SAN JUAN RIVER VILLAGE

METROPOLITAN DISTRICT SERVICE PLAN

FEBRUARY 1991

CAP ALLEN ENGINEERING
145 E. 13th St.
Durango, Colorado 81301
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TABLE OF CONTENTS

SECTION NAME | PAGE NUMBER
--- | ---
1. GENERAL DEVELOPMENT DESCRIPTION | 1
2. DISTRICT FORMATION | 3
3. WATER SYSTEM | 6
4. SEWER COLLECTION SYSTEM | 10
5. ROADS SYSTEM | 17
6. FIRE PROTECTION | 20
7. PARKS AND RECREATION | 21
8. OPERATIONS AND MAINTENANCE COSTS | 22
9. SUMMARY OF IMPROVEMENTS COSTS | 24
10. FINANCIAL PLAN | 26
11. IMPLEMENTATION SCHEDULE | 31

APPENDICES-

MAP 1- SERVICE PLAN - PROPOSED IMPROVEMENTS

SUPPORTING INFORMATION- WATER, SEWER, ROADS, SUBDIVISION FORMATION
SAN JUAN RIVER VILLAGE
METROPOLITAN DISTRICT SERVICE PLAN

SECTION 1

GENERAL DEVELOPMENT DESCRIPTION

GENERAL— The San Juan River Resort is a subdivision, recorded in two filings lying along the North and South sides of US Highway 160, 8 miles Northeast of Pagosa Springs, Colorado in Archuleta County.

The subdivision lies within Sections 21, 22, 27 and 28, Township 36 North, Range 1 West, New Mexico Principal Meridian. Total acreage of the subdivision is at present approximately 320 acres, reduced by a State Highway crossing, the San Juan River, and a large unsubdivided tract in the Southeast corner. The net acreage occupied by platted lots and dedicated road easements is about 250 acres. Refer to the attached copies of the original plats for the exact legal boundaries.

Unit I, lying North of Highway 160, consists of 167 consecutively numbered lots, plus 14 additional "a, b, c, etc." lots for a total of 181 single family lots. The lots vary in size, but average about 0.4 to 0.6 acres per lot. Lot frontages are generally in the 75 to 110 foot width range and depth to width ratios are between 2 and 2.5 to 1.

Unit II, lying South of Highway 160, consists of 185 platted lots, less two lost in sequential numbering. In addition, there is a large unplatted area, designated Wolf Creek Estates, an unplatted open area and a Tract A in the Southeast corner. Lot size is appreciably smaller than in Unit I, averaging from 0.25 to 0.4 acres.

The last recorded plat of SJRR was of Unit II, which occurred in May of 1971. This plat primarily realigned roads along the San Juan River, and changed road names in the subdivision. In general many road names shown on widely available reduced maps of the subdivision are in error and have been changed by crossing out old names on the most recently platted maps. The enclosed maps of roads, water and sewer systems in this report utilize the proper naming as most recently recorded.

The following is a summary of the present status of the subdivision and the various means of ownership of the lots in the project as of February 1991.
Summary Description of San Juan River Resort Subdivision-

Total Single Family Lots - 361 total lots
Other Land Within the Boundary of the Subdivision-
1. Tract "A" in SE Corner
2. "Wolf Creek Estates"
Open or Common Areas - 3 areas, size varies

Summary of Lot Ownership, January 1990-
Lots with improvements (homes) and individual ownership 78 lots
Lots under individual ownership but unimproved 158 lots
Lots owned by San Juan River Resorts Inc. 77 lots
Lots owned publicly to be used for water, sewer, fire protection and recreation 17 lots
Lots owned by San Juan River Resort Property Owners Association to be used for paying capital improvement costs (see Financial Plan Section) 31 lots

Of the lots owned by the original developer (San Juan River Resorts or Frank Griffitts), 21 lots presently have or will have as part of this Service Plan, water, sewer and road service to them while 41 of the lots owned by the developer do not have improvements in place nor are they planned for in this Service Plan. A number of the lots owned by Frank Griffitts have been transferred to the San Juan River Resort Property Owners Association as a capital improvements contribution.

There are presently approximately 78 homes in the project. Two houses are built on a single lot at the entry to Unit 1.
SAN JUAN RIVER VILLAGE
METROPOLITAN DISTRICT SERVICE PLAN

SECTION 2.
DISTRICT FORMATION

STATEMENT OF PURPOSE-

The property owners at San Juan River Resort wish to establish a Metropolitan District as provided for under the Colorado Special District Act. The District will become the quasi-governmental organization under which the necessary services and facilities will be provided for residents of San Juan River Resort. The District is to be named:

THE SAN JUAN RIVER VILLAGE METROPOLITAN DISTRICT

The minor name change will serve to prevent confusion with the previous development corporation of San Juan River Resort, Inc.

This Service Plan is to be submitted to the Archuleta County Commissioners for review, prior to an election for formation of the District. The data within this Service Plan will form the basis for District operations and financial management. The data of this Service Plan also will become a permanent record of the intent of the formation of the District and will serve to inform investors, residents and landowners of the services expected of the District.

This Service Plan is intended to be a guide for operation of a District which has not yet been formed. Many of the details of operation, including growth rate, improvements costs, and regulatory requirements, may change during formation and early operation of the District. This Service Plan is binding only to the extent required by law. Minor deviations may be expected.

PROPOSED SERVICES-

One purpose of the Metropolitan District shall be to provide capital construction funds and operation and maintenance activities and funds for the following distinct functions:

1. Road Improvements- This is to include plowing of snow from all roads within the District, the maintenance of all roadway surfaces, shoulders and drainage structures, and capital improvements to the roads as may from time to time be necessary. This service plan does not contemplate, nor is there a present need, for improvements to US Highway 160. The District may seek County acceptance for road
maintenance.

2. Water Service- The District will provide a central water system with supply via a drilled well within the District. Water storage will be in an elevated steel storage tank. The District will have the sole responsibility as owner and operator of the Water system and will be responsible for proper reporting to the appropriate agencies of satisfactory operations. The District will be responsible for the cost of capital improvements to the water system as may from time to time be necessary.

3. Sewer Service- The District will provide a central sewage collection system which will flow either to a sewage treatment facility also provided by the District, or to a treatment facility operated by Pagosa Sanitation District. The District will maintain the sewer mains and will maintain and operate the sewage treatment facility. The District will be responsible for permitting and regular reporting to the appropriate agencies in the operation of the sewer facility. The District will be responsible for capital improvements to the sewer system as may be necessary from time to time.

There is a possibility that the Pagosa Springs Sanitation District will be petitioned for the extension of a sewer interceptor Northeast from Pagosa Springs to the San Juan River Resort. Should that occur, the District will not operate a sewage treatment facility, however, the interior collector mains of the District will continue to be maintained by the District.

4. Fire Protection Service- The District will be authorized to provide fire service and may provide funds to purchase and maintain equipment as may be needed in the future.

5. Parks and Recreation- The District will be authorized to construct future parks and recreational amenities for residents in accordance with District financial capability.

