



COLORADO DIVISION OF WATER RESOURCES  
 DEPARTMENT OF NATURAL RESOURCES  
 1313 SHERMAN ST, RM 821, DENVER, CO 80203  
 Main: (303) 866-3581 [dwrpermitsonline@state.co.us](mailto:dwrpermitsonline@state.co.us)

Office Use Only Form GWS-45 (01/2020)

RECEIVED  
 08/25/2025  
 WATER RESOURCES  
 STATE ENGINEER  
 COLO

**GENERAL PURPOSE**  
**Water Well Permit Application**

Review instructions on reverse side prior to completing form.  
 The form must be computer generated, typed or in black or blue ink.

**1. Applicant Information**

Name of applicant  
 Lowell A. Morren and Julie M. Morren

Mailing address  
 PO Box 753  
 City State Zip code  
 Cripple Creek CO 80813

Telephone # (area code & number) E-mail (online filing required)  
 719-466-3831 [lmorren44@gmail.com](mailto:lmorren44@gmail.com)

**2. Type Of Application (check applicable boxes)**

- Construct new well  Use existing well  
 Replace existing well  Change or increase use  
 Change source (aquifer)  Reapplication (expired permit)  
 COGCC Well  Other: \_\_\_\_\_

**3. Refer To (if applicable)**

Well permit # Water Court case #  
 78938  
 Designated Basin Determination # Well name or #

**4. Location Of Proposed Well**

County  
 Teller SE 1/4 of the NW 1/4  
 Section Township N or S Range E or W Principal Meridian  
 33 14  N  S 69  E  W 6th  
 Distance of well from section lines (section lines are typically not property lines)  
 1500 Ft. from  N  S 1950 Ft. from  E  W

For replacement wells only - distance and direction from old well to new well  
 direction

Well location address (Include City, State, Zip)  Check if well address is same as in item 1.  
 12654 S. Highway 67, Cripple Creek, CO 80813

Optional: GPS well location information in UTM format. You must check GPS unit for required settings as follows:

Format must be UTM  
 Zone 12 or  Zone 13  
 Units must be Meters  
 Datum must be NAD83  
 Unit must be set to true north  
 Was GPS unit checked for above?  YES  NO  
 Remember to set Datum to NAD83

**5. Parcel On Which Well Will Be Located**  
 (PLEASE ATTACH A CURRENT DEED FOR THE SUBJECT PARCEL)

A. Legal Description (may be provided as an attachment):

See attachment.

B. # of acres in parcel C. Owner  
 33.7 Same as applicant

D. Will this be the only well on this parcel?  YES  NO (if no list other wells)

E. State Parcel ID# (optional):

**6. Use Of Well (check applicable boxes)**

Attach a detailed description of uses applied for.

- Industrial  Dewatering System  
 Municipal  Geothermal (production or reinjection)  
 Irrigation  Other (describe): \_\_\_\_\_  
 Commercial

**7. Well Data (proposed)**

Maximum pumping rate	gpm	Annual amount to be withdrawn
10		one-third acre-feet
Total depth	feet	Aquifer
140		decomposed granite

**8. Land On Which Ground Water Will Be Used**

Legal Description of Land (may be provided as an attachment):

Portions of Government lots 6 and 43 in Section 33 T14S R69

(If used for crop irrigation, attach a scaled map that shows irrigated area.)

A. # Acres B. Owner  
 C. List any other wells or water rights used on this land:

**9. Proposed Well Driller License #(optional):**

**10. Sign or Entered Name Of Applicant(s) Or Authorized Agent**

The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104 (13)(a). I have read the statements herein, know the contents thereof and state that they are true to my knowledge.

Sign or enter name(s) of person(s) submitting application Date (mm/dd/yyyy)  
*Gilbert Y. Marchand, Jr.* 8-23-25  
 If signing print name and title  
*Gilbert Y. Marchand, Jr., a Honey*  
*for applicant*

**Office Use Only**

USGS map name DWR map no. Surface elev.

Receipt area only

10044692

AQUAMAP  
 WE  
 WR  
 CWCB  
 TOPO  
 MYLAR  
 SBS

DIV \_\_\_ WD \_\_\_ BA \_\_\_ MD \_\_\_

State Document Fee  
Date 11/19/04  
\$ no fee

C-525

WARRANTY DEED FOR ACCESS EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, **WILLIAM G. BUCKHANAN**, (Grantor) of the County of Teller, State of Colorado, for the consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, hereby sells and conveys to **SARAH KATHERINE FEARER** (Grantee) whose legal address is P.O. Box 302, Divide, CO 80814, her heirs and assigns forever, the following described **EASEMENT** for ingress and egress, over and across a portion of property located in Section 33, Township 14 South, Range 69 West of the 6th P.M., Teller County, Colorado, which easement is described as follows, to wit:

A access easement for Ingress and Egress being 24 feet in width over and across that portion of the NW 1/4 Section 33 Township 14 South, Range 69 West of the 6th P.M., Teller County Colorado being 12 feet either side of the following described center line:

Beginning at a point on line 1-2 of the Aetna Lode MS 11113 from which corner No. 1 of said Aetna Lode bears S 00° 58' 43" E a distance of 217.00 feet; thence N 28° 42' 16" E a distance of 143.27 feet along said center line; thence along a curve to the right having a central angle of 73° 36' 24" an arc length of 22.43 feet and a radius of 17.46 feet; thence S 77° 41' 20" E a distance of 20.00 feet more or less to intersect the Westerly Right of Way of Colorado State Highway No. 67 said intersection being the terminus of said access easement.

Said easement is appurtenant to and for the use and benefit, (in perpetuity and shall run with the land), of the following described real property:

33-14-69 11113 AETNA MS

Tax parcel No.: (10) 111.13-3-1

and warrants the title to same.

Signed and delivered this 8 day of November, A.D. 2004.

*William G. Buckhanan*  
WILLIAM G. BUCKHANAN

STATE OF CO  
COUNTY OF Teller

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of November, 2004, by WILLIAM G. BUCKHANAN.


Witness my hand and official seal.

