures and faults that are recharged through precipitation infiltration and overlying drainages.

Annual recharge greatly exceeds projected Royal Gorge R&R water demand and net aquifer depletion. Median precipitation at Cañon City is approximately 12-inches per year. (USC00051294, Cañon City Weather Station). At least 1-inch per year of precipitation infiltrates the bedrock aquifer. (Snow, 1972 at 23). Assuming approximately 8% precipitation infiltration to groundwater of 1-inch per year over the 810-ac Royal Gorge R&R, annual recharge is approximately 67.5 AF/yr, or approximately 2.4 times the 28.29 AF/yr projected annual water demand and 17 times projected 3.95 AF/yr annual net aquifer depletion.

Since aquifer recharge greatly exceeds both projected water demand and net aquifer depletion, groundwater withdrawal from the Royal Gorge R&R will not deplete aquifer storage nor affect neighboring wells.

#### 4.3. Well depth, depth to water, and yield

Per-lot water demand is conservatively estimated at 183 gpd, or 0.13 gpm, summarized in **Table 3**, Columns [7] and [9]. Accordingly, even very low yielding water wells can support Royal Gorge R&R water demands.

Groundwater wells in the vicinity of the Royal Gorge R&R are shown on **Figure 2** and summarized in **Table 4**. Median well depth is 160 feet and maximum well depth is 580 feet. Median depth to water is approximately 40 feet and maximum depth to water is 235 feet. Median well yield is 1.0 gallons per minute (gpm) based on well construction reports and 3.0 gpm based on pump installation and test reports. Wells constructed at the Royal Gorge R&R are expected to have depths and yields within the ranges presented in **Table 4**.

Well yields at the Royal Gorge R&R are expected to be relatively low but adequate for the eco-villa indoor water demands. 500 gallons of cistern storage is recommended for each lot to maximize aquifer production and meet peak day water demands.

Some well boreholes may not encounter productive fractures during drilling resulting in “dry holes,” which is a risk in a crystalline bedrock geologic environment. Well permit no. 114084-A included in **Table 4** is an example of a “dry hole” that produces only 0.067 gpm (96 gallons per day). However, the 4.5 to 11+ acre lot size accommodates room for lot owners to drill at a new location if a dry hole is encountered.

#### 4.4. Royal Gorge R&R well test

A well test was completed to evaluate adequacy of wells constructed at Royal Gorge R&R for eco-villa water demands. To perform the well test, well permit nos. 69725-A and 82123 were both pumped for three days to determine the repeatable daily yield in gallons per day.

Well Permit nos. 69725-A and 82123 were selected because the wells are located near the center of the Royal Gorge R&R, identified in **Figure 2**, and are representative of the relatively low expected well yields. Well permit nos. 69725-A and 82123 are constructed to depths of 540 feet and 225 feet, respectively, and are located approximately 460 feet apart.

As shown in **Table 5**, the repeatable daily groundwater withdrawal was at least 400 gpd for well permit no. 69725-A and at least 500 gpd for well permit no. 82123, which is more than 2-times the estimated 183 gpd eco-villa water demand.

#### 4.5. Well water quality

Numerous domestic wells are constructed in the bedrock aquifer that underlies the Royal Gorge R&R. Due to the fractured rock aquifer environment that provides limited natural filtration of groundwater, we recommend that lot owners have water quality tested upon well construction, which can be completed by the Colorado Department of Public Health and Environment or by a private laboratory for a minor fee. If needed, affordable whole-house or under-sink filtration technologies can be installed to address any water quality concerns.

### 5. **Upper Arkansas Water Conservancy District Water Umbrella Plan for Augmentation**

The Royal Gorge R&R is within the UAWCD boundary. The 18CW3076 Decree approves an UAWCD plan for augmentation of individual water supply wells within the Royal Gorge R&R.<sup>1</sup> New augmented structures, including the individual Royal Gorge R&R wells, can be added to the UAWCD plan for augmentation by the process prescribed in ¶18 of the 18CW3076 Decree.

Generally, that process includes: (i) application to UAWCD for augmentation service; (ii) UAWCD notice to add augmented structures to the Colorado Division of Water Resources Division 2 Engineer, certain parties, and newspaper publication; and (iii) determination by the Colorado Division of Water Resources Division 2 Engineer pursuant to a new well permit application. (18CW3076 Decree, ¶18 at 28-30).

#### 5.1. Augmented depletions

The 18CW3076 Decree includes a presumptive augmentation requirement for in-house only uses with wastewater treatment via non-evaporative individual sewage disposal systems at 0.031 AF/yr per residence. (18CW3076 Decree, ¶12.c.ii at 18). That augmentation requirement is based on 280 gpd per residence, which is 1.6 times the 175 gpd estimated per-residence in-house water demand for the Royal Gorge R&R eco-villas.

To provide additional conservatism and accommodate minor incidental outdoor use, UAWCD will provide an additional 0.009 AF/yr of augmentation water (244 gallons per month), with any such uses assumed to be fully consumptive. UAWCD will require separate metering to verify outdoor use. (18CW3076 Decree, ¶12.j at 21) and such requirements will be enforced by the Association for the Royal Gorge R&R by the requirements set forth in the Declaration and in the Rules and Regulations for the community.

Collectively, UAWCD will provide 0.04 AF/yr augmentation water for each Royal Gorge R&R eco-villa lot, which is the sum of 0.031 AF/yr for in-house use and 0.009 AF/yr for

---

<sup>1</sup> The Royal Gorge R&R is located within "Area 1" where UAWCD can provide augmentation water year-round. (18CW3076 Decree, ¶9.b.i at 7).



minor incidental outdoor use. Actual per-lot stream depletion is estimated at 0.0286 AF/yr, summarized in **Table 3**, Column [15]. Accordingly, Royal Gorge R&R is providing 1.4-times the necessary augmentation water to ensure that senior water rights are protected.

#### 5.2. Location and timing of stream depletions to be augmented

Each of the Royal Gorge R&R wells will be used for residential use, withdraw far less than 3 AF/yr, and almost all of the Royal Gorge R&R lots are located more than 2,000 feet from the Arkansas River. By these criteria, the stream depletions are defined as “steady-state” and occur at a constant rate year-round in compliance with the 18CW3076 Decree.<sup>2</sup>

Portions of eight lots (lots 87, 89, 90, 91, 94, 96, 99, and 104) in the southwest corner of the Royal Gorge R&R are located within 2,000 feet of the Arkansas River where the 18CW3076 Decree requires an AWAS Glover Method analysis to determine the amount and timing of stream depletions, shown in **Figure 3**. Those eight lots are located in Transmissivity zone T7 (identified in Table 3 at 22 of the 18CW3076 Decree) and will be constructed in Crystalline Bedrock (identified in Table 5 at 23 of the 18CW3076 Decree). Aquifer characteristics prescribed by the 18CW3076 Decree include a transmissivity of 1,090 gpd/ft and a storativity of  $1.03 \times 10^{-3}$ .

