



## Foothills Housing 1, LLC

3900 E. Mexico Avenue #300.  
Denver CO 80210

September 8, 2020

Revised February 1, 2021

Nick Nelson  
Senior Planner  
Jefferson County Planning and Zoning  
100 Jefferson County Pkwy  
Suite 3550  
Golden, CO 80419

RE: Conifer Center Rezone ODP Resubmittal — Description of Water System for Rezone Project

Record Number: 20—111200RZ

Nick,

The water plan is a recharge plan. That means the water from aquifer is that is used is 5% and 95% water is treated and put back in the aquifer. Attached please find a proposed drawing and a cost estimate of the system. There are two changes in the system and a budget. As we now are getting our water from the Conifer Metro District we will not have to construct a water tank and treatment system as the district already has these improvements. That will save us \$1,000,000 in infrastructure from the attached estimate.

Prior to the approval of the final plat, the applicant shall develop a plan, in compliance with the decreed augmentation plan, to infiltrate the wastewater treatment plan effluent into the Conifer metropolitan District infiltration gallery, or an infiltration gallery constructed in Use Areas, 1, 2 or 3 of the Conifer Center development.

The water will come from new wells owned by the district. they are making the determination as where to best put the wells. It is my understanding that the district has the best performing wells in the region and does not think physical water will be a problem and an aquifer test will be done as required by code prior any Design Development application.

As the district does not currently have any residential water rights, we are buying them and conveying them to the district. These rights are from Mountain Mutual Water and are already adjudicated but need to be assigned for use in the project and to the district. The water court petition is being reviewed by Aspen Park Metro district pursuant to an IGA with Conifer and then will be filed in September. We have been asked to demonstrate that the water we have bought is sufficient for the project. We are buying 3.519 acre feet of water which is equal to 62,827 gallons per day. If you calculate the water needed at 200 gpd per unit (for inside use only) the SP augmentation water rights we are buying are sufficient to provide the 5% (95% is being recharged) for approximately 314 units. Our plan is for 188 units.

The district will use the additional water rights to sign up more residential users to help improve its financial position by getting tax fees and more paying users. Water rates go down as fixed costs are spread out over more users, the developer does not have to spend money on redundant infrastructure and the district gets water rights and becomes they can turn into cash, more users



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they can turn into cash to become more fiscally sound, the Conifer resident get access to municipal water at no additional cost to Conifer tax payers, EVERYBODY WINS!!!

water math:

The 3.519 ac—ft is equal to a total water usage of 62,827 gallons per day assuming 0.959 recharge for the full amount. If you use 200 @Dd per unit, this is around 314 units.

Sincerely,

Stuart Borne  
Foothills Housing 1, LLC



