



**COLORADO**  
Division of Water Resources  
Department of Natural Resources

March 11, 2025

Michael Fitz  
Routt County Planning Department  
Transmission via email: [mfitz@co.routt.co.us](mailto:mfitz@co.routt.co.us)

**RE: DeCosta Lot Line Adjustment**  
**Project File No. PL20250011**  
**Part of the NW ¼ of the NE ¼, Sec. 15 and part of the SW ¼ of the SE ¼, Sec. 10, all in T1N, R84W, 6<sup>th</sup> P.M.**  
**Water Division 5, Water District 53**  
**CDWR Referral No. 32739**

Dear Michael Fitz:

We have reviewed the information received February 13, 2025 regarding the above referenced proposal for a lot line adjustment to increase the size of Parcel 5 (Lot 1) from 1.12 acres to 1.92 acres and reduce the size of Parcel 2 (Lot 2) from 11.82 acres to 11.0 acres.

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.

Information regarding the proposed water demand and water supply for the parcels was not provided with the referral materials. A review of our records found well permit nos. 127209-A and 330309 on the subject property.

Well permit no. 127209-A was issued on September 21, 1994 for the replacement of well permit no. 127209 (plugged and abandoned) to withdraw 2 acre-feet per year of groundwater for ordinary household purposes inside one (1) single family dwelling, the watering of domestic animals and the irrigation of not more than one acre of home gardens and lawns. It appears the well under permit no. 127209-A is located on the proposed Lot 1. So long as the terms and conditions of well permit no. 127209-A are complied with, our office has no comments regarding the use of the well on Lot 1.



Well permit no. 330309 was issued on April 28, 2023 to construct a well as the only well on 11.82 acres described as part of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , Sec. 15, Twp. 1 N, Rng. 84 W, 6<sup>th</sup> P.M. also known as Parcel 2 for ordinary household purposes inside one single family dwelling. The permit will expire on April 28, 2025 unless a the well is constructed or a request for extension of expiration of the permit is submitted prior to the permit expiring. Since Parcel 2 will no longer be 11.82 acres, the applicant should submit a request to our office to reduce the claimed acreage under permit no. 330309 for the smaller acreage upon approval of the lot line adjustment.

If you, or the Applicant, have any questions please contact Ailis Thyne at 303-866-3581 x8216.

Sincerely,



Ailis Thyne, P.E.  
Water Resource Engineer

Ec: File for well permit nos. 127209-A and 330309