As a practical matter, all of the wells constructed on the Royal Gorge R&R will deplete the Arkansas River at a constant rate because water demands from in-house and minor incidental outdoor use will occur at a constant rate year-round. To the extent that any Royal Gorge R&R wells are constructed within 2,000 feet of the Arkansas River, the 18CW3076 Decree prescribes a routine analysis method to determine the amount and timing of stream depletions when those wells are included in UAWCD’s plan for augmentation.

#### 5.3. UAWCD augmentation water rights

UAWCD’s water rights supplies approved for augmentation use pursuant to the 18CW3076 Decree include Twin Lakes Reservoir transmountain water rights, water rights stored in the North Fork Reservoir, water rights stored in O’Haver Reservoir, water rights leased from the Board of Water Works of Pueblo, Colorado, the HBL water rights, Friend Ranch water rights, and other water rights decreed for augmentation use. (18CW3076 Decree, ¶10 at 8-17).

#### 5.4. Augmentation supply adequacy and non-injury

The Division 2 Water Court has already found that the UAWCD augmentation water rights supplies are sufficient for the plan for augmentation approved by the 18CW3016 Decree:

*...the [UAWCD] plan for augmentation...will not injuriously affect the owners of or persons entitled to use water under a vested water right or a decreed conditional water right. (18CW3076 Decree, ¶43.b at 45-46).*

*The description of the Augmentation Water and the methodology for determining out of priority depletions provided above has allowed the Court to consider the*

---

<sup>2</sup> Most of Royal Gorge R&R is located in the “Steady State Zone” identified in Exhibit E to the 18CW3076 Decree. (18CW3076 Decree, ¶13.b at 21).

*depletions from UAWCD's proposed uses of water, in quantity and in time, the amount and timing of augmentation water that would be provided by UAWCD, and the terms necessary to prevent injury to any owner of or persons entitled to use water under a vested water right or a decreed conditional water right, in accordance with C.R.S. § 37-92-305(8)(a). (18CW3076 Decree, ¶43.c at 46).*

5.5. UAWCD commitment

Upon application and payment of applicable fees, UAWCD will provide augmentation services pursuant to the 18CW3076 Decree, evidenced by the email from UAWCD General Manager, Terry Scanga, included as **Attachment B**. The initial one-time costs for the required augmentation certificate from the UAWCD will be paid by the Declarant for the community, which includes an application fee, 1<sup>st</sup> year storage and maintenance fee, and an augmentation fee. Annual costs from that point forward payable to the UAWCD shall be assessed against the individual lots under § 38-33.3-315, C.R.S.

6. **Colorado Division of Water Resources Form No. GWS-76**

Based upon the information included in **Table 3**, **Attachment C** includes Division of Water Resources Form No. GWS-76 “Water Supply Information Summary” for up to 138 lots.

7. **Summary of Information Required by the Subdivision Regulations of Fremont County, Colorado § V.I.F**

1. *The expected water requirements of the subdivision now and at full development, including various water uses to be permitted. See also §§ 29-20-304(1)(a) and (d), C.R.S.*

*See § 3, above, and Table 3.*

2. *The estimated consumptive use of water by the subdivision. See also § 29-20-304(1)(a), C.R.S.*

*See § 3, above, and Table 3.*

3. *The source of water for the subdivision and the dependability of this source. See also §§ 29-20-304(1)(b), (c) and (d), C.R.S.,*

*See § 4, above.*

4. *Evidence of ownership or right of acquisition of, or use of existing and proposed water rights. See also § 30-28-133 (3)(d)(I), C.R.S.*

*See § 5, above.*

5. *Historic use and estimated yield of claimed water rights. See also § 30-28-133 (3)(d)(II), C.R.S.*

The UAWCD water rights used for augmentation are approved by the Division 2 Water Court for augmentation use. *See § 5.3, above.*

6. *Amenability of existing rights to a change in use. See also § 30-28-133 (3)(d)(III), C.R.S.*

The UAWCD water rights used for augmentation are approved by the Division 2 Water Court for augmentation use. See § 5.3, above.

7. *The dependability of claimed water rights for use as a subdivision water supply. See also § 30-28-133(3)(d), C.R.S.*

The Division 2 Water Court has confirmed that adequate augmentation water rights supplies are available for the plan for augmentation approved by the 18CW3076 Decree. See § 5.4, above.

8. *An evaluation of the potential for material injury to existing water rights as a result of the subdivision including the cumulative effect of on-lot exempt domestic wells. See also § 29-20-304(1)(f), C.R.S.*

The Division 2 Water Court has confirmed that plan for augmentation approved by the 18CW3076 Decree will not cause injury. See § 5.4, above.

9. *A plan augmentation or plan of exchange whereby any material injury to existing water rights is prevented. See also § 29-20-304(1)(f), C.R.S.*

The Division 2 Water Court has confirmed that plan for augmentation approved by the 18CW3076 Decree will not cause injury. See § 5.4, above.

10. *Evidence that public or private water owners can and will supply water to the proposed subdivision stating the amount of water available for use within the subdivision and the feasibility of extending service to that area. See also § 30-28-133 (3)(d)(IV), C.R.S.*

See § 5.5, above.

11. *Evidence concerning the potability of the proposed water supply for the subdivision. See also § 30-28-133 (3)(d)(V), C.R.S.*

See § 4.5, above.

12. *A completed "WATER SUPPLY INFORMATION SUMMARY" form, as provided by the Office of the State Engineer of the State of Colorado. See also § 29-20-305(1)(b), C.R.S.*

See **Attachment C**.