My Commission expires: 5/17/2006



*George Wachtel*  
Notary Public  
710 W. Hazy St  
Woodward Park, Co 80803

**BOARD OF COUNTY COMMISSIONERS  
OF TELLER COUNTY, COLORADO**

**RESOLUTION NO. 8-27-2020** 

**RESOLUTION TO APPROVE A SPECIAL USE PERMIT FOR CAMPGROUND AND  
RECREATIONAL VEHICLE PARK FOR LOWELL AND JULIE MORREN**

File No. SUP Z20-0014

WHEREAS, Lowell and Julie Morren have requested approval of a Special Use Permit (SUP) for a Campground and Recreational Vehicle Park on 9.96 acres of land zoned Agricultural (A-1), described as portions of Government Lots 6 and 43 in Section 33, Township 14 South, Range 69 West of the 6<sup>th</sup> P.M., Teller County, Colorado;

WHEREAS, on August 11, 2020, the Teller County Planning Commission held a duly-noticed public hearing and considered the SUP Application, the findings of that Teller County Planning Staff Report dated July 8, 2020 (the "Staff Report"), the testimony and materials presented at that hearing, and the Planning Commission has recommended that the Board approve the request with certain conditions;

WHEREAS, after notice as provided by law, a public hearing was held by this Board on August 27, 2020, and the Board considered the SUP Application, the Written Findings of the Planning Commission dated August 11, 2020, the Staff Report and presentation, referral responses, the Applicant's presentation at the hearing, and public comment given at the public hearing;

WHEREAS, the Board finds that the SUP application is consistent with Section 8.3.F "Campground or Recreational Vehicle Park" of the Teller County Land Use Regulations ("LUR") and adopts the findings of the Staff Report and the Written Findings of the Planning Commission, dated August 11, 2020;

WHEREAS, the Board further finds that, subject to the conditions below, the application complies with such pertinent, individual conditions of use specified in the granting of a Special Use Permit, is compliant with the general provisions of the Teller County LUR including the limitations of the A-1 zone district, is consistent with the purposes, goals, objectives and policies of all applicable legislatively adopted Teller County master plans or maps, and that satisfactory provisions and arrangements have been made concerning the criteria of approval; and

WHEREAS, the Board hereby finds, determines and declares that adoption of this Resolution is necessary for the preservation and protection of the public health, safety and welfare of the inhabitants of Teller County, Colorado.

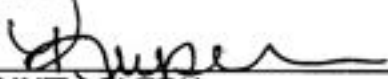
NOW, THEREFORE BE IT RESOLVED, that the Special Use Permit for Campground and Recreational Vehicle Park is hereby approved subject to the following conditions:

- A. **Subsequent Applications.** Any subsequent development applications for the lands subject to this application shall comply with the areas and uses as depicted on the Site Plan submitted by March Surveying (job no. 13-064) with a revision date of 03-11-2014 as submitted and filed with this Special Review Use application. Approval of this Special Use Permit does not imply, indicate nor suggest approval or likelihood or availability of approval of, nor does it in any way approve or grant, any subsequent land use permits, platting or other development applications or requests.
- B. **Lots.** This Special Use Permit applies to only that part of Government Lot 6 and that part of Government Lot 43 as depicted on the Site Plan. The Applicant herewith agrees that the Campground can only operate if these two lots are held in common and unified ownership. If the Applicant desires to sell, own, control, or operate one lot or the relevant parts thereof independent of the other, the boundaries of this Special Use Permit must be amended.
- C. **Operating Hours.** Pursuant to the Application submittal, this Special Use Permit shall allow check-in/check-out between the hours of 8:00 AM and 5:00 PM, 7 days per week. This approval is for seasonal use of the campground only, spring through fall, [April 1 – October 31]. Any change to the operating hours or any intent to operate the Campground and RV park on a year-round basis will require an amendment to the Special Use Permit.
- D. **Licenses/Permits/Authorizations.** At all times during occupancy of site and operation of the uses, the Applicant shall have, maintain, be subject to and comply with all local, state and federal terms, requirements, conditions, codes, ordinances, regulations, permits, licenses and/or other authorizations pertaining to the uses and supporting structures and infrastructure, as they may be amended or replaced from time to time.
- E. **Agency Responses.** The Applicant shall comply with all requirements as stated in the agency responses attached to the Staff Report and summarized in Section 3 of the Staff Report.
- F. **Representations.** Unless otherwise modified by these conditions, all material representations of the Applicant in his submittal material and in public hearings shall be considered binding.

THE FOREGOING RESOLUTION IS ADOPTED AT A REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF TELLER COUNTY, COLORADO, HELD THE 27th DAY OF AUGUST 2020 AT CRIPPLE CREEK, COLORADO.

THE BOARD OF COUNTY COMMISSIONERS  
OF TELLER COUNTY, COLORADO

BY:   
MARC DETTENRIEDER, CHAIRMAN

ATTEST:  
  
COUNTY CLERK



**ATTACHMENT TO FORM GWS-45**

**GENERAL PURPOSE WATER WELL PERMIT APPLICATION FOR EXEMPT  
COMMERCIAL WELL TO SUPPLY ROCKING M RANCH CAMPGROUND**

Section 6 of Application: Use Of Well:

Application is made for an exempt commercial well. The well will supply a 30 site campground called Rocking M Ranch located in Teller County. The calculation of uses and types of use is in the GWS-57 Commercial Drinking and Sanitary Well Worksheet.

State Documentary Fee  
\$95.00 12-23-2019

721984  
Page 1 of 2  
Krystal Brown, Clerk & Recorder  
Teller County, Colorado  
12-23-2019 10:18 AM Recording Fee \$18.00

### WARRANTY DEED

THIS DEED, Made this 20 day of December, 2019 between

Mike Wright and Mary Wright

of the County of Teller and State of COLORADO, grantor, and

Lowell A. Morren and Julie M. Morren 

whose legal address is 12458 S. Highway 67 Cripple Creek, CO 80813

of the County of Teller, State of Colorado, grantees:

WITNESS, That the grantor, for and in consideration of the sum of **Nine Hundred Fifty Thousand Dollars and No/100's (\$950,000.00)**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantees, their heirs and assigns forever, not in tenancy in common but in **joint tenancy**, all the real property together with improvements, if any, situate, lying and being in the County of Teller, and State of COLORADO, described as follows:

See Exhibit A attached hereto and made a part hereof.

Doc Fee  
\$95.00

also known by street and number as 12458 S. Highway 67, Cripple Creek, CO 80813

**TOGETHER** with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

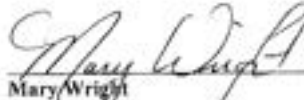
The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

SELLERS:

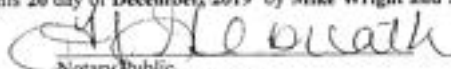
  
Mike Wright

  
Mary Wright

STATE OF COLORADO  
COUNTY OF Teller

), ss:

The foregoing instrument was acknowledged before me this 20 day of December, 2019 by Mike Wright and Mary Wright

  
Notary Public  
My Commission expires:

Witness my hand and official seal.

TERESA L GILBREATH  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 2000402885  
MY COMMISSION EXPIRES SEPTEMBER 20, 2020

Exhibit A

Government Lots 6, 42, 43, 44, 45 and 46, in Section 33, and that portion of Government Lot 3, which lies Southerly of Highway 67, in Section 33, Township 14 South Range 69 west of the 6<sup>th</sup> P.M., and The Ocean No. 2, Mineral Survey No. 11210 as defined and limited by the Patent thereof, Except that portion in conflict with the Ocean, Mineral Survey No. 11210, County of Teller, State of Colorado.