COST OF IMPROVEMENTS-

The total contemplated costs of improvements are discussed more fully in the Summary of Improvements Costs section. Near term improvements are estimated to cost $297,873. Additional, or long term, future expenditures will depend on availability of revenue and actual contract costs. The longer term improvements will be phased in time over a period of 5-6 years to lessen the impact on District residents. All improvements will be constructed to meet the existing State and Local standards for that improvement as a minimum.

FINANCIAL PLAN-

The District has developed a financial plan which projects needed income from ad valorem taxes, user fees, availability fees, and plant investment fees. The income is used for payment of expenses
of operation and maintenance, payment of an EPA Revolving Loan Fund bond, and payment of future capital expenses. Section 10 of this Service Plan is a detailed analysis of the expected arrangement of income and expenses.

DISTRICT BOUNDARY-

The District Boundary consists of those lands platted in the office of the Archuleta County Clerk and Recorder, known as San Juan River Resort Unit 1 and San Juan River Resort Unit 2.

TAXABLE VALUATION-

The total taxable valuation of the District is $1,355,280 based on 1990 valuations. The new District anticipates the need for a mill levy to provide additional income for capital expenses and operations.

ACQUISITION OF EXISTING FACILITIES-

The San Juan River Resort Property Owners Association presently owns water rights, wells, a water distribution and treatment system, a sewer collection and treatment system, a road system, and 17 lots plus greenbelt areas. It is the intent of the Property Owners to transfer title to all those infrastructure items to the District at the time of District formation.

The Property Owners Association also owns 31 lots within San Juan River Resort which will be conveyed to the District and sold to raise capital for future capital improvements.
SAN JUAN RIVER VILLAGE
METROPOLITAN DISTRICT SERVICE PLAN

SECTION 3

WATER SYSTEM

GOALS-
It is the goal of the Metropolitan District to provide the following water services:

1. Secure ownership of adequate water rights for water system operation in perpetuity.
2. Operate and maintain the existing well to provide adequate flow to supply the needs of the District. Drill and construct new well in future if necessary.
3. Install improvements to water storage, pumping, treatment, and distribution systems as may be necessary to properly supply all District lots.
4. Undertake the responsibility of operation and maintenance of the water system.
5. Undertake the responsibility of capital improvement and replacement of water system components as necessary.

POLICIES-
The District will adopt the following policies to enable it to enact the above goals:

1. The District can issue general obligation bonds, revenue bonds or expend reserve funds to finance and construct a functionally designed water system.
2. The District will recover the cost of a portion of capital improvements and the cost of operations through property taxes, plant investment fees, monthly service fees and availability fees.
3. The District will promulgate rules and regulations as may be necessary to ensure the continued sound financial operation of the water system.

WATER SYSTEM CRITERIA-
The water system shall be designed to the following criteria for future improvements:
1. Average per capita daily water use = 100 gallons
2. Average number of persons per dwelling = 2.8 persons
3. Minimum Service Pressure to any lot = 40 psi
4. Minimum Main Size= 6" 
5. Water Storage Volume= 325,000 gallons
6. Minimum Fire Flow= 1000 gallons per minute, 2 hours
7. Minimum Acceptable Well Yield= 50 gallons per minute
8. Well water to be chlorinated.
9. Fire Hydrants to be located 800 feet on center or less.
10. Water services to individual homes to be 3/4" with curb stops, curb boxes, and corporation stops.

WATER SYSTEM DESCRIPTION-

The water system presently is supplied by a well pulling water from a shallow aquifer, tributary to the South Fork of the San Juan River. Because of the shallow depth of this well, it is a partial surface water source. A total yield of 50 gpm from well sources will be required initially. Should the present well fall short of that yield, an additional, standby, well will be phased in with the construction of the project.

Total water demand is presently about 21,000 gallons per day with full occupancy. A peak day of 105,000 gallons per day can be expected at existing development. Well yield of 50 gallons per minute guarantees a production of 36,000 gallons per day on a 50% duty basis, which will allow time for recharging of the aquifer. The existing 325,000 gallon storage tank can easily handle the "carry over" of the present peak day. Further development will probably require the installation of another well at a different location to ensure reliability.

An initial well permit, #17461-F, was issued on August 9, 1973. A follow up permit, #20282-F was issued to the subdivision on November 24, 1975. A replacement for that well, permit #20282-RF was issued October 17, 1983. This permit will have to be re-applied for by the District, as a Statement of Beneficial Use was never filed.

The present well is tied to adjudicated water rights, the Harman Ditch, appropriation date October 5, 1889, adjudication date 11/13/1912, priority #149. This is not a particularly high priority, however, the San Juan River is not overappropriated at this time. The SJRR Property Owners Association is the owner of 1.25 CFS of the Harman Ditch of which 0.50 CFS (225 gpm) was transferred for well use in water case W-1418-76. The District will acquire ownership of that right from the POA.

The water supply system consists of the well, pump, chlorinator, distribution mains, 325,000 gallon storage tank, intermediate pump station and appurtenances.

The storage tank is a site fabricated steel tank with a grade ring type of foundation. Automatic level controls will be provided at the tank to allow unattended well operation.

The distribution system will consist of 2, 4 and 5" diameter plastic mains. Total distribution system length is estimated to be 20,500 lineal feet. Fire hydrants (23) will be placed throughout the
system to allow for adequate coverage. Fire hydrants will be installed to the standard expected by the Insurance Services Organization (ISO) within the limits of performance imposed by the present distribution system.

Improvements planned to the water system are storage tank connection and painting, automation of pumping operations, chlorinator and well house improvements.

No provision is made at the time of this Service Plan for providing water service to users outside the District.

WATER SYSTEM COST-

The preliminary estimate for the cost of initial improvements to the water system is $244,600. A summary of the individual costs is summarized on the following page.

Capital cost recovery to the District will be through plant investment fees at $2000 and availability of service fees, which represents the unamortized share of the water system to each resident. Income from plant investment fees, availability fees (known as ready to serve charges) and service charges will be used to accumulate a capital reserve fund for constructing these improvements. A detailed breakdown of the individual water system capital costs appears in the Summary of Improvements Costs section.

WATER SYSTEM USER FEES-

The anticipated user fees and service fees for the water system are described in the Financial Plan Section. An overall user fee of $35.00 for all District services is suggested at this time. Approximately $17.50 of that cost can be attributed to monthly water costs.
WATER IMPROVEMENTS PLAN

SAN JUAN RIVER VILLAGE SERVICE PLAN
WATER TREATMENT AND DISTRIBUTION SYSTEM IMPROVEMENTS

<table>
<thead>
<tr>
<th>Estimate of Construction Cost, San Juan River Village Improvements to Existing Water Treatment System</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Connect 325,000 Gallon Tank $15,000.00</td>
</tr>
<tr>
<td>2. Paint Inside and Outside of 325,000 Gallon Tank $12,000.00</td>
</tr>
<tr>
<td>3. Chlorinator Improvements $8,000.00</td>
</tr>
<tr>
<td>4. Self Contained Breathing Apparatus (For Chlor Bldg) $2,000.00</td>
</tr>
<tr>
<td>5. Telemetry Control System $18,000.00</td>
</tr>
<tr>
<td>6. Filtration System $5,000.00</td>
</tr>
<tr>
<td>7. Expand Water Supply (New Wells) $30,000.00</td>
</tr>
<tr>
<td>8. Well House Improvements $20,000.00</td>
</tr>
<tr>
<td>9. Construction Contingency @ 10% $11,000.00</td>
</tr>
</tbody>
</table>

