



11:44 AM (1
hour ago)

john.skinner@state.co.us via
bounce.secureserver.net

to d.salvatore

Daniel, thanks for your inquiry. I will try to keep my answer short and easy to understand. Here in Division 3 which encompasses the the San Luis Valley, we are over appropriated, which means there is not enough water to satisfy all the water rights on the surface streams in any giver year. Since the water in the ground contributes to the streams, any time you pump water out of the ground, you are taking it away from a senior water right since all the wells are junior to all the stream rights, subdivisions must have an augmentation plan (a plan to replace what is pumped our) that is approved in the Courts. Sangre De Cristo Ranches has a court approved plan that allows for ordinary uses in one single family dwelling and 3,000 square feet of outside watering for lawn, garden and or landscaping.

Rio Grande Ranchos on the other hand has a plan that only allows for uses inside one single dwelling and does NOT allow any type of use outside the dwelling at all.

If you want/need more than the amount allow in the Sangre De Cristo Ranches, under Colorado water law, 35+ acre parcels are allowed to have a Domestic well which allows uses inside up to 3 single family dwellings, the watering if up to 1 acre (total) of Lawn, garden or landscaping but no commercial crops. You can also water domestic animals and some commercial livestock with a domestic well.

Hope this answers your questions, if you have more, you may reply to this email or you may reach me by phone at (719) 589-6683 ext 3101 ir just ask for John.

Your statement about parcels less than 35 acres is generally true unless there is a Water Court approved augmentation plan in place. In the absence of an augmentation plan that allows for outside use you may bring in water for such uses as long as it is purchased from a legal source. You must keep receipts and we may require meters on the outlet of your storage vessel and your well.

Rainwater may be harvested from the roof of your main dwelling, you may store up to 110 gallons (2 55 gallon vessels) at a time. The vessels must be equipped with screens to keep debris, small animals and insects out and of course an outlet valve with hose connection. You may use the water for any outside uses and you may refill them with rain water as many times as nature allows. Keep in mind that the valley is a high alpine desert, we receive about 7 inches or less of precipitation per year. This year has been much less.

Technically by law, gray water cannot be used it must be returned to the stream system by means of a non-evaporative waste water system (septic tank and leach field). I have attached a document that states our administrative position on graywater reuse. Unfortunately, there really not any other legal options for private residential irrigation available.

John Skinner
Well Commissioner, Division 3



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On Tue, Oct 9, 2018 at 10:07 AM Daniel Salvatore <dansal7043@gmail.com> wrote:
Hi John,

Thank you for responding. To clarify, parcels under 35 acres cannot water outside of the home at all using water from domestic wells. Is this correct? If so, can water be used from other sources?

- Can water be purchased and brought in?
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- Can rainwater be harvested?
- Can grey water be used?
- Are there any other sources for private residential irrigation?

Regards,
Dan