**WARRANTY DEED**

**THIS DEED**, Made this 26th day of March, 2013 between  
**William G. Buchanan a/k/a William Gilbert Buchanan and Linda A. Buchanan**  
of the County of Teller and State of COLORADO, grantor, and

**Mike Wright and Mary Wright**  
whose legal address is 1757 Road F, Tribune KS 67879  
of the County of Greeley, State of Kansas, grantees:

**WITNESS**, That the grantor, for and in consideration of the sum of One Million Fifty Thousand Dollars and No/100's (\$1,050,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantees, their heirs and assigns forever, not in tenancy in common but in **joint tenancy**, all the real property together with improvements, if any, situate, lying and being in the County of Teller, and State of COLORADO, described as follows:

**LEGAL DESCRIPTION ATTACHED AS EXHIBIT A**

Doc Fee \$ 105.00

also known by street and number as 12458 Highway 67, Cripple Creek, CO 80813

**TOGETHER** with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except all taxes and assessments for the current year, a lien but not yet due or payable, and those specific Exceptions described by reference to recorded documents as reflected into the Title Documents accepted by Buyer in accordance with section 8.1 "Title Review", of the contract dated October 29, 2012, between the parties.

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, the grantor has executed this deed on the date set forth above.

*William G. Buchanan*  
a/k/a *William Gilbert Buchanan*  
William G. Buchanan a/k/a William Gilbert  
Buchanan

*Linda A. Buchanan*  
Linda A. Buchanan

STATE OF COLORADO  
COUNTY OF Teller

]ss:

The foregoing instrument was acknowledged before me this 26th day of March, 2013 by William G. Buchanan a/k/a William Gilbert Buchanan and Linda A. Buchanan.

*Linda M. Greene*  
Notary Public  
My Commission expires: 1-22-2015

Witness my hand and official seal.

**LINDA M. GREENE**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
My Commission Expires 01/22/2015

**LINDA M. GREENE**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**

**EXHIBIT "A"**

Government Lots 6, 42, 44 and 46 in Section 33, Township 14 South Range 69 west of the 6<sup>th</sup>  
P.M., and  
The Ocean No. 2, Mineral Survey No. 11210 as defined and limited by the Patent thereof,  
Except that portion in conflict with the Ocean, Mineral Survey No. 11210,  
County of Teller,  
State of Colorado.

Unofficial Copy

EXHIBIT A  
Exhibit A - Legal Description



File No. F0431165

THIS FORM MUST BE SUBMITTED PRIOR TO THE EXPIRATION OF THE PERMIT. TYPE OR PRINT IN BLACK INK. COPY OF ACCEPTED STATEMENT MAILED ON REQUEST.

### COLORADO DIVISION OF WATER RESOURCES

300 Columbine Bldg., 1845 Sherman St.  
Denver, Colorado 80203

**RECEIVED**  
JUN 09 1975  
WATER RESOURCES  
STATE ENGINEER  
COLORADO

STATE OF COLORADO

COUNTY OF Teller } SS.

X STATEMENT OF BENEFICIAL USE OF GROUND WATER  
AMENDMENT OF EXISTING RECORD

PERMIT NUMBER 78938

LOCATION OF WELL

THE AFFIANT(S) William G. Buchanan  
whose mailing address is P.O. Box 182  
City Woodland Park, Colorado 80863

County Teller  
SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , Section 33  
Twp. 14S Rng. 69W 6th P.M.

being duly sworn upon oath, deposes and says that he (they) is (are) the owner(s) of the well described hereon; the well is located as described above, at distances of 1,500 feet from the North section line and 1,950 feet from the West section line; water from this well was first applied to a beneficial use for the purpose(s) described herein on the 17 day of May, 19 75; the maximum sustained pumping rate of the well is 10 gallons per minute, the pumping rate claimed hereby is 10 gallons per minute; the total depth of the well is 140 feet; the average annual amount of water to be diverted is 1 acre-feet; for which claim is hereby made for Household use only

purpose(s); the legal description of the land on which the water from this well is used is SE $\frac{1}{4}$ , of the NW $\frac{1}{4}$ , Section 33, Twp. 14S Range 69W, 6th P.M. Teller County, which totals 5 acres and which is illustrated on the map on the reverse side of this form; that this well was completed in compliance with the permit approved therefor; this statement of beneficial use of ground water is filed in compliance with law; he (they) has (have) read the statements made hereon; knows the content thereof; and that the same are true of his (their) knowledge.

Signature(s) William G. Buchanan  
Subscribed and sworn to before me on this 6 day of June, 19 75  
My Commission expires: My Commission expires June 25, 1978  
Beta Mass  
NOTARY PUBLIC

FOR OFFICE USE ONLY  
Court Case No. \_\_\_\_\_  
Prior. \_\_\_\_\_ Mo. \_\_\_\_\_ Day \_\_\_\_\_ Yr. \_\_\_\_\_  
Div. 2 Cty. 60  
Sec. \_\_\_\_\_  $\frac{1}{4}$  \_\_\_\_\_  $\frac{1}{4}$  \_\_\_\_\_  $\frac{1}{4}$  \_\_\_\_\_  
Well Use 0  
Dist. 12 Basin \_\_\_\_\_ Man. Dis. \_\_\_\_\_

ACCEPTED FOR FILING BY THE STATE ENGINEER OF COLORADO PURSUANT TO THE FOLLOWING CONDITIONS:

AUG 07 1975 Bruce E. DeBune  
DEPUTY STATE ENGINEER

Frederic M. Leo  
BY

Well drilled by Inter Mountain Drilling Ltd. Lic. No. 676

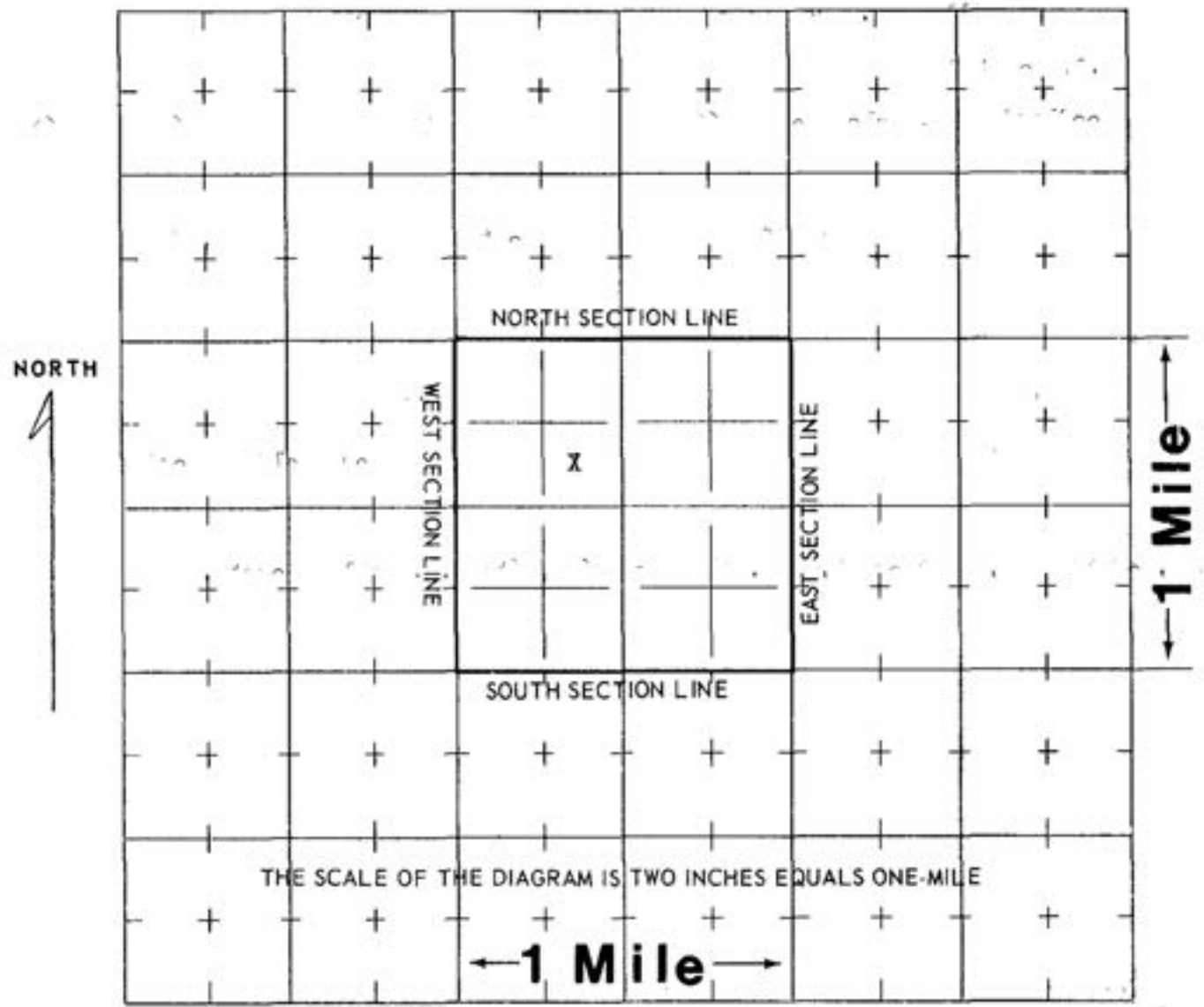
Pump installed by Mountain Pumps Lic. No. 823

Meter Serial No. \_\_\_\_\_  Flow Meter Date Installed \_\_\_\_\_

Owner of land on which water is being used William G. Buchanan

**THE LOCATION OF THE WELL MUST BE SHOWN AND THE AREA ON WHICH THE WATER IS USED MUST BE SHADED OR CROSS-HATCHED ON THE DIAGRAM BELOW.**

This diagram represents nine (9) sections. Use the **CENTER SQUARE** (one section) to indicate the location of the well, if possible.



**WATER EQUIVALENTS TABLE (Rounded Figures)**

- An acre-foot covers 1 acre of land 1 foot deep.
- 1 cubic foot per second (cfs) . . . 449 gallons per minute (gpm).
- 1 acre-foot . . . 43,560 cubic feet . . . 325,900 gallons.
- 1,000 gpm pumped continuously for one day produces 4.42 acre-feet.
- 100 gpm pumped continuously for one year produces 160 acre-feet.

Application Receipt No. \_\_\_\_\_

Applicant's Name: \_\_\_\_\_

## COMMERCIAL DRINKING AND SANITARY WELL WORKSHEET

Review instructions on reverse side prior to completing form. The form must be completed in black or blue ink or typed.

1. Name and Type of Business: Rocking M Ranch Campground - 30 sites

2. Is this application for a new well?

Yes

No If no, is this application for a change of use for an existing well?

Yes Permit Number of well (if applicable) 78938

No For wells used for drinking and sanitary purposes prior to May 8, 1972, a field inspection of the well to verify historical uses may be required. See form [GWS-12 Registration of Existing Well](#) for further information.

3. Is the parcel the well is located on (or will be located on) within the boundaries of a water service area (water district, municipality, water company, etc.) or is water available from another source (such as a well)?

Yes If yes, indicate what this other source is \_\_\_\_\_

No (name of water district/supplier, or well permit number)

4. Proposed type of disposal system to be used:

Septic tank / absorption leach field

Central System (district name: \_\_\_\_\_)

Vault (location sewage hauled to: Colorado Springs)

Other (attach copy of engineering design)

5. Water Demand Calculations (for average factors for water demand see below)

### Employees

Number of Employees	X	Number of Gallons per Employee per Day	X	Number of Days Employee Works per Year	=	Gallons per Year
1	X	6	X	138	=	828

A

### Customers

Number of Customers per Day	X	Number of Gallons per Customer	X	Number of Days Business is Open per Year	=	Gallons per Year
15	X	23.2	X	138	=	48,024

B

**Other Uses** (Note: No uses outside of the building would be permitted for this type of well.)

Type of Use	X	Gallons per Use per Day	X	Days per Year	=	Gallons per Year
N/A	X		X		=	0

C

**Total amount of water required:**

=	Gallons per Year (A + B + C)
=	48,852

For wells used for commercial drinking and sanitary purposes on or after May 8, 1972, the total water demand cannot exceed 108,600 gallons (1/3 of an acre-foot) per year.

For wells used for commercial drinking and sanitary purposes prior to May 8, 1972, the total water demand cannot exceed 325,900 gallons (1 acre-foot) per year.

### General Guidelines for Water Demand in Gallons per Day

Day Workers at Offices – 15 gallons/person/day

Food Service Establishments (with toilet and kitchen wastes) – 10 gallons/patron/day

Churches (does not include food service) – 5 gallons/seat/day

Overnight Lodging – 50 gallons/customer/day

On-Site Proprietor of Overnight Lodging (i.e. on-site owner of a Bed & Breakfast) – 80 gallons/person/day

Additional water demand figures may be obtained from a private water consultant or from a technical reference on this subject.

Rocking M Ranch Campground  
Lowell and Julie Morren  
P.O. Box 753  
Cripple Creek, CO 80813

August 18, 2025

Colorado State Engineer's Office  
Colorado Division of Water Resources  
Department of Natural Resources  
1313 Sherman St, Room 821, Denver, CO 80203  
(303) 866-3581, [www.colorado.gov/water](http://www.colorado.gov/water), [dwrpermitsonline@state.co.us](mailto:dwrpermitsonline@state.co.us)

Re: Authorization for Gilbert Y. Marchand, Jr., Esq., to Act as Agent Regarding  
Obtaining Exempt Commercial Well Permit for Rocking M Ranch  
Campground – Convert Well Permit 78938

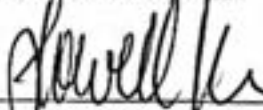
Dear State Engineer's Office:

Lowell and Julie Morren hereby authorize Gilbert Y. Marchand, Jr., Esq., of the law firm of Alperstein & Covell, P.C., to act as their agent for the purpose of filing and obtaining an exempt commercial well permit for Rocking M Ranch Campground. Specifically, we authorize Mr. Marchand to act on our behalf and do what is necessary in order to convert exempt well permit 78938 to an exempt commercial well permit.

Thank you for your assistance with this matter. Please let us know if you have any questions.