**Total Water Treatment System** $121,000.00

10. Engineering Design @ 6% $7,260.00
11. Construction Administration @ 7% $8,470.00

**Total Service Plan Water Improvements** (To be Constructed Over 10 Years) $136,730.00
SAN JUAN RIVER VILLAGE
METROPOLITAN DISTRICT SERVICE PLAN

SECTION 4

SEWER SYSTEM

GOALS-

It is the goal of the Metropolitan District to provide the following sewer services:

1. Improvements to the existing sewer collection system, including service lines, to provide service to all designated development in the District.
2. Connection of sewer collection lines to sewage treatment facility. (Or interceptor to Pagosa Springs if built)
3. Design and construction of a replacement sewage treatment facility to meet or exceed State Department of Health requirements. (Or participation in interceptor to Pagosa Springs if built.)
4. Undertake the operation and maintenance of the sewage collection and treatment system.
5. Undertake capital expenses for repair and improvement as may be needed from time to time in the sewer collection and treatment system.

POLICIES-

The District will adopt the following policies to enable it to enact the above goals:

1. The District plans on participation in the EPA Revolving Loan Fund program to finance and construct a functionally designed sewer system. Participation in the interceptor to Pagosa Springs will not be a direct District expense.
2. The District will recover the cost of a portion of capital improvements and the cost of operations through property taxes, plant investment fees, monthly service fees and availability fees.
3. The District will promulgate rules and regulations as may be necessary to ensure the continued sound financial operation of the sewer system.

SEWER SYSTEM CRITERIA-

The following design criteria will apply in the construction of the sewage collection and treatment system:

1. Average per capita sewage use= 75 gallons per day
2. Average number of persons per dwelling= 2.8
3. Average daily sewage flow generated:

Residential  
361 lots X 2.8 persons/lot X 75 gpcd = 75,810 gpd  
Unanticipated uses due to Unplatted Areas in District = 25,000 gpd  
Infiltration allowance = 27,570 gpd

Total Future Design Flow = 128,380 gpd

4. Average daily organic loading @ 250 mg/l X 128380 = 267#/day BOD

5. Minimum size of sewer collector main to be 8" diameter.  
6. Minimum slope of sewer collectors to be 0.4%.  
7. Minimum slope of sewer services to be 1.0%.  
8. All manholes to be of the precast base, with water sealing boot type, manhole spacing to be 400 feet maximum.  
9. All sewer mains to be SDR 35, ASTM D3034 pipe.

SEWER SYSTEM DESCRIPTION-  
GENERAL-

The present sewage treatment facility for the SJRR is a mechanical treatment type of plant located on the Southern portions of Lots 3, 4, 5, 6, 7, 8 along the San Juan River in the second filing of San Juan River Resort. No apparent division of ownership for sewer plant purposes has occurred on those lots.

Design for the present plant was done in February 1978. The plant is an extended aeration type of system of a similar design to many installed in the early 1970's in Colorado.

The facility in place prior to the mechanical plant and prior to 1977, was an oxidation lagoon type of facility located up river from the present facility.

The present sewer facility operates under a National Pollution Discharge and Elimination System Permit (NPDES) number CO-0031461 with a permitted flow limit of 40,000 gallons per day.

The original Site Application and Plans Approval was for a 90,000 gpd extended aeration plant (approval 2343) on July 6, 1977. Construction of the facility at the lower flow of 40,000 gpd automatically adjusts the Site Application to the lower number.

The plant was constructed to 40,000 gallons per day capacity as Phase I of a four Phase program that could have brought such a plant to 160,000 gpd ultimate design by adding aeration basins.

The mechanical plant is presently served by a submersed pump wet well lift station with two pumps in potential operation.
OPERATIONS-

The San Juan River Resort sewage treatment facility is very operator intensive. The present plant should be evaluated based on future unknowns of average operator skills. The continued good operation of this facility is unlikely or impossible.

A development such as SJRR is subject to high shock loadings. This will increase with time. Even at full development, SJRR, will be only partially occupied with residents arriving at certain defined vacation times. These shock flows are harmful to the operation of any small mechanical plant.

The plant has had its operation modified many times. Many of the mechanical items are of a temporary nature and do not portend a future of trouble free operation. The operation of recirculation piping is largely manual and can at any time totally fail depending on circumstances. The clarifier basins are presently failing due to rust and corrosion.

The salvage value of the present facility is nil. Due to the need for a specialized dedicated operator, and the condition of the equipment in place the plant should be abandoned.

PRESENT PLANT OPERATIONAL HISTORY-

Since 1982, there has been a steady record of difficulties with operations that were unsatisfactory to the Colorado Department of Health. In addition, CDH Engineers have indicated that operation from the outset was poor prior to the 1982 date.

Problems have included:

1. Bypassing of raw sewage at the influent lift station to the River.
2. Failure to meet permit standards for Chlorine, Fecal Coliform, BOD and Suspended Solids.
3. Wasting of Sludge to the Polishing Pond.
4. Failure of Plant to be in Operation due to total freezeup and other symptoms.

Legal action was initiated by the Colorado Department of Health against the owners of the SJRR sewage treatment facility. An extensive file of claims and counter claims exists over a long period. The owner of the sewage facility is presently appealing substantial fines by the CDH.

RECOMMENDED IMPROVEMENTS PLAN-

Two feasible alternatives to be considered in the long term future operation of SJRR sewage treatment are the installation of an aerated lagoon type of system or connection to an interceptor from the Pagosa Springs Sanitation District.
AERATED LAGOON—

An aerated lagoon is very simple to operate, does not become upset by shock load, and is forgiving of sporadic infiltration loads. It has proven itself in the climate and works well with the intense sunshine and vast temperature swings.

Maintenance of an aerated lagoon is simple and straightforward. In the future only moderately qualified persons can be expected to operate the lagoons. For example, sludge pumping of such an installation, when lightly loaded in the early years, only needs to occur once every 5-10 years. Later in operations, towards design capacity, sludge pumping may have to occur yearly. In either case, the sludge handling of a mechanical plant is obviated. This makes it far easier to retain operators with simple qualifications and hesitant to get involved with sewage, reduces pump maintenance costs, and eliminates the urgency for daily cleaning of overflow troughs and weirs, etc.

At initial low flows, it is likely that chlorination will not be needed, although it will have to be installed in the design, as fecal coliform levels are low. In addition, State requirements for dechlorination are unlikely to be invoked with such a small plant compared to the flow of the San Juan River. With estimated low San Juan River flows at 50 CFS, the dilution of a 0.2 CFS lagoon is 250:1. As a result, dechlorination limits are unlikely to result.

The preliminary design for an aerated lagoon would be three separate cells, separated by earth berms. The first and second cells would be injected with subsurface aeration through bottom diffusers. This type of aeration has the advantage of transferring maximum oxygen to the water, assuring mixing of bottom sludge, and resistance to freezing, which floating aerators do not have.

A lift station is needed to bring the sewage from the lower portion of the subdivision up to the lagoons. Maintenance of a lift station, because it contains raw sewage, is typically one of the harder items to ensure on a long term basis. For this reason it is critical to install a reliable almost maintenance free lift station. The wet well mounted vacuum primed lift station offers a package pump station with above ground pumps, and no maintenance occurring in the wet well itself at all.