13. *Additional Fremont County Requirements under § 29-20-304(1)(f), C.R.S.:*

- a. *The probability of success of wells or on-site supply systems through the proposed subdivision.*

Well yields are expected to be low but adequate for the low Royal

Gorge R&R water demand of 183 gpd per eco-villa lot. If dry holes are encountered, lot sizes are large enough to accommodate additional drilling. *See* §4.3, above.

b. *The expected long-term yield of such wells or systems.*

The aquifer groundwater supply to wells is sustainable because natural precipitation recharge is 2.4 times annual water demand and 17 times annual aquifer depletion from projected Royal Gorge R&R water use. *See* § 4.2, above.

c. *The expected depth to usable water.*

Median depth to water is expected to be approximately 40 feet and maximum depth to water is expected to be approximately 235 feet. *See* § 4.3, above.

d. *The expected quality of the anticipated water.*

Individual lot owners should submit water quality samples for a domestic drinking water suite following well construction. Affordable individual treatment systems are available if any issues are encountered. *See* § 4.5, above.

e. *Any expected significant problems of long-term supply, pollution or long-term maintenance of such wells or systems.*

No significant long-term water supply problems, pollution, or maintenance issues are expected for the Royal Gorge R&R wells beyond those identified in this report.

If you, Fremont County or the Colorado Division of Water Resources have any questions, they are welcome to contact us.

Very truly yours,

BBA Water Consultants, Inc.

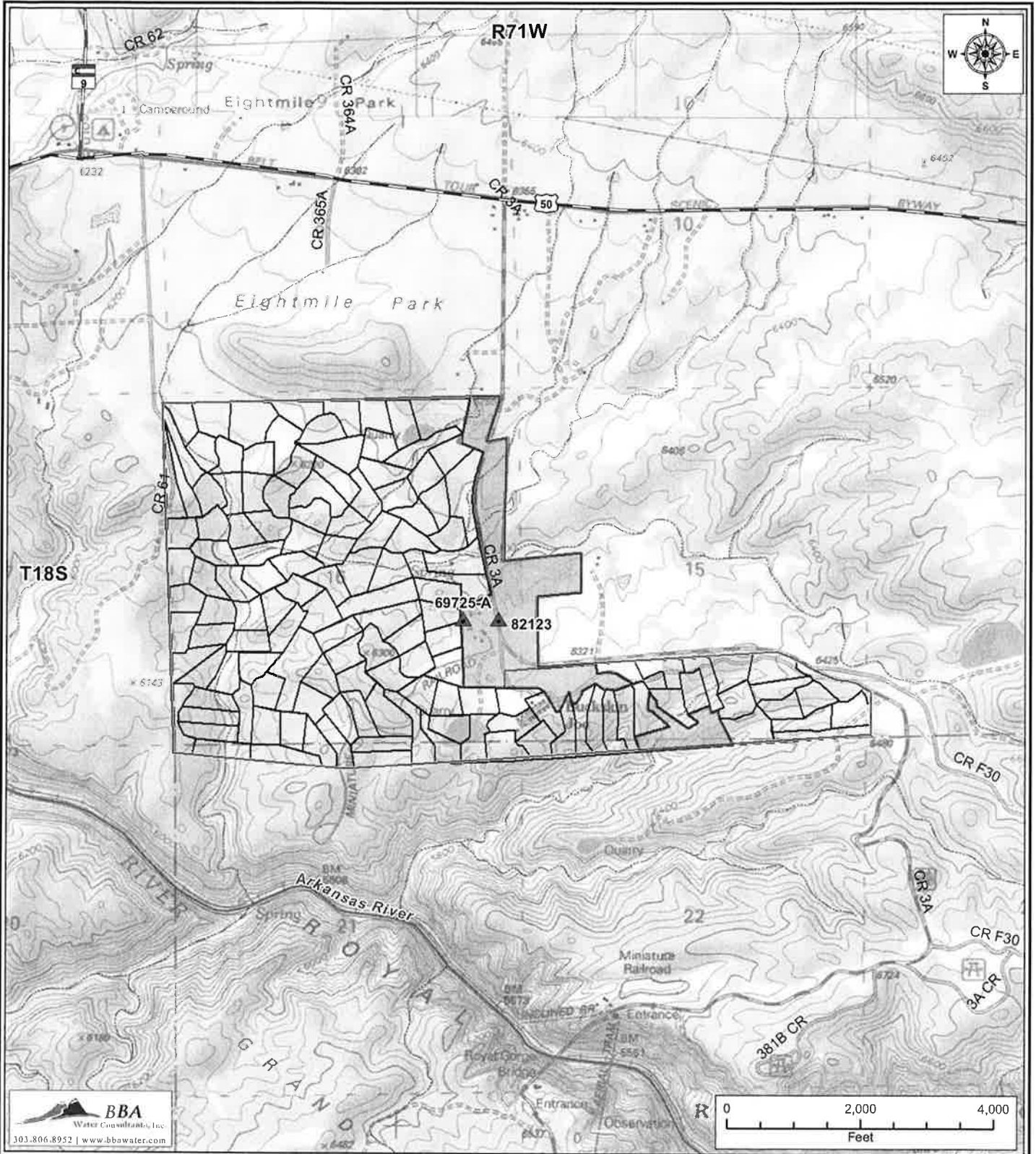


Daniel O. Niemela, C.P.G.  
Principal



Lauren Tiedemann Loob, P.E.  
Water Resources Engineer

DON/LTL/jeb  
Enclosures  
2239.00



**Figure 1  
Royal Gorge R & R  
General Location Map**

Date: 10/24/2024 | Job No. 2239.00

**Legend**

- ▲ Well Location
- Lot Lines
- Property Boundary (Approx.)
- Not part of Royal Gorge R&R 138 Lots