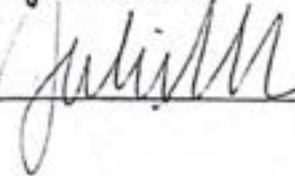
Yours truly,

LOWELL MORREN



---

JULIE MORREN



---

# Map of 78938 coordinates provided by Lowell



**Legend**

- Township
- Section
- Q40
- County

**Location**



**Notes**

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



585 Feet

292

0

1: 3,508

# Teller County Property Records

## Property Record

Acct No:R0004568



## Map



[Full Screen Map](#)

## Ownership

<b>Account No</b>	R0004568
<b>Parcel Id</b>	1089.332000500
<b>Notice of Value</b>	<a href="#">PDF of 2025 Notice of Value</a>
<b>Actual</b>	\$413,500
<b>Assessed</b>	\$54,420
<b>Acct Type</b>	Mixed Use Res
<b>Owner Name</b>	MORREN, LOWELL A & JULIE M

## Location

<b>Physical Address</b>	12654 S SH 67
<b>School Dist</b>	RE-1
<b>Acres</b>	33.700000
<b>Map No.</b>	1089
<b>Tax Dist</b>	10
<b>Area</b>	PIKES PEAK AREA
<b>Brief Legal</b>	33-14-69 LOT 6

**Mailing Address** PO BOX 753

Brief Legal Description is not intended for use on legal documents

CRIPPLE CREEK, CO 808130753

## Zoning

[Zoned A-1](#)

Provided by Community Development Department for Questions call 719-687-3048

## Land Attributes

Land Type	Abst Code	Acres
Residential	1112	25.30
Commercial	2125	8.40

## Building Information (provided by Assessor)

Building ID	1
Occupancy	AG Purged Mobile Home
Style	Double Wide
SQFT	1316
Bed Rooms	2.00
Rooms	5
Exterior	Hardboard Sheet
Interior	Paneling
Quality	Low

Abst code	4278
% Occ	76%
Baths	1.75
Stories	1
Story Ht	7
Foundation	18 Block
Condition	Average

Year built	1975
Adj Yr Blt	1975
Remodeled	
% Remodeled	%
Roof Type	Flat
Roof	Metal Ribbed
HeatType	Forced Air

Inventory Bldg Type	Description	Units	Year
Basement	Walkout	1	
Basement	Finished	611	
Add On	Concrete Slab Fair	600	1983
Basement	Bsmnt Block 8 ft	940	
Porch	Wood Deck	406	
Add On	Stove Wood Fair	1	1975

<b>Building ID</b>	1		
<b>Occupancy</b>	AG Purged Mobile Home		
<b>Style</b>	Double Wide		
<b>SQFT</b>	1316		
<b>Bed Rooms</b>	2.00		
<b>Rooms</b>	5		
<b>Exterior</b>	Hardboard Sheet		
<b>Interior</b>	Paneling		
<b>Quality</b>	Low		
<b>Abst code</b>	4278		
<b>% Occ</b>	76%		
<b>Baths</b>	1.75		
<b>Stories</b>	1		
<b>Story Ht</b>	7		
<b>Foundation</b>	18 Block		
<b>Condition</b>	Average		
<b>Year built</b>	1975		
<b>Adj Yr Blt</b>	1983		
<b>Remodeled</b>			
<b>% Remodeled</b>	%		
<b>Roof Type</b>	Flat		
<b>Roof</b>	Metal Ribbed		
<b>HeatType</b>	Forced Air		
<b>Inventory Bldg Type</b>	<b>Description</b>	<b>Units</b>	<b>Year</b>
Basement	Walkout	1	
Basement	Finished	611	
Add On	Concrete Slab Fair	600	1983
Basement	Bsmnt Block 8 ft	940	
Porch	Wood Deck	406	
Add On	Stove Wood Fair	1	1975
<b>Building ID</b>	1		
<b>Occupancy</b>	AG Purged Mobile Home		
<b>Style</b>	Shower Building		
<b>SQFT</b>	1316		
<b>Bed Rooms</b>	0.00		
<b>Rooms</b>	0		
<b>Exterior</b>			
<b>Interior</b>			
<b>Quality</b>	Low		
<b>Abst code</b>	4278		

<b>% Occ</b>	76%
<b>Baths</b>	0.00
<b>Stories</b>	1
<b>Story Ht</b>	8
<b>Foundation</b>	
<b>Condition</b>	Average
<b>Year built</b>	1983
<b>Adj Yr Blt</b>	1975
<b>Remodeled</b>	
<b>% Remodeled</b>	%
<b>Roof Type</b>	Shed
<b>Roof</b>	
<b>HeatType</b>	Forced Air

<b>Inventory Bldg</b>			
<b>Type</b>	<b>Description</b>	<b>Units</b>	<b>Year</b>
Basement	Walkout	1	
Basement	Finished	611	
Add On	Concrete Slab Fair	600	1983
Basement	Bsmnt Block 8 ft	940	
Porch	Wood Deck	406	
Add On	Stove Wood Fair	1	1975

<b>Building ID</b>	1
<b>Occupancy</b>	A/G Purged Mobile Home
<b>Style</b>	Shower Building
<b>SQFT</b>	1316
<b>Bed Rooms</b>	0.00
<b>Rooms</b>	0
<b>Exterior</b>	
<b>Interior</b>	
<b>Quality</b>	Low

<b>Abst code</b>	4278
<b>% Occ</b>	76%
<b>Baths</b>	0.00
<b>Stories</b>	1
<b>Story Ht</b>	8
<b>Foundation</b>	
<b>Condition</b>	Average
<b>Year built</b>	1983
<b>Adj Yr Blt</b>	1983
<b>Remodeled</b>	
<b>% Remodeled</b>	%
<b>Roof Type</b>	Shed

<b>Roof</b>			
<b>HeatType</b>		Forced Air	
<b>Inventory Bldg Type</b>	<b>Description</b>	<b>Units</b>	<b>Year</b>
Basement	Walkout	1	
Basement	Finished	611	
Add On	Concrete Slab Fair	600	1983
Basement	Bsmnt Block 8 ft	940	
Porch	Wood Deck	406	
Add On	Stove Wood Fair	1	1975
<b>Building ID</b>	1		
<b>Occupancy</b>	Shower Building		
<b>Style</b>	Double Wide		
<b>SQFT</b>	1316		
<b>Bed Rooms</b>	2.00		
<b>Rooms</b>	5		
<b>Exterior</b>	Hardboard Sheet		
<b>Interior</b>	Paneling		
<b>Quality</b>	Low		
<b>Abst code</b>		2225	
<b>% Occ</b>		24%	
<b>Baths</b>		1.75	
<b>Stories</b>		1	
<b>Story Ht</b>		7	
<b>Foundation</b>		18 Block	
<b>Condition</b>		Average	
<b>Year built</b>		1975	
<b>Adj Yr Blt</b>		1975	
<b>Remodeled</b>			
<b>% Remodeled</b>		%	
<b>Roof Type</b>		Flat	
<b>Roof</b>		Metal Ribbed	
<b>HeatType</b>		Forced Air	