Site- A new site for the sewer plant site is to be favored for a number of reasons.

1.) The present site of the sewage facility is both in the floodplain and floodway.

2.) More space for construction of the lagoons is available using the same lots, except on the bench above the river.

3.) Wetlands construction issues are avoided with placement on the open meadow.
4.) Present problems with a poorly sealed sewer main to the facility can be partly overcome by bypassing a portion of that main.

The location shown on the map for the new lagoon site allows for easy access, maintenance, and a minimum of bureaucratic obstacles.

PRELIMINARY LAGOON DESIGN-

Preliminary design for the aerated lagoon requires 128,000 gallons per day. This would include cells of 3,8 and 2 day storage capacity with capacities of 385,000 gallons, 1,027,000 gallons, 257,000 gallons, respectively. The total construction will be 450 feet long and 110 feet wide.

The lagoons would be lined with a 36 mil Hypalon liner to prevent infiltration prior to discharge. Aeration of the first two cells will occur with subsurface diffusion driven by two 10 HP blowers. Operation of only one blower would be needed initially at a 50% duty.

The lagoons would be followed with a chlorine gas injection chamber and chlorine contact maze. Provision would be made for future dechlorination with no structures to be built for that function.

The construction of the berm would be designed to use on site materials, if available, and minimize the need to import materials from off site.

The lead time to construct such a lagoon facility is probably at least a year to allow approvals of the Metropolitan District, NPDES Discharge Permit, Site Application, and Plans and Specifications.

SEWAGE COLLECTION SYSTEM-

The sewer collection system is primarily a gravity system within the street system of San Juan River Resort. However, two lift stations will be required. Average depth of sewer mains is 5 feet.

The peak flow from the development can be easily handled by the sizing of the sewer mains. An 8" pvc sewer main at the minimum grade of 0.4% is capable of handling a flow of 0.82 CFS. Using a 3/1 peaking ratio, this is an actual main capacity of 0.27 CFS, or 174,000 gallons per day. This means that the capacity of the 8" pipe at minimum grade is sufficient for total build-out of the District.

There will be a total of about 22,000 lineal feet (4850 new) of sewer main within the project. The manholes will be of the precast sealed base type to minimize infiltration. It is anticipated that the lower area of the District will have high groundwater. As a result the design depth of the sewer mains will not be over 5 feet, making basements not feasible without pumping. Split level, or high profile homes with half buried basements will be possible.
Two new lift stations will be required. One station is needed where the sewer line crosses the river. The existing station at this location does not work and presently functions only as a siphon. Another lift station will be required to lift the sewage from the lower portion of Unit 2 up to the sewer lagoons.

SEWER SYSTEM COSTS-

The preliminary estimate for initial sewer system improvements is $297,873. The individual items comprising that estimate are shown on the following page.

Income from plant investment fees of $2,000 and availability of service fees will be used to retire the revolving fund loan indebtedness and will not be used to defray operating costs. It is anticipated that most of the cost of Sewer System Improvements can be funded through the EPA Revolving Loan Fund program. The eligible amount of funds would be loaned at an interest rate of about 5.0%.

SEWER SYSTEM USER FEES-

The anticipated monthly user fees for the sewer system are a portion of the overall $35.00 user fee. It is anticipated at this time that about $17.50 of that fee will be attributable to sewer system improvements and operations.

INTERCEPTOR-

An alternative to the construction of a lagoon within the San Juan River Village is connection to a new interceptor from the Pagosa Springs Sanitation District. Alternatives for that interceptor are presently under discussion. The construction of the interceptor and costs will be fairly shared by SJRR residents.

Monthly fees and applicable plant investment fees will be levied upon SJRR users as with all other users along the Interceptor. However, the completion of the Interceptor will require participation by SJRR in a Sanitation District distinct from the Metropolitan District. As a result, although the interceptor offers a solution for sewage service to SJRR residents, the actual cost of the interceptor will not be a capital cost to the District and the District will not incur the operation and maintenance expenses associated with the aerated lagoon treatment facility. The financial plan shows appropriate adjustments for income and expenses if the interceptor is constructed.
SAN JUAN RIVER VILLAGE SERVICE PLAN
SEWER IMPROVEMENTS PLAN
SEWER COLLECTION AND TREATMENT SYSTEM IMPROVEMENTS

ESTIMATE OF CONSTRUCTION COST, SAN JUAN RIVER VILLAGE
NEW 128,000 GPD SEWAGE LAGOON, ON LAND ABOVE PRESENT FACILITY

1. CLEAR SITE, REMOVE EXISTING PLANT, BUILDINGS $15,000.00
2. EXCAVATE COMPACT, CONSTRUCT LAGOONS, 10,000 YDS. $32,500.00
3. LAGOON PIPING, VALVES $10,000.00
4. DIFFUSERS, AIR PIPING $3,000.00
5. BLOWERS AND MAINTENANCE BUILDING $12,000.00
6. LAGOON LINER, 44,000 SQUARE FEET $28,600.00
7. BLOWERS, PIPING, CONTROL PANEL $12,000.00
8. CHLORINATOR COMPLETE $15,000.00
9. INFLUENT AND EFFLUENT RECORDER $15,000.00
10. ELECTRICAL ON SITE $5,000.00
11. FENCING, LANDSCAPING OF SITE $25,000.00
12. NEW COLLECTION PIPE, MANHOLES, 450’ $5,995.00
13. SITE GRAVEL, ACCESS $3,000.00
14. CONSTRUCTION CONTINGENCY @ 10% $18,209.50

TOTAL LAGOON PROJECT $200,304.50

OTHER SEWER CAPITAL IMPROVEMENT PROJECTS

16. REPAIR MANHOLE INFILTRATION AND INFLOW $14,800.00
17. NEW LIFT STATION AT RIVER CROSSING $22,000.00
18. NEW LIFT STATION AT MONKSHOOD DRIVE $22,000.00
19. NEW FORCE MAIN, 450’ 4” PVC $4,500.00

20. ENGINEERING DESIGN @ 6% $15,816.27
21. CONSTRUCTION ADMINISTRATION @ 7% $18,452.32

SUBTOTAL $41,584.00

TOTAL SERVICE PLAN SEWER IMPROVEMENTS $297,873.09
SAN JUAN RIVER VILLAGE
METROPOLITAN DISTRICT SERVICE PLAN

SECTION 5
ROADS SYSTEM

GOALS-

It is the goal of the Metropolitan District to provide the following services:

1. The District will construct all new interior roads within the project as necessary.
2. The District will maintain the interior roads as installed to include full snow removal, road shoulder maintenance, drainage structure maintenance and other tasks as may be necessary.
3. The District will replace and maintain the bridge on Bridge Drive as may be necessary in the future.
4. The District will provide the mechanism for billing for services for the costs of road maintenance as may be incurred.
5. The District will provide funds for repairs and capital improvements to the road system as may be needed in the future.

POLICIES-

The District will adopt the following policies to enable it to enact the above goals:

1. The District may issue general obligation bonds or spend from accrued capital reserves to finance a functional road system.
2. The District will recover the cost of a portion of capital improvements and the cost of operations through property taxes or highway user trust funds.
3. The District will promulgate rules and regulations as may be necessary to ensure the continued sound financial operation of the road system.

