

This report is not a guarantee of well depth, production, or cost. Buyers to verify information and well needs for the lot(s) purchased.

Shoshona Ranch Residential Well Guide

The 785-acre ranch will be sub-divided into 20 lots, and groundwater wells will be required for each property's water supply. Each lot has a minimum area of 35 acres and as a result is exempted from the county subdivision regulations and qualifies for a Domestic Use Exempt Well permit with the Colorado Division of Water Resources. Domestic Use Exempt Well permits allow water to be used for

- Indoor use for 1 to 3 residential dwellings.
- Irrigation of up to one acre of lawn/garden.
- Watering of domestic animals and livestock.

Another option for permitting the well would be a Household Use Only Exempt Well permit, which would only allow for ordinary indoor household uses for one single-family dwelling. Outside water use and livestock watering are not allowed for Household Use Only Exempt Well permits.

Well permits can be obtained by submitting a completed the GWS-44 application form along with an application fee of \$100. The GWS-44 application form can be downloaded at the State's website: <https://dwr.state.co.us/eforms?department=6&search=WP>. A copy of the county survey plat needs to be submitted with the application, and the plat should reference approval of the recorded subdivision exemption. The Colorado Division of Water Resources usually approves these permits in a month, but it can take up to nine weeks.

Anticipated well construction would be as follows:

1. Well drilled to depth of about 500 feet, and the well will be screened in the deep granite aquifer.
2. Well yield of about 5 gpm.
3. Static water level of about 15 feet below ground level, and pumping water level about 450 to 480 feet below ground level.
4. Install pump and pressure tank to regulate pumping to meet residential demands including periods of peak demand.
5. Approximately \$44,000 cost to install well, pump, pressure tank, and lines/connections to house. This cost estimate was based on May 2022 estimates from the local contractors listed below.

Potential local contractors for well and pump installation are:

- Well drilling and casing installation: Ingram Drilling, (970) 586-4542.
- Installation of pump and pressure tank: Wayne's Pump Service, LaPorte CO, (970) 484-8588.