<b>Inventory Bldg Type</b>	<b>Description</b>	<b>Units</b>	<b>Year</b>
Basement	Walkout	1	
Basement	Finished	611	
Add On	Concrete Slab Fair	600	1983
Basement	Bsmnt Block 8 ft	940	
Porch	Wood Deck	406	
Add On	Stove Wood Fair	1	1975

Building ID	1		
Occupancy	Shower Building		
Style	Double Wide		
SQFT	1316		
Bed Rooms	2.00		
Rooms	5		
Exterior	Hardboard Sheet		
Interior	Paneling		
Quality	Low		
Abst code		2225	
% Occ		24%	
Baths		1.75	
Stories		1	
Story Ht		7	
Foundation		18 Block	
Condition		Average	
Year built		1975	
Adj Yr Blt		1983	
Remodeled			
% Remodeled		%	
Roof Type		Flat	
Roof		Metal Ribbed	
HeatType		Forced Air	
<b>Inventory Bldg</b>			
<b>Type</b>	<b>Description</b>	<b>Units</b>	<b>Year</b>
Basement	Walkout	1	
Basement	Finished	611	
Add On	Concrete Slab Fair	600	1983
Basement	Bsmnt Block 8 ft	940	
Porch	Wood Deck	406	
Add On	Stove Wood Fair	1	1975
Building ID	1		
Occupancy	Shower Building		
Style	Shower Building		
SQFT	1316		
Bed Rooms	0.00		
Rooms	0		
Exterior			
Interior			
Quality	Low		
Abst code		2225	

% Occ	24%
Baths	0.00
Stories	1
Story Ht	8
Foundation	
Condition	Average
Year built	1983
Adj Yr Blt	1975
Remodeled	
% Remodeled	%
Roof Type	Shed
Roof	
HeatType	Forced Air

Inventory Bldg			
Type	Description	Units	Year
Basement	Walkout	1	
Basement	Finished	611	
Add On	Concrete Slab Fair	600	1983
Basement	Bsmnt Block 8 ft	940	
Porch	Wood Deck	406	
Add On	Stove Wood Fair	1	1975

Building ID	1
Occupancy	Shower Building
Style	Shower Building
SQFT	1316
Bed Rooms	0.00
Rooms	0
Exterior	
Interior	
Quality	Low

Abst code	2225
% Occ	24%
Baths	0.00
Stories	1
Story Ht	8
Foundation	
Condition	Average
Year built	1983
Adj Yr Blt	1983
Remodeled	
% Remodeled	%
Roof Type	Shed

<b>Roof</b>				
<b>HeatType</b>		Forced Air		
<b>Inventory Bldg</b>				
<b>Type</b>	<b>Description</b>	<b>Units</b>	<b>Year</b>	
Basement	Walkout	1		
Basement	Finished	611		
Add On	Concrete Slab Fair	600	1983	
Basement	Bsmnt Block 8 ft	940		
Porch	Wood Deck	406		
Add On	Stove Wood Fair	1	1975	
<b>Building ID</b> 4				
<b>Occupancy</b> Shed - Utility				
<b>Style</b> Shed - Utility				
<b>SQFT</b> 288				
<b>Bed Rooms</b> 0.00				
<b>Rooms</b> 1				
<b>Exterior</b>				
<b>Interior</b>				
<b>Quality</b> Low				
<b>Abst code</b>		2225		
<b>% Occ</b>		100%		
<b>Baths</b>		0.00		
<b>Stories</b>		1		
<b>Story Ht</b>		8		
<b>Foundation</b>				
<b>Condition</b>		Fair		
<b>Year built</b>		1980		
<b>Adj Yr Blt</b>		1980		
<b>Remodeled</b>				
<b>% Remodeled</b>		%		
<b>Roof Type</b>		Shed		
<b>Roof</b>				
<b>HeatType</b>		None		
<b>Inventory Bldg</b>				
<b>Type</b>	<b>Description</b>	<b>Units</b>	<b>Year</b>	
Porch	Cvrd Wood Deck	72		
Add On	Campsites	24	1980	
Add On	Trailer Parks/Hook-ups/No Septic deduct	10	1980	
Add On	Trailer Parks/Hook-ups et al	10	2002	
Porch	Cvrd Wood Deck	204		

## Transfers (provided by Assessor)

Sale Date	Reception No	Deed Type	Sale Price
11/08/2004	<a href="#">573872</a>	Easement	\$0
03/26/2013	<a href="#">661558</a>	Warranty Deed	\$1,050,000
12/20/2019	<a href="#">721984</a>	Warranty Deed	\$950,000

## Building Permits

Date	Permit No.	Description	Permit Issued By
08/07/1990	<a href="#">A00586</a>	Addition to Residenc	Teller County
09/26/1997	<a href="#">A11693</a>	WATER WELL	Teller County
09/24/2003	<a href="#">A26300</a>	UNIT WALL HEATER.	Teller County

## Property Tax History (provided by Treasurer)

Delinquent taxes are not shown on this website.

[Tax detail on Treasurers Web Site \(Note: Select Public User Login Button if prompted\)](#)

[Tax Payment Web site](#)

Authority	Mil Levy	Amount
TELLER COUNTY	12.807	\$365.88
RE-1 SCHOOL DIST	13.315	\$380.42
SO TELLER COUNTY LIBRARY	0.561	\$16.03
SO TELLER COUNTY HEALTH S	3.1337	\$89.53
TOTAL	29.81670	\$851.86

Tax Year	Tax Amount
2024	\$880.44
2023	\$851.86
2022	\$1,165.76
2021	\$1,183.14
2020	\$1,233.98

### About

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### Contributors

Assessor





---

## application for exempt commercial well - Lowell and Julie Morren

---

Gib Marchand <gym@alpersteincovell.com>

Sat, Aug 23, 2025 at 4:07 PM

To: "dwrpermitsonline@state.co.us" <dwrpermitsonline@state.co.us>

Cc: Lowell Morren <lmorren44@gmail.com>, "Brucker - DNR She Her, Sarah" <sarah.brucker@state.co.us>

Dear DWR: attached please find an application for an exempt commercial well permit for Lowell and Julie Morren, who authorized me to pursue this application on their behalf. An authorization letter is attached, along with other information requested by the permit application form.

I will pay the \$100 filing fee via credit card upon your request.

Thank you for your help, and please let me know if you need additional information.

This is a correction of the exempt well permit application that was approved as permit number 339832, but was then cancelled after the realization that the Morrens' wrong well had been converted. In light of the circumstances, since most of the information in the application package has been previously reviewed, we would certainly appreciate any expediting of this application if that is at all possible.

Please let me know if there are any questions. Also, please feel free to reach out to applicant, Lowell Morren, who is copied here.

Gib

Gilbert Y. Marchand, Jr.

Alperstein & Covell, P.C.