ROAD DESIGN CRITERIA-

1. The interior roads are to be improved with 3" of 3/4" gravel above the present standard.
2. The gravelled width of the roads will be 20'.
3. All drainage structures under the roads shall be 14 gauge corrugated metal pipe of minimum 18" diameter.
4. Drainage of the roads will be by means of roadside drainage swales.
5. The individual lot owner will be responsible for the installation of any driveway culvert as will be necessary.
6. Roadway grade criteria will state maximum grades, although not
necessary for the initial District formation.
7. Roadway curvature is set by the plat.

ROADWAY DESCRIPTION-

The interior roadway within the District is to be 23,300 lineal feet of 20' wide gravelled roads, with 2' shoulders. New roads are to be installed slightly above grade with positive drainage away from the roadway.

Drainage structures under roadways will be sized to handle 10 year storm events. Except for snow removal and occasional patching and cleaning of drainage structures, the roads should require very little maintenance.

ROAD SYSTEM COSTS-

The preliminary estimate for initial road system improvements is $85,682. The individual items comprising that estimate are shown on the next page.
ROADS IMPROVEMENTS PLAN

SAN JUAN RIVER VILLAGE SERVICE PLAN

ROAD AND DRAINAGE IMPROVEMENTS

<table>
<thead>
<tr>
<th></th>
<th>DESCRIPTION</th>
<th>COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>EXISTING CULVERT REPAIR AND CLEANING</td>
<td>$3,000.00</td>
</tr>
<tr>
<td>2.</td>
<td>INSTALL 18&quot; CULVERTS (144 FT)</td>
<td>$3,168.00</td>
</tr>
<tr>
<td>3.</td>
<td>WIDEN AND GRAVEL SUB-STANDARD ROADS (1000 FT) **</td>
<td>$7,000.00</td>
</tr>
<tr>
<td>4.</td>
<td>ADD 3&quot; OF 3/4&quot; GRAVEL TO ALL EXIST. ROADS (4135 CY)</td>
<td>$64,725.00</td>
</tr>
<tr>
<td>5.</td>
<td>ENGINEERING AND CONTINGENCY @ 10%</td>
<td>$7,789.30</td>
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** TOTAL ROAD AND DRAINAGE IMPROVEMENTS $85,682.30 **

**End of Tajas Place, Cul-de-sac by Lot 40, Royal View Court, and Cul-de sac by Lot 80**
SAN JUAN RIVER VILLAGE
METROPOLITAN DISTRICT SERVICE PLAN

SECTION 6

FIRE PROTECTION

GOALS-

It is the goal of the Metropolitan District to provide the following services:

1. The District may construct a future fire protection system in accordance with District financial capability and ISO standards.
2. The District may provide funds for the operation of that fire protection system as are needed in the future.

POLICIES-

The District will adopt the following policies to enable it to enact the above goals:

1. The District may issue future general obligation bonds, obtain grants or arrange a lease purchase to finance and construct a fire protection system.
2. The District will promulgate rules and regulations as may be necessary to ensure the continued sound financial operation of the fire protection system.

FIRE PROTECTION SYSTEM DESIGN CRITERIA-

A Metropolitan District is empowered with the ability to create and carry out fire protection tasks. A step toward that capability has been taken in the installation of a number of fire hydrants which do not presently exist in the District.

The construction of a fire station and supplying of adequate fire protection vehicles are contemplated here as a potential future cost for the District. The District may choose to adopt a much abbreviated fire protection facility, depending on financial capability.
SAN JUAN RIVER VILLAGE
METROPOLITAN DISTRICT SERVICE PLAN

SECTION 7

PARKS AND RECREATION

GOALS-

It is the goal of the Metropolitan District to provide the following services:

1. The District may construct parks and recreation facilities in accordance with District financial capability.
2. The District may provide funds for the operation of the parks and recreation facilities.

POLICIES-

The District will adopt the following policies to enable it to enact the above goals:

1. The District will receive, as available, Colorado Conservation Trust Funds for aid in financing improvements.
2. The District may issue future general obligation bonds, obtain grants or arrange a lease-purchase to finance and construct parks and recreation facilities.
3. The District will promulgate rules and regulations as may be necessary to ensure the continued sound financial operation of the parks and recreation facility.

PARKS AND RECREATION FACILITIES-

The District will be in possession of a number of parcels of property which could be developed as parks and recreational amenities for San Juan River Resort residents. No definite plans for capital expenditures are included in the financial plan. Lottery funds are required by law to be spent on parks and recreation. Since lottery funds are distributed on the basis of population, the amount which will be received by the District is dependent upon growth. The District will accumulate lottery funds until enough money is available to construct useful park and recreational facilities. The type of facilities will depend on the availability of funds and the needs and desires of District residents. Because of these uncertainties no actual expenditures for parks and recreation are shown in the financial plan.
SAN JUAN RIVER VILLAGE
METROPOLITAN DISTRICT SERVICE PLAN

SECTION 8

OPERATIONS AND MAINTENANCE COSTS

An estimate of the yearly operations and maintenance costs for the District is included. The total cost is estimated at $48,000 per year and includes snow plowing, road repairs, electrical costs for the water system, replacement equipment, bookkeeping and management costs, water system maintenance and maintenance and operation of the sewer treatment facility.

The District will not be of sufficient size to allow the hiring of a full time maintenance person, nor a full time bookkeeper. Those two functions could be combined into a single job position. A total of $600 per month has been budgeted for each. The $1200.00 total could create a satisfactory part time income for an individual or group of individuals.

Other costs incurred by the District on a yearly basis will be electrical, maintenance, audit, postage, insurance and engineering and legal costs. The District will need to closely control the amount spent on yearly operations and maintenance.

Should the interceptor to Pagosa Springs be constructed, many of the O&M costs associated with the sewage lagoon will be deleted. However, many of the basic costs in operating the District for water service and road maintenance will still exist. Bookkeeping, office supplies, audits and other costs will not be appreciably affected. As a result the projection as shown is only to reduce the operations and maintenance budget to about $37,900 per year, a savings of $10,100.
SAN JUAN RIVER VILLAGE
PROJECTED OPERATING BUDGET
WITH ON SITE SEWAGE LAGOON

OPERATION AND MAINTENANCE BUDGET

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<tr>
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<tr>
<td>Bookkeeping</td>
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<tr>
<td>Salary, FICA</td>
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<tr>
<td>Telephone, Postage</td>
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<tr>
<td>Audit</td>
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<tr>
<td>Office Supplies</td>
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<tr>
<td>Maintenance, Repair</td>
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<tr>
<td>Electrical</td>
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</tr>
<tr>
<td>Snow Removal</td>
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TOTAL O&M BUDGET: $48,000.00

WITH INTERCEPTOR TO PAGOSA SPRINGS

OPERATION AND MAINTENANCE BUDGET

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<td>Maintenance, Repair</td>
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<td>Electrical</td>
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<tr>
<td>Snow Removal</td>
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TOTAL O&M BUDGET: $37,900.00

INTERCEPTOR TO
PAGOSA SPRINGS
SAN JUAN RIVER VILLAGE  
METROPOLITAN DISTRICT SERVICE PLAN  
SECTION 9  
SUMMARY OF IMPROVEMENTS COSTS  

The attached tables show a summary of the anticipated costs of improvements for the San Juan River Resort Metropolitan District.