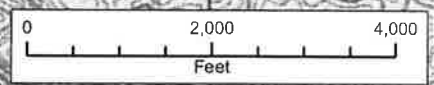
Data Source: CDSS, CDOT, BLM, USGS

**COLORADO**





**BBA**  
 Water Consultants, Inc.  
 303.806.8952 | www.bbawater.com



**Figure 2**  
**Royal Gorge R & R**  
**General Location Map**

Date: 10/24/2024 | Job No. 2239.00

**Legend**

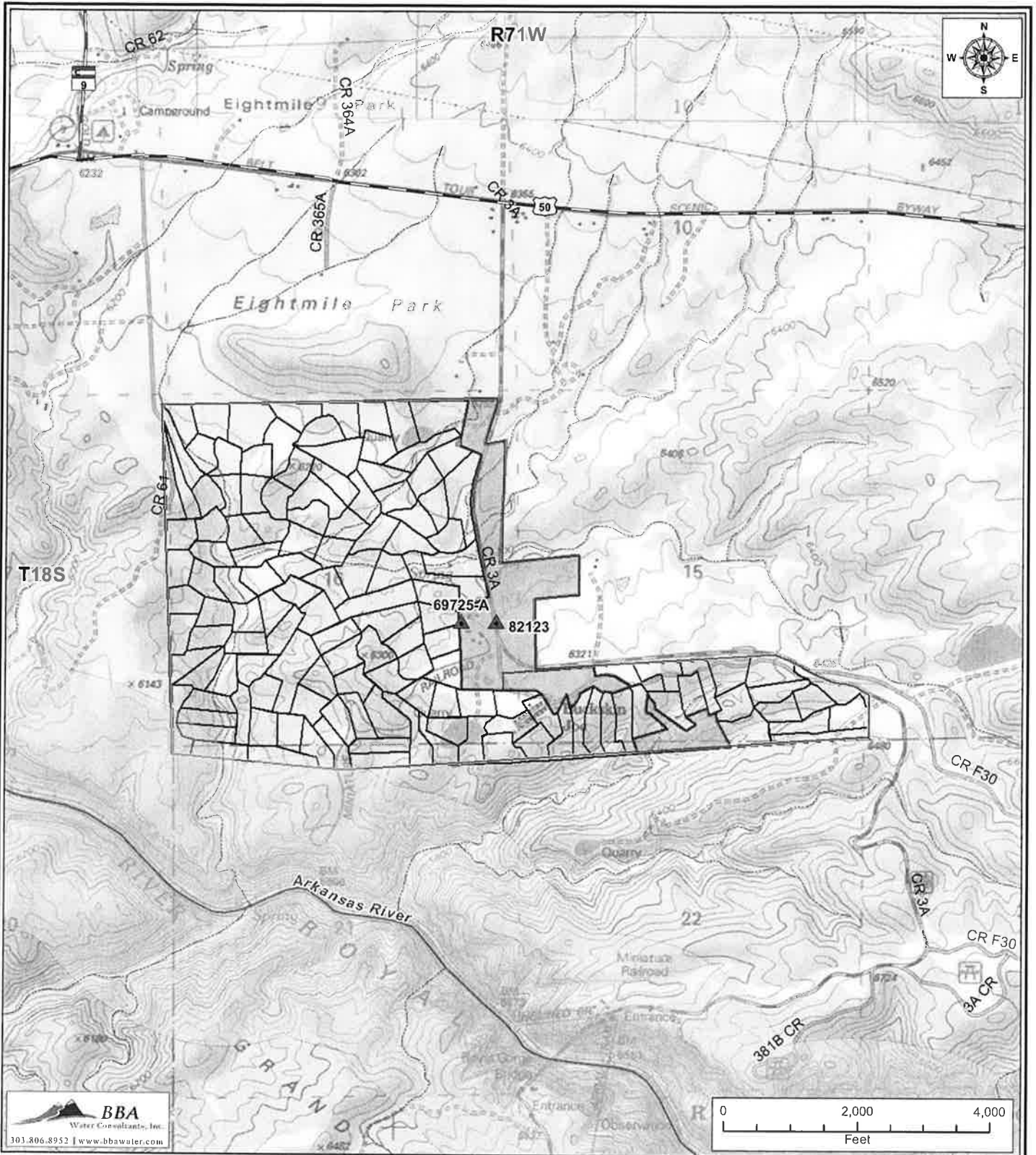
- ▲ Well Permit (btw Hwy 50 & Ark R.)
- Lot Lines
- Property Boundary (Approx.)
- Not part of Royal Gorge R&R 138 Lots

Data Source: CDSS, CDOT, BLM, USGS  
 Geologic Background Image: I-869, 1:62,500, USGS: 1975

**COLORADO**







**BBA**  
Water Consultants, Inc.  
303.806.8952 | www.bbawater.com

**Figure 3**  
**Royal Gorge R&R**  
**UAWCD**  
**Case No. 18CW3076**  
**Transmissivity Zones**

Date: 10/24/2024 | Job No. 2239.00

**Legend**

- ▲ Well Location
- Lot Lines
- Transmissivity Zone T7
- Property Boundary (Approx.)
- ▭ Not part of Royal Gorge R&R 138 Lots

Data Source: CDSS, CDOT, BLM, USGS



**Table 1**  
**Royal Gorge Ranch and Resort**  
**Fixture Water Demand Analysis**

Fixture / Appliance	Indoor Water Demand		
	Gallons per Minute	Minutes per Day	Gallons per Day
Kitchen Faucet	2.2	10	22
Bathroom Faucet	2.2	10	22
Shower Faucet	2.5	20	50
Fixture / Appliance	Gallon Per Flush or Load	Flush or Load Per Day	Gallons per Day
Toilet	1.6	13	20.8
Clothes Washer (5 loads/wk)	19	0.71	13.49
Dish Washer	4.5	1	4.5
Fluid Intake	Gallons per Person per Day	Persons	Gallons per Day
Potable Water Fluid Intake	1	2.5	2.5
Estimated Water Use per Residence (gal/day/unit):			135.29
Estimated Water per Residence (gal/yr/unit):			49,381
Estimated Water per Residence (AF/yr/unit):			0.15

Notes:

- Assumes low flow rate, WaterSense certified fixtures and Energy Star certified appliances. Values increased from certification standards to be conservative.
- Assumes 2.5 persons per household, increased from 2016-2022 reported United States Census Bureau Fremont County persons per household of 2.3.



**Table 2  
Royal Gorge Ranch and Resort  
Comparison of Water Use Rates**

Parameter	Fixture Analysis (Table 1)	Case No. 16CW3127, Division 1	2016 City of Boulder Water Efficiency Plan	2017 Denver Water Efficiency Plan	2021 Pueblo Water Efficiency Plan
Reported Indoor Water Use (gal/person/day)	-	-	61	50	54.7
Equivalent Royal Gorge Ranch and Resort Water Demand at 2.5 Persons per Unit					
Estimated Indoor Water Use (gal/day/unit)	135.3	106.0	152.5	125.0	136.8
Estimated Indoor Water Use (gal/yr/unit)	49,381	38,690	55,663	45,625	49,914
Estimated Indoor Water Use (AF/yr/unit)	0.15	0.12	0.17	0.14	0.15

Notes:

- 16CW3127 water use based on decreed single family home indoor water use.
- City of Boulder water use equal to reported single family home indoor water use rate for 2012-2015.
- Denver Water water use equal to reported single family residential indoor use.
- Pueblo Water water use equal to reported average residential indoor use.