2299 Pearl Street, Suite 400-C, Boulder, CO 80302

Office: 303-894-8191; Direct: 303-444-4256 and 720-510-3025; Fax: 303-861-0420

e-mail: [gym@alpersteincovell.com](mailto:gym@alpersteincovell.com)

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20250823 GWS-45 complete signed application w-attachments convert 78938 to exempt.pdf

1749K

STATE OF  
COLORADO

Anderson - DNR, Katharine &lt;katharine.anderson@state.co.us&gt;

---

**Information requested for well permit application with receipt no. 10044692**

---

**Gib Marchand** <gym@alpersteincovell.com>  
To: "Anderson - DNR, Katharine" <katharine.anderson@state.co.us>  
Cc: Lowell Morren <lmorren44@gmail.com>

Wed, Sep 17, 2025 at 4:06 PM

Thank you, Katie. I appreciate your hard work in looking into this.

Gib

---

**From:** Anderson - DNR, Katharine <katharine.anderson@state.co.us>  
**Sent:** Wednesday, September 17, 2025 3:38 PM  
**To:** Gib Marchand <gym@alpersteincovell.com>  
**Cc:** Lowell Morren <lmorren44@gmail.com>  
**Subject:** Re: Information requested for well permit application with receipt no. 10044692

Thank you, Gib. I've updated the application's location to be slightly to the left of what is shown on your map.

I've checked through all of the nearby permits in our database, and I don't see any with a similar 33-acre size, or any that mention Lot 6. There is a 5.4-acre lot just to the west of where this well plots, which made me think it could potentially be the corresponding lot for the well permit. However, I do not see William Buckhanan, the original well permit applicant, on any of the older deeds that are available online for that lot. He is on a deed for Lot 6, and there is an easement that has metes and bounds that align with the access to the 5-acre property in question. I think with this information, we can correlate the applicant's name to the old deed to show the well permit 78938 was meant for Lot 6.

This permit is in a final review. If any additional questions arise, I'll let you know.

Thank you,

Katie

Katie Anderson (she/her)  
Water Resources EIT II, Team 237  
Colorado Division of Water Resources  
Phone: 303-866-3581 x8207  
1313 Sherman St., Room 818, Denver, CO 80203  
katharine.anderson@state.co.us | <https://dwr.colorado.gov/>

On Fri, Sep 12, 2025 at 4:28 PM Gib Marchand <gym@alpersteincovell.com> wrote:

Good afternoon, Katie, and thank you for your review of the application. I have discussed your questions with applicant, Lowell Morren, and here are answers.

Regarding the 5 acre parcel mentioned on the 78938 permit, neither Lowell nor I know the source or reason for that description. It seems wrong. Lowell has clarified to me that the well is located on Lot 6, which is a 33 some odd acre parcel. The well serves the campground.

There have been no changes to the parcels or the well over the years. It is presently an exempt domestic well, and the Morrens seek to convert it to an exempt commercial well. Having been previously recognized as exempt, provided that the proposed uses fall within the criteria for an exempt commercial, it seems that the exempt commercial status should be recognized. We believe the proposed uses do fall within the criteria for an exempt commercial well, as reflected in the application materials.

That said, your questions are good ones, and it does seem appropriate to correct the erroneous five acre description, and to note instead that the well is located on the 33 acre Lot 6.

Further regarding the location of the well, I believe it is in the northeast quarter of the northwest quarter of Section 33, not the southeast quarter of the northwest quarter, as stated in the original permit. Attached is a map. The yellow circle depicts the location provided by UTM coordinates that Lowell or Julie Morren obtained and provided. Lowell tells me that the actual location of the well is slightly to the left of the yellow circle shown on the attached map, but still east of the depicted road. Can this location be corrected in the new exempt commercial permit?

I hope these answers are helpful. Please let me know if you need anything else.

Gib

---

**From:** Anderson - DNR, Katharine <katharine.anderson@state.co.us>  
**Sent:** Wednesday, September 10, 2025 4:34 PM  
**To:** Gib Marchand <gym@alpersteincovell.com>  
**Subject:** Information requested for well permit application with receipt no. 10044692

Hi Gilbert,

I am reviewing your well permit application with receipt number 10044692 (attached). The application requests for the well permit to serve portions of Government Lots 6 and 43, totalling 33.7 acres. The county assessor's website indicates that **Lot 6** is 33.7 acres. **Lot 43** appears to be an additional and separate 38.35 acres.

If these lots have been legally combined or have had a lot line adjustment completed, can you please include the document provided by the county that has the updated legal description and combined parcel size, shape, and location of the parcel? The assessor's website does not reflect that this change has happened, but it could be that the website has not been updated yet. The deed that had been included with the submittal lists the lots as separate lots. An exempt well permit can only be issued for one legal tract of land.

Additionally, the well with permit no. 78938 was originally permitted for a 5-acre lot rather than a 33.7 acre lot, indicating that either it might be permitted for a different lot, that some changes have happened to these lots over the years, or that there was an error made at some point. Any comments or information you may have about this well's smaller permitted lot size vs. the 33.7-acre lot size would be helpful.

Thank you,

Katie

Katie Anderson (she/her)  
Water Resources EIT II, Team 237  
Colorado Division of Water Resources  
Phone: 303-866-3581 x8207  
1313 Sherman St., Room 818, Denver, CO 80203  
[katharine.anderson@state.co.us](mailto:katharine.anderson@state.co.us) | <https://dwr.colorado.gov/>

STATE OF  
COLORADO

Anderson - DNR, Katharine &lt;katharine.anderson@state.co.us&gt;

---

**receipt number 10042435 exempt commercial well application**

6 messages

**Gib Marchand** <gym@alpersteincovell.com>

Fri, Jun 13, 2025 at 11:03 AM

To: "katharine.anderson@state.co.us" &lt;katharine.anderson@state.co.us&gt;

Cc: Lowell Morren &lt;lmorren44@gmail.com&gt;

Good morning, Katharine. Thank you for speaking with me on the phone yesterday about the Morrens' exempt commercial well permit application. Below is a requested e-mail chain to establish that there are no uses inconsistent with an exempt commercial well and that no augmentation plan should be required.

Should you have any questions, please feel free to e-mail me or call me at 303-444-4256. Thank you for your time and attention to this matter. -- Gib Marchand, attorney for Morrens

---

**From:** Lowell Morren <lmorren44@gmail.com>**Sent:** Thursday, June 12, 2025 7:24 PM**To:** Gib Marchand <gym@alpersteincovell.com>**Subject:** Re: Well permit status

Your e-mail is accurate. There is no bath house and no outside use. There is no fill station. Please forward this information to Katharine Anderson as requested.

Sincerely,

Lowell Morren

Sent from my iPhone

On Jun 12, 2025, at 5:38 PM, Gib Marchand <gym@alpersteincovell.com> wrote:

Hi Lowell: I reviewed the note below and called the Division of Water Resources. I was routed through to Katharine Anderson, who is handling the exempt commercial well permit application. She said that an e-mail from you or me would suffice to answer her questions. She said I could just forward your e-mail, below. I confirmed there is no bath house and no outside use. She asked if there were a fill station. I said no.

If you agree with all this, and if you are okay with my forwarding this e-mail thread to Katharine, I will do that. If you have any questions, please let me know. I will copy you on my e-mail to Katharine.