The anticipated costs are for those improvements deemed necessary to establish a satisfactory level of service to District residents. The total for improvements includes a sum of $25,000 for organizational expenses, which are to be paid by the Property Owners Association. Organizational expenses include engineering, legal, accounting, and financial professional advice and the costs of submittals for the Service Plan and the election. The total anticipated cost of improvements is $545,285.

The District will only initially construct the Sewer System Improvements, estimated to cost $297,873. The additional near term improvements deemed necessary will be constructed as funds accumulate in the Capital Reserve fund. The first additional improvement will be in 1995.

If the interceptor to the Pagosa Springs Sanitation District is constructed, a number of sewage system improvements must still be done. However, the financing of those improvements will need to be by conventional means. The total cost for the reduced improvements will be $41,584.00.

These costs may vary depending on market conditions at the time of construction. Construction will be by a formal public bidding process. It will be the intent of the District to award any work bid to the lowest responsible bidder.

Final project design will probably create changes in the actual final prices and costs of improvements. The estimates as shown are safely within 10% of the probable final cost of improvements.

All of the improvements contemplated are routine in nature and the final design should not be a lengthy process.
SAN JUAN RIVER RESORT SERVICE PLAN

SUMMARY OF PROJECT IMPROVEMENT COSTS, ONSITE LAGOON SYSTEM

<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>TO BE FUNDED</th>
<th>TOTAL AMOUNT</th>
<th>YEARLY PAYMENT</th>
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<tbody>
<tr>
<td>ORGANIZATIONAL EXPENSES</td>
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<tr>
<td>SEWER</td>
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<tr>
<td>WATER</td>
<td>$136,730</td>
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<tr>
<td>ROADS</td>
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<td></td>
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<td>PARKS, RECREATION</td>
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<td>TOTAL</td>
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SUMMARY OF EXPECTED FINANCE COSTS

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<td>EPA LOAN, 5.75%, 20 YEARS</td>
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<td>$297,873</td>
<td>$25,445</td>
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SUMMARY OF PROJECT IMPROVEMENT COSTS, INTERCEPTOR TO PAGOSA SPRINGS

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<th>TO BE FUNDED</th>
<th>TOTAL AMOUNT</th>
<th>YEARLY PAYMENT</th>
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<tr>
<td>ORGANIZATIONAL EXPENSES</td>
<td>$25,000</td>
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<tr>
<td>SEWER</td>
<td>$41,584</td>
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<tr>
<td>WATER</td>
<td>$136,730</td>
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<td>ROADS</td>
<td>$85,682</td>
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<td>TOTAL</td>
<td>$288,996</td>
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SAN JUAN RIVER VILLAGE
METROPOLITAN DISTRICT SERVICE PLAN

SECTION 10

FINANCIAL PLAN

Based on the foregoing assumptions of project cost, timing of project improvements and estimated operation and maintenance cost for the District, a plan can be generated which predicts required revenues.

The Financial Plan shown here predicts that the San Juan River Village can adequately pay all required expenses. The individual revenue contributions from each District user are not extreme in comparison to similar Districts for similar services.

A table in the appendix compares current Metropolitan District rates and charges in Southwest Colorado.

Revenues for the District are to be collected in the form of 1) mill levy, 2) full service user fees, 3) availability of service fees, 4) tap fees or plant investment fees, 5) income from certain lot sales, and 6) income from Colorado Highway Users Funds. These revenues are used to balance the required expenditures for EPA Revolving Loan, Bonds, and operation and maintenance. In addition, Colorado Lottery funds may be received and applied to Parks and Recreation expenditures in the District, not included in the Financial Plan at this time.

The revenues have been adjusted for agreements with the original developer that would not require him to pay availability fees on some lots. A partial waiver of availability fees was granted to the developer in consideration of existing improvements, facilities, and lots, transferred to the SJRR POA and subsequently to the District. In addition, many San Juan River Resort lots that are undeveloped have already paid plant investment (tap) fees. The growth rate of only three new users per year was chosen conservatively to reflect that fact.

Many combinations of repayment were examined in developing the enclosed Financial Projection. A scenario in which all capital costs were expended in the first year of the District in one large project was examined. Various phased expenditure scenarios were constructed. The apparent best choice for the present time is for the District to construct the immediately needed sewer lagoon improvements under the Revolving Loan and construct additional near term improvements as the capital reserve fund allows.
As shown to be financially feasible at some future date, the rest of the required improvements would be constructed. The attached Financial Plan assumes those additional expenditures to occur on a 4 year cycle. The District Board will make any future decisions as to additional expenditures as deemed necessary by them.

The Financial Projection shows that a combination monthly user fee of $35.00 per month is needed at the outset of District formation. This is inflated by adjusting upward $5.00 per month every four years. The full service monthly user fee would apply to lots that are developed with homes or other improvements fitting a District definition of "service provided".

The remainder of the lots, 158 total in 1990, would be charged a service charge as an availability fee of $15.00 per month. The availability fee is allowed by Colorado Statute and is a method of assessing lots which have water and sewer service available within 100' of the property line. Availability revenues can only be used to pay principal and interest on debt. They cannot be used as a general revenue offsetting operation and maintenance costs.

Another source of non-tax income is the plant investment fee. This has been set initially at $2,000 each for water and sewer services. That is a competitive number for other Colorado Special Districts and Towns in 1990.

Income will be derived from the sale of 31 lots transferred by the Developer to the Property Owners Association to provide additional funds for capital construction. A very conservative market value of under $7,000 has been placed on each lot. It is planned that about 3 lots per year can be sold for a total of $20,000.

In addition Colorado Highway Users Tax Trust funds can be assigned to San Juan River Resort by Archuleta County, about $5,000 per year.

Tax income is through the mill levy placed upon all real property in the new District. The present mill levy placed by Archuleta County on lots in San Juan River Resort is 60.885 mills. Of that amount, a temporary "abatement" of 25%, or about 15 mills, has been given to San Juan River Resort, for the land portion only, until such time as the presently experienced financial difficulties are solved.

The Financial Projection shows that 12 mills are sufficient as a tax base support in the early years of the District. This would protect the District in the early years from any unforeseen cash flow difficulties.

Note that the financial plan shows a growth rate of 3 new users per year. Growth at a higher rate will allow improved cash flow or a reduction in fees to users. In 2012, after 20 years, there will, on a 3 per year schedule, be only 138 improved lots. Given that there are 361 lots in the subdivision, this is only a 40% buildout. If
the knowledge of an organized and responsible Metropolitan District helps lot sales and accelerates home building, then there will be more user support for the District than is shown and individual user costs will not need to rise at the same rate.

