



January 13, 2025

Michael Fitz, Planner II

Routt County Planning

Transmission via email: mfitz@co.routt.co.us

Re: Overlook Ranchettes Site Plan

Application No. PL20250002

Part of the NW ¼ NW ¼ of Section 14, Township 6 North, Range 86 West, 6th P.M.

Water Division 6, Water District 57

CDWR Assigned Referral File No. 32628

Dear Michael Fitz:

We have reviewed the referral to construct nine (9) manufactured HUD homes intended to house the local workforce on an approximately 36.25-acre parcel, which will be combined with the 1,200-acre parcel to the north owned by Holly Limited Partnership.

This referral does not appear to qualify as a "subdivision" as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer's [March 4, 2005](#) and [March 11, 2011](#) memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

The proposed water supply is a shared well to serve all nine (9) homes. The estimated water demand was not provided.



If one shared well will serve 9 homes, the applicant should be aware that the proposed well must be permitted with a **non-exempt** permit and must be included in a court-approved [augmentation plan](#). In order to apply for a non-exempt well permit, the applicant must submit form [GWS-45](#), a copy of their property deed, and evidence of inclusion in a court-approved augmentation plan to DWRpermitsonline@state.co.us. Upon submission, the applicant will be invoiced the \$100 filing fee. Evaluation of complete well permit applications requires 4-6 weeks.

If multiple **exempt** wells will serve the 9 homes, the applicant should be aware that **each exempt well permit** would be limited to use in up to 3 single-family dwellings, the irrigation of up to 1 acre of home gardens and lawns, and domestic animal and livestock watering of the user's own animals on a farm or ranch. Each exempt well must be located on a **separate** 35+ acre portion of the property. In order to apply for an exempt well permit, the applicant must submit form [GWS-44](#), a copy of their property deed, and a description or map of the 35+ acre portion for which the well be permitted to DWRpermitsonline@state.co.us. Upon submission, the applicant will be invoiced the \$100 filing fee. Evaluation of complete well permit applications requires 4-6 weeks.

The ability to obtain a well permit and the allowed uses will be determined at the time this office reviews a complete well permit application.

Please contact me at Wenli.Dickinson@state.co.us or (303) 866-3581 x8206 with questions.

Sincerely,

A handwritten signature in blue ink that reads "Wenli Dickinson". The signature is fluid and cursive, with the first name "Wenli" and last name "Dickinson" clearly distinguishable.

Wenli Dickinson, P.E.

Water Resources Engineer