Let me know. -- Gib

---

**From:** Lowell Morren <[lmorren44@gmail.com](mailto:lmorren44@gmail.com)>  
**Sent:** Thursday, June 12, 2025 7:46 AM  
**To:** Gib Marchand <[gym@alpersteincovell.com](mailto:gym@alpersteincovell.com)>  
**Subject:** Fwd: Well permit status

See the note below that Julie saw on the well permit status website for our campground. All water will be for indoor sanitary facility use, not outdoor use. According to our permit we do not have a bath house and we are only permitted to allow RV's and campers to camp in our campground that have their own sanitary facilities on board for use on each site. There are no spigots outside for outdoor or any other use. I don't know if there is a need to differentiate where the sanitary facilities are but please present this to them so they will issue the commercial exempt status for sanitary use only. Call me if you have any questions or need to discuss.

Thanks,

Lowell Morren  
719-466-3831  
Sent from my iPhone

Begin forwarded message:

**From:** Julie Morren <[the\\_morrens@hotmail.com](mailto:the_morrens@hotmail.com)>  
**Date:** June 12, 2025 at 7:42:16 AM CDT  
**To:** Lowell Morren <[lmorren44@gmail.com](mailto:lmorren44@gmail.com)>  
**Subject:** Well permit status

Action: Application Information Requested

Action Date: 6/10/25

Comment: This is a commercial exempt permit application to supply water to a campground. We need to verify whether there will only be indoor sanitary facilities for customers, or if there will be outdoor spigots that require an augmentation plan.

---

**Anderson - DNR, Katharine** <[katharine.anderson@state.co.us](mailto:katharine.anderson@state.co.us)>  
To: Gib Marchand <[gym@alpersteincovell.com](mailto:gym@alpersteincovell.com)>  
Cc: Lowell Morren <[lmorren44@gmail.com](mailto:lmorren44@gmail.com)>

Tue, Jun 17, 2025 at 9:18 AM

Thank you, Gib and Lowell! I've added this information to the permit application.

Katie

Katie Anderson (she/her)

Water Resources EIT II, Team 237  
Colorado Division of Water Resources  
Phone: 303-866-3581 x8207  
1313 Sherman St., Room 818, Denver, CO 80203  
[katharine.anderson@state.co.us](mailto:katharine.anderson@state.co.us) | <https://dwr.colorado.gov/>

[Quoted text hidden]

---

**Anderson - DNR, Katharine** <katharine.anderson@state.co.us>  
To: Gib Marchand <gym@alpersteincovell.com>  
Cc: Lowell Morren <lmorren44@gmail.com>

Mon, Jul 7, 2025 at 12:39 PM

Hi Everyone,

This permit was reviewed by a senior engineer. They have asked if the location of the existing well could be confirmed? It appears the application is for a 9-acre property (perhaps the highlighted parcel on the attached map, which is [9.28 acres?](#)), but the well currently plots on the border of a [33.7-acre parcel](#).

I have attached a map that has a pointer showing the existing well location that we have on file. If you send lat/lon coordinates for the well, please include as many decimal places as possible so we can plot the well at an accurate location. Alternatively, you could also draw on the map the approximate location of the existing well.


Once we have verification of the well location plotting on the correct parcel, we should be able to issue the permit.

Thank you,  
Katie

Katie Anderson (she/her)  
Water Resources EIT II, Team 237  
Colorado Division of Water Resources  
Phone: 303-866-3581 x8207  
1313 Sherman St., Room 818, Denver, CO 80203  
[katharine.anderson@state.co.us](mailto:katharine.anderson@state.co.us) | <https://dwr.colorado.gov/>

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 **LocationMap-10042435.pdf**  
302K

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**Gib Marchand** <gym@alpersteincovell.com>  
To: "Anderson - DNR, Katharine" <katharine.anderson@state.co.us>  
Cc: Lowell Morren <lmorren44@gmail.com>

Mon, Jul 7, 2025 at 4:02 PM

Hi Katie: I will let Lowell speak to this, but let me know if I can help. -- Gib

[Quoted text hidden]

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**Lowell Morren** <lmorren44@gmail.com>  
To: Gib Marchand <gym@alpersteincovell.com>  
Cc: "Anderson - DNR, Katharine" <katharine.anderson@state.co.us>

Tue, Jul 8, 2025 at 9:16 PM

Thank you for your e-mail regarding our exempt commercial well status. To answer your questions to the best of my ability, here are the well particulars:

1. We are requesting the commercial exempt well for permit 110748-A.
2. The physical address for the well listed on the permit is 12654 S. Highway 67 - Cripple Creek, CO 80813
2. The well is on lot 6 comprising 33.7 acres
3. The coordinates my wife took with her phone on both the compass app and the apple maps app are attached
4. I have also attached a copy of your map with a red dot showing the location of the well (The map may have to be expanded to see the red dot). It is outside the green highlighted area on the map (just outside the northeast corner of the

green boundary area).

Please let me know if you need additional information.

Lowell Morren

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Lowell Morren

719-466-3831

214-727-6727

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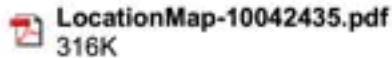
**3 attachments**



**Screensho.jpg**  
78K



**IMG\_3596.jpg**  
115K



**LocationMap-10042435.pdf**  
316K

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**Gib Marchand** <gym@alpersteincovell.com>  
To: "Anderson - DNR, Katharine" <katharine.anderson@state.co.us>  
Cc: Lowell Morren <lmorren44@gmail.com>

Thu, Jul 24, 2025 at 11:03 AM

Good morning, Katie. I am following up on the voice mail that I just left regarding this matter.

On behalf of the Morrens, I submitted an application for an exempt commercial well permit, which was based on converting existing exempt domestic well permit number 110748-A to an exempt commercial well permit. Well 110748-A is located on 9.28 acres on Lot 42. Unfortunately, this is not the well or well permit that should have been the subject of the application to convert to an exempt commercial well. Rather, the Morrens also have existing exempt domestic well permit number 78938, which is located on 33.7 acres known as Lot 6. The latter well, 78938, is the one that should have been the subject of the application to convert to an exempt commercial well permit.

Therefore, I would ask you to:

Cancel the new exempt commercial well permit number 339832 that you issued.

Uncancel permit number 110748-A. However, for this well permit, an application to correct the location will be required. The correct coordinates for this well are: 38.79358N 105.12034W

Allow me to submit a new application to convert existing exempt domestic well permit number 78938 to an exempt commercial well permit. All the information for this new application will be the same as the information that was submitted for what became new permit number 339832, except for the location. The correct coordinates for this well are: 38.79562N 105.1192W

Can you please let me know if all this sounds appropriate from your perspective? Thank you and please give me a call or e-mail with any questions or comments.

Gib

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**From:** Anderson - DNR, Katharine <katharine.anderson@state.co.us>  
**Sent:** Monday, July 7, 2025 12:39 PM  
**To:** Gib Marchand <gym@alpersteincovell.com>  
**Cc:** Lowell Morren <lmorren44@gmail.com>  
**Subject:** Re: receipt number 10042435 exempt commercial well application

Hi Everyone,

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