**Table 3**  
**Royal Gorge Ranch and Resort**  
**Demand, Net Aquifer Depletion, and Consumptive Use**

Water Demands (138 units)										
Month	[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]
	Indoor Water Demand (AF)		Incidental Outdoor Water Demand (AF)		Total Water Demand (AF)		Total Water Demand (gpm)		Total Demand (gpd)	
	Per Lot	Total	Per Lot	Total	Per Lot	Total	Per Lot	Total	Per Lot	Total
Jan	0.0166	2.30	0.0007	0.10	0.0174	2.40	0.127	17.53	183	25,236
Feb	0.0150	2.08	0.0007	0.10	0.0158	2.18	0.128	17.61	184	25,353
Mar	0.0166	2.30	0.0007	0.10	0.0174	2.40	0.127	17.53	183	25,236
Apr	0.0161	2.22	0.0007	0.10	0.0169	2.33	0.127	17.55	183	25,272
May	0.0166	2.30	0.0007	0.10	0.0174	2.40	0.127	17.53	183	25,236
Jun	0.0161	2.22	0.0007	0.10	0.0169	2.33	0.127	17.55	183	25,272
Jul	0.0166	2.30	0.0007	0.10	0.0174	2.40	0.127	17.53	183	25,236
Aug	0.0166	2.30	0.0007	0.10	0.0174	2.40	0.127	17.53	183	25,236
Sep	0.0161	2.22	0.0007	0.10	0.0169	2.33	0.127	17.55	183	25,272
Oct	0.0166	2.30	0.0007	0.10	0.0174	2.40	0.127	17.53	183	25,236
Nov	0.0161	2.22	0.0007	0.10	0.0169	2.33	0.127	17.55	183	25,272
Dec	0.0166	2.30	0.0007	0.10	0.0174	2.40	0.127	17.53	183	25,236
Annual	0.1960	27.05	0.0090	1.24	0.2050	28.29	0.127	17.53	183	25,238

Net Aquifer Depletion and Consumptive Use (138 units)										
Month	[11]	[12]	[13]	[14]	[15]	[16]	[17]	[18]	[19]	[20]
	Indoor Consumptive Use (AF)		Incidental Outdoor Consumptive Use (AF)		Total Consumptive Use (AF)		Total Consumptive Use (gpm)		Total Consumptive Use (gpd)	
	Per Lot	Total	Per Lot	Total	Per Lot	Total	Per Lot	Total	Per Lot	Total
Jan	0.0017	0.23	0.0007	0.10	0.0024	0.33	0.018	2.43	25	3,501
Feb	0.0015	0.21	0.0007	0.10	0.0023	0.31	0.018	2.51	26	3,618
Mar	0.0017	0.23	0.0007	0.10	0.0024	0.33	0.018	2.43	25	3,501
Apr	0.0016	0.22	0.0007	0.10	0.0024	0.33	0.018	2.46	26	3,537
May	0.0017	0.23	0.0007	0.10	0.0024	0.33	0.018	2.43	25	3,501
Jun	0.0016	0.22	0.0007	0.10	0.0024	0.33	0.018	2.46	26	3,537
Jul	0.0017	0.23	0.0007	0.10	0.0024	0.33	0.018	2.43	25	3,501
Aug	0.0017	0.23	0.0007	0.10	0.0024	0.33	0.018	2.43	25	3,501
Sep	0.0016	0.22	0.0007	0.10	0.0024	0.33	0.018	2.46	26	3,537
Oct	0.0017	0.23	0.0007	0.10	0.0024	0.33	0.018	2.43	25	3,501
Nov	0.0016	0.22	0.0007	0.10	0.0024	0.33	0.018	2.46	26	3,537
Dec	0.0017	0.23	0.0007	0.10	0.0024	0.33	0.018	2.43	25	3,501
Annual	0.0196	2.70	0.0090	1.24	0.0286	3.95	0.018	2.45	26	3,521

- Notes:
- Annual amounts are calculated and are not sums of monthly values to avoid rounding errors.
  - [1] Equal to 175 gallons per day per lot.
  - [2] Equal to [1] \* 138 dwellings.
  - [3] Equal to 244 gallons per month per lot.
  - [4] Equal to [3] \* 138 dwellings.
  - [5] Equal to sum of [1] and [3].
  - [6] Equal to sum of [2] and [4].
  - [7] Equal to [5] converted to gallons per minute.
  - [8] Equal to [6] converted to gallons per minute.
  - [9] Equal to [7] times 1440 minutes/day.
  - [10] Equal to [8] times 1440 minutes/day.
  - [11] Equal to [1] \* 10% for non-evaporative onsite wastewater treatment system.
  - [12] Equal to [2] \* 10% for non-evaporative onsite wastewater treatment system.
  - [13] Equal to [3] \* 100% for incidental outdoor use (e.g. window and bike washing).
  - [14] Equal to [4] \* 100% for incidental outdoor use (e.g. window and bike washing).
  - [15] Equal to sum of [11] and [13].
  - [16] Equal to sum of [12] and [14].
  - [17] Equal to [15] converted to gallons per minute.
  - [18] Equal to [16] converted to gallons per minute.
  - [19] Equal to [17] times 1440 minutes/day.
  - [20] Equal to [18] times 1440 minutes/day.

**Table 4**  
**Royal Gorge Ranch and Resort**  
**Summary of Nearby Wells**

Permit Number	Well depth (ft)	WCTR SWL (ft)	PITR SWL (ft)	WCTR Yield (gpm)	PITR Yield (gpm)	Top and bottom screen depth (ft)	Total screen (ft)	Status
12347	56	40		10		30-56	26	Well constructed
42735	160	35	35	0.17	0.17	100-160	60	Well constructed
50025	41	30	30	3	3	21-41	20	Well constructed
63907	75	40		0.5		35-75	40	Well constructed
64149	100	30		1		20-40, 60-100	60	Well constructed
67077	100	50	60	0.75	10	60-100	40	Well constructed
68274	120	35		0.5		40-60, 80-120	60	Well constructed
69725	148	50		1		48-68, 88-148	80	Well constructed
69725-A	540			0.05		460-540	80	Well constructed
78124	200	42		0.75		38-48, 175-200	35	Well constructed
82123	225	50		2		65-85, 100-225	45	Well constructed
84809	170	80	28	0.5	4.36			Well constructed
90330	140	35	35	1.5	1.5	80-140	60	Well abandoned
103176	80	30	30	4	4	50-80	30	Well constructed
144365	120	70	7 <sup>1</sup>	30	15	60-120	60	Well constructed
155379	158	25		3-4		20-40, 60-80, 120-158	78	Well constructed
168370	300	120	120	2	2	255-295	40	Well constructed
170083	100	30		1				Well constructed
174707	200	41	41	1	1			Well constructed
213831	550	200	180	4	5	470-490, 510-530	40	Well constructed
239138	300	200	20	1	15	220-300	80	Well constructed
260181	580	230	235	20	10	500-580	80	Well constructed
269113	360	110	110	3	3	280-360	80	Well constructed
269192	500	50	40	0.5	8	420-500	80	Well constructed
290267	400	45		1		320-400	80	Well constructed
293414	300							Well constructed
317074	80	13						Well constructed
112351-A	42	12		3		22-42	20	Well constructed
114084-A	250	101	105	Dry	0.067			Well constructed
117041-A	160	30		1.5		60-160	100	Well constructed
198382-A	200	80		1.5		80-100, 160-200	60	Well constructed
278599 <sup>2</sup>	300							Permit canceled
314982 <sup>3</sup>	80	13						Permit canceled
50025-A	193	22	22	1.25	1.25			Well constructed
90330-A	140	20	20	0.5	0.5	60-140	80	Well constructed
Average	203.1	61.2	69.4	3.3	4.9			
Median	160.0	40.5	37.5	1.0	3.0			
Max	580	230	235	30	15			
Min	20	12	20	0.05	0.067			