The Financial Plan shows that in each operating year, with the income shown, there is a net annual surplus of funds. The surplus funds are invested with interest. The cumulative surplus, as a result, continues to grow each year. In 1995 $200,000 of that surplus can be spent on capital improvements and a similar amount every 3 years thereafter, thus assuring that the planned improvements plus other projects can be constructed over a 10-15 year period. At the end of the project term, 2012, a total surplus of over $312,000 is shown to exist. The actual pattern will probably be somewhat different. Every few years, maintenance expenditures in excess of those budgeted for yearly will occur. With proper management of the District budget and of the reserve fund, there should be adequate reserves to make the District self perpetuating, needing no more future bond issues to cover the largest of capital expenditures.

FINANCIAL PLAN WITH INTERCEPTOR SCENARIO-

Should participation in the sewage interceptor to Pagosa Springs become the method of sewage disposal for the District, the Financial Plan will change significantly. The general District improvements to roads and water system will still occur on a 4 year cycle as funds permit.

However, the overall capital investment in the sewer system is much lower, $41,584. This is raised through a short term (10 year, 9.5%) loan from a local lender. Because there will be user fees required to District residents for the sewer interceptor and the Pagosa Springs Sanitation District will most likely include a mill levy to new properties served, those charges have been scaled back for the District's reduced responsibilities. The monthly service charge, initially, is reduced to $20, the ready-to-serve charge to $10, and the initial mill levy to 6 mills total. Plant investment fees can also only be counted upon for water, not sewer investment.

The financial plan with the interceptor scenario is still healthy showing an adequate cumulative surplus on a yearly basis to allow for the quadrennial capital investments indicated.
SAN JUAN RIVER VILLAGE - SERVICE PLAN
FINANCIAL PROJECTION
INCLUDING ON SITE SEWAGE LAGOON CONSTRUCTION

2/22/91

1) EPA REVOLVING LOAN FUND TO BE USED FOR SEWER IMPROVEMENTS
   EPA REVOLVING LOAN PRINCIPAL SUM = $297,873
   EPA LOAN - 20 YEARS @ 5%

2) INCREASE SERVICE CHARGES FROM CURRENT LEVEL
   $5 EVERY 4-5 YEARS

3) 0 & M EXPENSES INCREASED 3% PER YEAR

4) 3 NEW WATER & SEWER FULL TIME USERS ADDED PER YEAR
   3 NEW SEWER & WATER TAP FEES PER YEAR
   WATER & SEWER TAP FEE = $2000 EACH

INITIAL MONTHLY SERVICE CHARGES

<table>
<thead>
<tr>
<th>TYPE</th>
<th>CHARGE USERS</th>
</tr>
</thead>
<tbody>
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<td>TOTAL SVC CHARGE</td>
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</tr>
<tr>
<td>RDY. TO SERVE W &amp; S</td>
<td>$15.00 158</td>
</tr>
</tbody>
</table>

5) SELL THREE LOTS PER YEAR FROM THOSE OWNED
   BY DISTRICT FOR CAPITAL RESERVE
   ESTIMATED INCOME = $6,330 PER LOT

6) PERIODIC CAPITAL EXPENDITURES FOR INFRASTRUCTURE
   IMPROVEMENT BASED UPON TOTAL CUMULATIVE SURPLUS

<table>
<thead>
<tr>
<th>YEAR</th>
<th>ASSESSED MILL</th>
<th>LEVY</th>
<th>VALUATION</th>
<th>LEVY MTHLY</th>
<th>MTHLY NEW TAP LOT SALE</th>
<th>REV.</th>
<th>ANNUAL ROAD</th>
<th>TOTAL EPA</th>
<th>OPER PERIODIC</th>
<th>TOTAL ANNUAL</th>
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SAN JUAN RIVER VILLAGE - SERVICE PLAN
FINANCIAL PROJECTION
PARTICIPATION IN INTERCEPTOR TO PAGOSA SPRINGS SAN. DIST.

2/8/91

1) LOCAL LOAN TO BE OBTAINED FOR THE
$41,584 REQUIRED CAPITAL INVESTMENT
REDUCED INTERNAL SEWER CHARGES

2) INCREASE SERVICE CHARGES FROM CURRENT LEVEL
$5 EVERY 4-5 YEARS

3) O & M EXPENSES INCREASED 3% PER YEAR

4) 3 NEW WATER FULL TIME USERS ADDED PER YEAR
3 NEW WATER TAP FEES PER YEAR
WATER TAP FEE = $2000 EACH

INITIAL MONTHLY SERVICE CHARGES

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<th>TYPE</th>
<th>CHARGE USERS</th>
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5) SELL THREE LOTS PER YEAR FROM THOSE OWNED
BY DISTRICT FOR CAPITAL RESERVE
ESTIMATED INCOME = $6,330 PER LOT

RDY. TO SERVE W & S $10.00 158

6) PERIODIC CAPITAL EXPENDITURES FOR INFRASTRUCTURE
IMPROVEMENT BASED UPON TOTAL CUMULATIVE SURPLUS

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SVC OHGS | TAP FEES

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<th>LEVY</th>
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SAN JUAN RIVER VILLAGE  
METROPOLITAN DISTRICT SERVICE PLAN  

SECTION 11  

IMPLEMENTATION SCHEDULE  

The timing of improvements to the District depends upon the acceptance of this Service Plan, and successful approvals by all regulatory agencies including improvements and the sewage treatment facility. The concurrent 201 Facilities Plan, which allows for the EPA participation in sewage lagoon funding via the Revolving Loan Fund, must also be approved and accepted. In addition the Bonds as described in the Finance Plan must be issued. A timetable for those steps is shown below. **This is an ideal timetable and can only be accomplished if all required steps are completed on time.**

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<td>Review of Petition for Organization by District Court</td>
<td>April 1991</td>
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<td>Election for Formation of District</td>
<td>June 1991</td>
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<td>Preparation of Plans and Specifications</td>
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<td>Approval of Improvements Plans by Appropriate Agencies</td>
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<td>Finance Improvements</td>
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<td>Completion of Improvements and Acceptance</td>
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SAN JUAN RIVER VILLAGE
METROPOLITAN DISTRICT SERVICE PLAN

APPENDICES
SAN JUAN RIVER VILLAGE

PROPOSED BOUNDARIES AND GENERAL IMPROVEMENTS PLAN
SAN JUAN RIVER RESORT UNITS No. 1 and No. 2


CONNECT, SAND BLAST AND PAINT WATER STORAGE TANK

IMPROVEMENTS TO PUMP STATION

BOUNDARY OF SAN JUAN RIVER RESORT METROPOLITAN DISTRICT

BOUNDARY OF SERVICE AREA

LEGEND

- S
  - SEWER MAIN AND MANHOLE

- W
  - WATER MAIN

- F
  - FIRE HYDRANTS (23)

NOTE: SEE TEXT FOR DETAILED IMPROVEMENTS DESCRIPTIONS

PROPOSED IMPROVEMENTS

SAN JUAN RIVER RESORT SERVICE PLAN MAP WATER, SEWER, ROAD SYSTEMS

CAP ALLEN ENGINEERING

1100 W. 3rd St. Durango, CO 81301

TRACT A

123456789012345678901234567890
SAN JUAN RIVER VILLAGE

FINANCIAL PLAN APPENDIX

COMPARISON OF USER FEES IN OTHER DISTRICTS
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<th>Area</th>
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<th>Monthly User Fee</th>
<th>Availability Fee</th>
<th>Tap Fee</th>
<th>Mill Levy</th>
<th>Total Annual Cost</th>
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SEE NOTES ON FOLLOWING PAGE
COMPARATIVE TABLE
FEES AND TAXES

NOTES

(1) Monthly user fees are the minimum for water and sewer service. Most areas have metered water service and usage above the minimum would increase the monthly cost.