1. Potential typo on the pump installation report.
2. Permit canceled and new permit is 293414.
3. Changes/expands place of use of permit no. 317074.

SWL = static water level  
gpm = gallons per minute  
WCTR = well construction and testing report  
PITR = pump installation and testing report  
ft = feet

**Table 5**  
**Royal Gorge Ranch and Resort**  
**Individual Well Test**

Well Permit No. 69725-A			Well Permit No. 82123		
Date and Time	Meter Reading (gal)	Rate (gpd)	Date and Time	Meter Reading (gal)	Rate (gpd)
3/30/2023 12:00	67890		3/30/2023 12:00	88233	
4/3/2023 10:41	70255	599	4/3/2023 10:41	90605	601
4/4/2023 10:41	70717	462	4/4/2023 10:41	91172	567
4/5/2023 10:41	71161	444	4/5/2023 10:41	91728	556

Notes:

Well test performed by Ricks Pump Service, Inc. Wells were pumped to waste using a pumpsaver. Each well would cycle on and off, each time drawing the pumping water level down to the pump intake.



**ATTACHMENT A**



1" = 400'

CORNERSTONE  
 LAND SURVEYING, L.L.C.  
 1022 PHAY AVE  
 CANON CITY, COLORADO 81212  
 719-275-8881  
 6-11-21 JONES DWG



## **ATTACHMENT B**

## Joy Barnett

---

**From:** Ralph (Terry) Scanga <manager@uawcd.com>  
**Sent:** Friday, May 31, 2024 1:09 PM  
**To:** Dan Niemela  
**Cc:** 'Ty Seufer'  
**Subject:** RE: Royal Gorge R&R

Dan and Ty;

The District is able and willing to serve the Royal Gorge R&R with augmentation of wells pursuant to our established decrees.

Ralph "Terry" Scanga  
General Manager  
Upper Arkansas Water Conservancy District  
339 East Hwy. 50  
P.O. Box 1090  
Salida, CO 81201  
Phone: 719-539-5425  
Fax: 719-539-7579  
Email: [manager@uawcd.com](mailto:manager@uawcd.com)  
Web Site: [www.uawcd.com](http://www.uawcd.com)

*"[Science] can never dictate what ought to be and what ends people should aim at. It is a fact that men disagree in their value judgements."  
"It is insolent to arrogate to oneself the right to overrule the plans of other people and to force them to submit to the plan of the planner."  
Ludwig Von Mises -1947 Essay, "Planned Chaos"*

*This message is intended for the above referenced person(s) only, and contains privileged and/or confidential information. If you receive this message in error, please contact the sender and delete the message*

---

**From:** Dan Niemela <dniemela@bbawater.com>  
**Sent:** Thursday, May 30, 2024 5:56 PM  
**To:** Terry Scanga (manager@uawcd.com) <manager@uawcd.com>  
**Cc:** Ty Seufer <tyseufer@gmail.com>  
**Subject:** Royal Gorge R&R

Terry,

Thank you for meeting with me today regarding the Royal Gorge Ranch and Resort ("Royal Gorge R&R") project located in Fremont County and depicted in Figure 3, attached.

As discussed:

1. The Royal Gorge R&R is located within "Area I" of Upper Arkansas Water Conservancy District's 18CW3076 decree, where year-round augmentation water can be provided.
2. Up to 138 lots with one residence per lot will each be served by an individual well. Well yields are expected to be low due to underlying fractured crystalline bedrock geology. Proposed uses include:
  - a. In-house use (0.031 AF/lot augmentation based on Upper's standard assumption of 280 gpd use; 18CW3076 Decree, ¶12.c.ii at 18).



- b. Misc. Fully Consumptive Uses (0.009 AF/lot augmentation based on 244 gallons per month separately metered outdoor water use; 18CW3076 Decree, ¶12.j at 21).
- c. Total: 0.04 AF/lot augmentation requirement.

Fremont County and the DWR will need confirmation that Upper Arkansas Water Conservancy District can augment the proposed wells following application and approval consistent with Upper's policies and the 18CW3076 Decree. Can you please reply to this email with confirmation?

You are welcome to contact me if you have any questions.

Thank you,  
Dan

**Daniel O. Niemela, C.P.G.**

*Principal*

[dniemela@bbawater.com](mailto:dniemela@bbawater.com)

**BBA Water Consultants, Inc.**

333 W. Hampden Ave., Suite 1050

Englewood, Colorado 80110

Office: 303.806.8952

Direct: 720.245.2656

[www.bbawater.com](http://www.bbawater.com)



This e-mail transmission is confidential and may contain proprietary information for the express use of the intended recipient. Any use, distribution or copying of this transmission, other than by the intended recipient, is strictly prohibited. If you are not the intended recipient, please notify the sender and delete all copies.



## **ATTACHMENT C**

Attachment C

FORM NO. GWS-76 05/2011	<b>WATER SUPPLY INFORMATION SUMMARY</b> STATE OF COLORADO, OFFICE OF THE STATE ENGINEER 1313 Sherman St., Room 821, Denver, CO 80203 Main (303) 866-3581 <a href="http://dwr.colorado.gov">dwr.colorado.gov</a>	
Section 30-28-133,(d), C.R.S. requires that the applicant submit to the County, "Adequate evidence that a water supply that is sufficient in terms of quantity, quality, and dependability will be available to ensure an adequate supply of water."		
1. NAME OF DEVELOPMENT AS PROPOSED: <u>AJET Ventures LLC</u>		
2. LAND USE ACTION: <u>Major Subdivision</u>		
3. NAME OF EXISTING PARCEL AS RECORDED: SUBDIVISION: <u>Royal Gorge Ranch and Resort</u> , FILING (UNIT) _____, BLOCK _____, LOT _____		
4. TOTAL ACREAGE: <u>733.828</u>		5. NUMBER OF LOTS PROPOSED <u>138</u> PLAT MAP ENCLOSED? <input checked="" type="checkbox"/> YES or <input type="checkbox"/> NO
6. PARCEL HISTORY – Please attach copies of deeds, plats, or other evidence or documentation. A. Was parcel recorded with county prior to June 1, 1972? <input type="checkbox"/> YES or <input type="checkbox"/> NO B. Has the parcel ever been part of a division of land action since June 1, 1972? <input type="checkbox"/> YES or <input type="checkbox"/> NO If yes, describe the previous action: _____		
7. LOCATION OF PARCEL – Include a map delineating the project area and tie to a section corner. _____ 1/4 of the _____ 1/4, Section _____, Township _____ <input type="checkbox"/> N or <input type="checkbox"/> S, Range _____ <input type="checkbox"/> E or <input type="checkbox"/> W <span style="float:right">See Attachment A</span> Principal Meridian (choose only one): <input type="checkbox"/> Sixth <input type="checkbox"/> New Mexico <input type="checkbox"/> Ute <input type="checkbox"/> Costilla <b>Optional GPS Location:</b> GPS Unit must use the following settings: Format must be <b>UTM</b> , Units must be <b>meters</b> , Datum must be <b>NAD83</b> , Unit must be set to <b>true N</b> , <input type="checkbox"/> Zone 12 or <input type="checkbox"/> Zone 13 Easting: _____ Northing: _____		
8. PLAT – Location of all wells on property must be plotted and permit numbers provided. <span style="float:right">See Attachment A</span> Surveyor's Plat: <input checked="" type="checkbox"/> YES or <input type="checkbox"/> NO If not, scaled hand drawn sketch: <input type="checkbox"/> YES or <input type="checkbox"/> NO		
9. ESTIMATED WATER REQUIREMENTS		10. WATER SUPPLY SOURCE
USE	WATER REQUIREMENTS	<input checked="" type="checkbox"/> <b>NEW WELLS -</b> PROPOSED AQUIFERS – (CHECK ONE) <input type="checkbox"/> ALLUVIAL <input type="checkbox"/> UPPER ARAPAHOE <input type="checkbox"/> UPPER DAWSON <input type="checkbox"/> LOWER ARAPAHOE <input type="checkbox"/> LOWER DAWSON <input type="checkbox"/> LARAMIE FOX HILLS <input type="checkbox"/> DENVER <input type="checkbox"/> DAKOTA <input checked="" type="checkbox"/> OTHER: <u>Crystalline Bedrock</u>
HOUSEHOLD USE # <u>138</u> of units	Gallons per Day <u>175 gal/d</u> Acre-Feet per Year <u>0.196 AF/year</u>	<input type="checkbox"/> EXISTING WELL <input type="checkbox"/> DEVELOPED SPRING WELL PERMIT NUMBERS _____ _____ _____ <input type="checkbox"/> MUNICIPAL <input type="checkbox"/> ASSOCIATION <input type="checkbox"/> COMPANY <input type="checkbox"/> DISTRICT NAME _____ LETTER OF COMMITMENT FOR SERVICE <input type="checkbox"/> YES or <input type="checkbox"/> NO
COMMERCIAL USE # <u>0</u> of S. F	_____	
IRRIGATION # <u>0</u> of acres	_____	
STOCK WATERING # <u>0</u> of head	_____	
OTHER: <u>Minor Outdoor</u>	244 gal/m 0.009 AF/yr	
TOTAL	25,237 gal/d 28.29 AF/yr	WATER COURT DECREE CASE NUMBERS: <u>18CW3076, Division 2</u> propose 0.04 AF/yr augmentation per lot
11. WAS AN ENGINEER'S WATER SUPPLY REPORT DEVELOPED? <input checked="" type="checkbox"/> YES or <input type="checkbox"/> NO IF YES, PLEASE FORWARD WITH THIS FORM. (This may be required before our review is completed.)		
12. TYPE OF SEWAGE DISPOSAL SYSTEM		
<input checked="" type="checkbox"/> SEPTIC TANK/LEACH FIELD <input type="checkbox"/> CENTRAL SYSTEM DISTRICT NAME: _____ <input type="checkbox"/> LAGOON <input type="checkbox"/> VAULT LOCATION SEWAGE HAULED TO: _____ <input type="checkbox"/> ENGINEERED SYSTEM (Attach a copy of engineering design.) <input type="checkbox"/> OTHER: _____		

Exhibit D – Certified Mail Receipts

(Page Intentionally Left Blank – Certified Mail Receipts are not necessary at this time)

ALL DIMENSIONS UNLESS OTHERWISE NOTED

REVISIONS  
1.00 COORDINATION - 2/22/2019  
2.00 COORDINATION - 2/27/2019  
3.00 COORDINATION - 3/11/2019  
4.00 COORDINATION - 3/11/2019  
5.00 STATE SUBMITTAL - 3/21/2019  
6.00 STATE SUBMITTAL - 3/21/2019  
7.00 REVISED SET - 3/21/2019  
8.00 REVISED SET - 3/21/2019  
9.00 REVISED SET - 3/21/2019  
10.00 SUPERSTRUCTURE CONDO - 3/22/2019  
11.00 SUPERSTRUCTURE CONDO - 3/22/2019  
12.00 SUPERSTRUCTURE CONDO - 3/22/2019

Revised STATE REVISIONS - 2/22/2019

ROYAL GORGE  
RANCH & RESORT  
1 BUCKSKIN JOE PARKWAY  
CANYON CITY, CO 81212

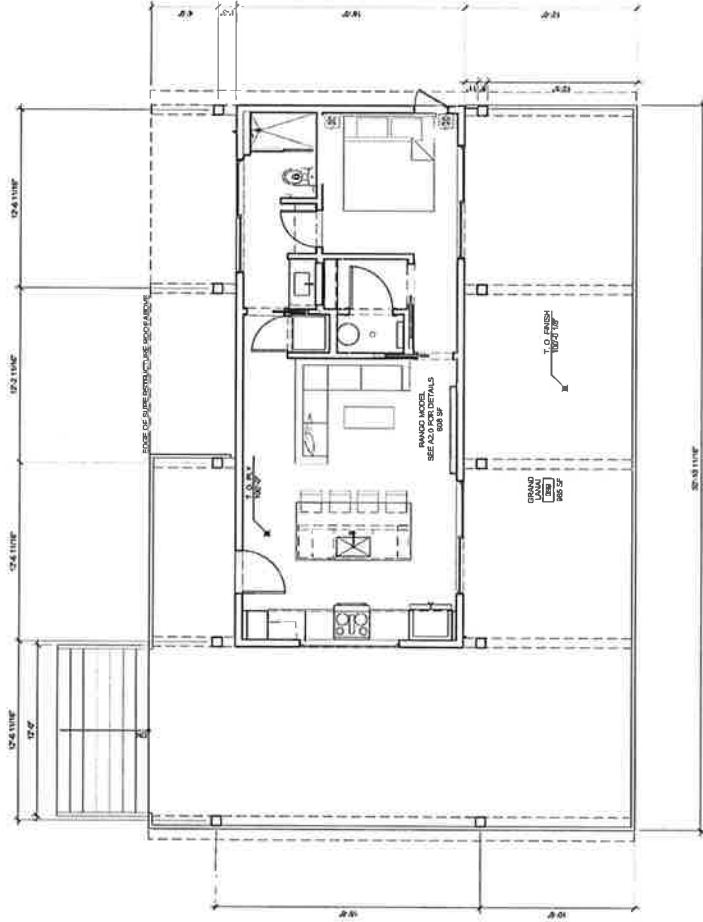
# RANGO

PROJECT NO.  
21714  
CADD FILE

SHEET TITLE  
OVERALL  
FLOOR PLAN  
SCALE: 1/4"=1'-0"

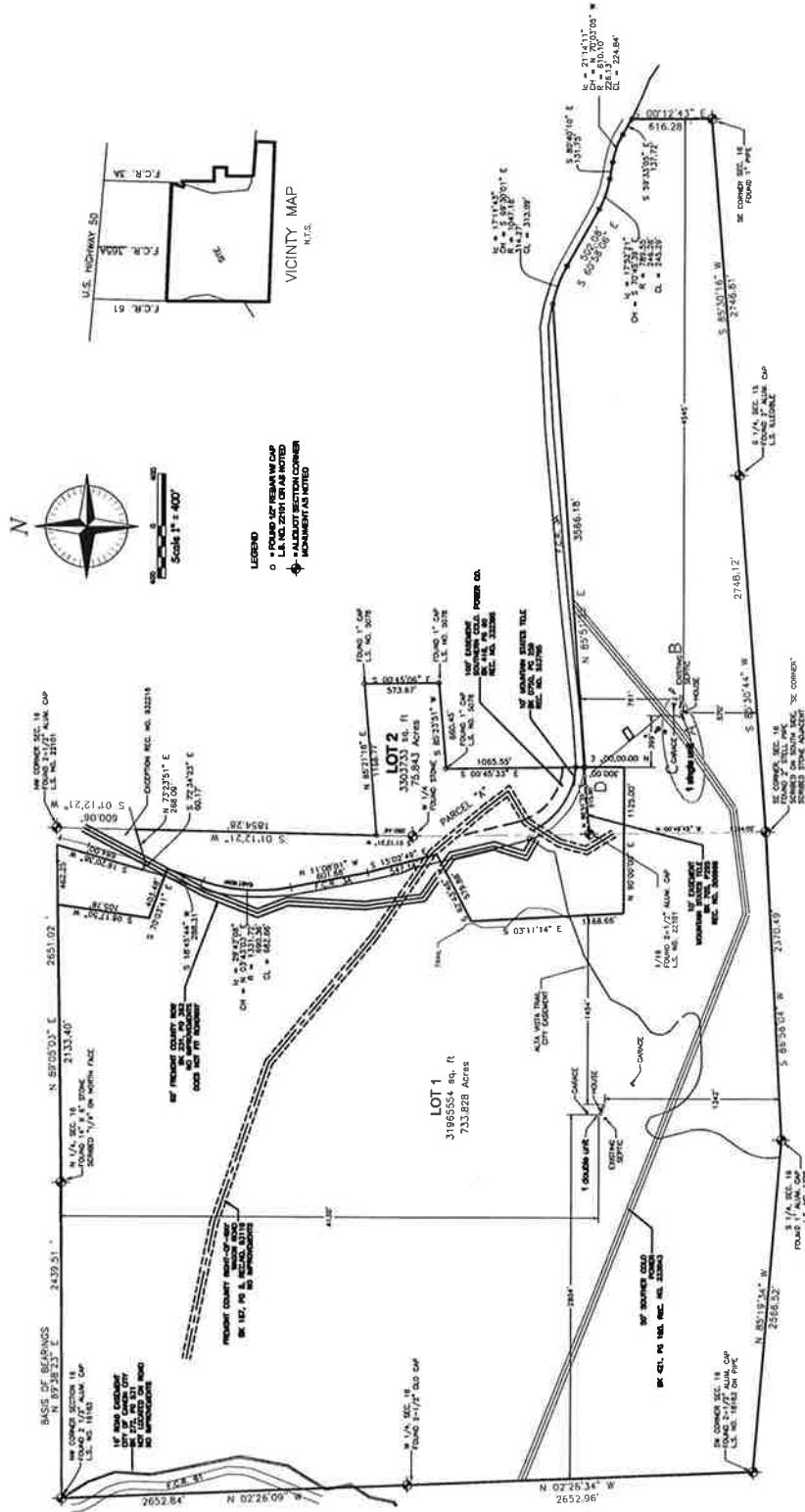
## A1.0

DATE PLOTTED: 3/21/2019 10:00 AM  
PLOTTER: HP DesignJet T1100e  
PLOT SCALE: 1/4"=1'-0"



# PLOT PLAN LOT 1. BUCKSKIN JOE SUBDIVISION

LOCATED IN SECTION 15 & 16, TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M.,  
FREMONT COUNTY, STATE OF COLORADO



CORNERSTONE  
LAND SURVEYING, L.L.C.  
1022 PHAY AVE.  
CARON CITY, COLORADO 81212  
JOB NO. R020SP 1-15-2022

Seufer ADU, pp. 38

NOTICE: THIS IS A PRELIMINARY PLOT PLAN. YOU MUST CONSULT THE LOCAL AGENCIES BEFORE USING ANY PART OF THIS SURVEY. THIS SURVEY WAS PERFORMED UNDER THE SUPERVISION OF A LICENSED SURVEYOR. THE SURVEYOR'S OFFICE IS LOCATED AT 1022 PHAY AVE., CARON CITY, CO 81212. THE SURVEYOR'S PHONE NUMBER IS 719-276-8881.