(2) Total annual cost is determined by adding the monthly user fees for one year and the taxes on a $100,000.00 home with an assessed valuation of $15,000.00. The mill levy shown is only the mill levy associated with those services listed and does not include mill levies for county, schools or other special district services such as hospital, library, cemetery and so on.

(3) The Pagosa Lakes area total annual cost also includes the basic Property Owners Association fee which supports recreation services. Actual use of recreation facilities requires payment of additional fees which are not included in the calculations.

(4) Roads are not included under services for the Pagosa Lakes area since the developer continues to maintain the roads except in areas where the county has accepted maintenance of the roads.
February 2, 1978

Yoder Engineering Consultants, Inc.
Box 3231
Durango, Colorado 81301

RE: Water System, San Juan River Resort, Pagosa Springs, Co

Gentlemen:

We have reviewed your plans and specifications for the water system which has already been completed. We noted no violations of our design requirements. Since we only received one set, we will retain it for our records.

The request for review form is being returned for you to obtain the required review and signatures of those local government officials listed in Part B of the Forms. Upon receipt of the form with these signatures all of our requirements will be compiled with.

Please submit all future projects for our review prior to the start of construction since the State Act requires our review and approval prior to construction.

Sincerely yours,

WATER QUALITY CONTROL DIVISION

Earl T. Balkum, P.E.
Public Health Engineer
General Services Section

ETB/jjj

cc: Hinman
REQUEST FOR REVIEW OF DRAWINGS AND SPECIFICATIONS
PERTAINING TO POTABLE WATER SUPPLY SYSTEM FACILITIES
(Complete only Parts A and B)

(Submit in Duplicate)

From: SAN JUAN RIVER RESORT (FRANK GRIFFITTS - OWNER)
(Name of Municipality, District, Utility, or other owner)

Business Address: P.O. Box 516, Pagosa Springs, Colo. Phone No. 968-2375

To: Colorado State Department of Public Health, Division of Engineering & Sanitation

1. It is requested that the following drawings, specifications, reports, and design information be reviewed by your Department:

List of Documents: WATER SYSTEM SPECIFICATIONS & DESIGN DRAWINGS

Additional information may be required, upon request of the District Engineer and local governmental officials. This may include (a) relationship of this facility to area-wide plan, (b) flood plain data, (c) provision for maintenance and operation of the facility, (d) legal status (district, association, municipality).

A. INFORMATION REGARDING PROJECT SUBMITTED FOR REVIEW:

1. Description and size of water facility:* SERVICE FOR APPROX. 350
   HOMES AT CAPACITY, 24/7 PM TREATMENT RATE W/CENTRIFUGAL
   SEDIMENT SEPARATORS AND CHLORINATION.

2. Type of Raw Water Source: GROUND WATER - SUBSURFACE - SAN JUAN RIVI
   a. Location of Intake
   b. If wells - depth

3. Location of Water facility: CO N.W. OF PAGOSA SPRINGS ON US 160
   524. 472, T. 36 N, R. 100

4. Give distance upstream from intake of any domestic or industrial waste discharge: None upstream known

5. Estimated Project Cost $150,000
   Estimated Bid Opening Date
   Estimated Completion Date Project Completed

6. Consulting Engineer: name
   address: BOX 9231, DURANGO, COLO. 81301 Registered Colorado State.

*Additional information may be requested by the State Health Department on design criteria, service area, etc.

B. SIGNATURE OF LOCAL GOVERNMENT OFFICIALS: The undersigned * have reviewed the proposal for the location, construction, operation, and point of source and intake of the above-described water treatment facility, and RECOMMEND APPROVAL or DISAPPROVAL in space provided below:
Before this application will be accepted for review, the applicant must show hereon the action taken on the project by representative of the local health officials, representative of the Board of County Commissioners, the Mayor or City Manager of the municipality or President of Water Utility and the Regional Planning Official.

C. THE FOLLOWING FOR STATE HEALTH DEPARTMENT USE:

District Engineer comments and questions:

1. Is this plant located so that it can serve the needs of the present and/or future logical service area?

2. Has a sufficient amount of suitable land been set aside for expansion?

3. Has the developer or owner of the facility made provision for adequate funding to buy, maintain, operate, and repair or replace in kind the facility?

4. Remarks:

D. RECOMMENDATIONS:

Approval □     Disapproval □     Date ____________________

Signature ________________________
District Engineer

If disapproval is recommended, please state reasons:

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
DIVISION 2  WATER DISTRIBUTION SYSTEM

SECTION E.  STERILIZATION

1. Procedure: Before being placed into service all water lines in the system shall be chlorinated in accordance with AWWA G601-54 by the contractor. A dosage of 50ppm free chlorine shall be applied to all lines, tanks, and appurtenances for a period of at least 24 hours at which time a residual of 10ppm must be read. Thoroughly flush all treated water from the lines. Samples shall then be taken and sent to the Colorado Department of Health for approval.
DIVISION 2  WATER DISTRIBUTION SYSTEM

SECTION D.  TESTING

1. Leakage Test: Testing shall be in accordance with the J-M Guide and standard practice. Leakage shall be tested at 150 psi. No tests shall be made until thrust blocks have been cured for at least 7 days.

2. Test Log: A record of all tests, verified by the Owner or his authorized representative, shall be maintained by the Contractor.
DIVISION 2  WATER DISTRIBUTION SYSTEM

SECTION C.  ACCESSORIES

1. Scope: Accessories are detailed on the drawings.

2. Valves:
   a. Shutoff: Gate Valves of cast iron body, bronze mounted, double disc gates with parallel seats, non-rising stem per AWWA C500-60. With mechanical joint ends, O-ring seal, opening via counter-clockwise rotation (to the left), designed for working pressure of 150 psi and test pressure of 300 psi. Each valve shall be within a cast iron valve box and cover of the telescoping type permitting adjustment to final grade.
   
   b. Air/Vacuum Relief: 1 inch air/vacuum release equal to APCO 145C, Golden Anderson 2-AV, or Crispin Type S, rated for 150 psi working pressure and surge pressure of 300 psi. Valve box shall be as detailed on the drawings.
   
   c. Flush Valves: Yard hydrant type with locking handle similar to Merrill "Any Flow", 5'-0" bury, 1" pipe.
   
   d. Water Meters: nominal 3/4" meter for 20GPM maximum flow. Set in meter boxes as detailed on drawings. Meters for commercial taps shall be determined specifically for each application.

3. Thrust Blocks: Thrust blocks shall be as detailed on the drawings and of low slump 2800 psi concrete placed against undisturbed earth.
DIVISION 2 WATER DISTRIBUTION SYSTEM

SECTION B. INSTALLATION

1. Scope: Johns-Manville Installation Guide TR-533A 10-72 is hereby made a part of these specifications except as modified herein.

2. Receiving and Handling: Per J-M Guide.

3. Trench Excavation:
   a. Depth of Bury: Top of pipe below grade 5'-0" MINIMUM. Over excavate 6 inches for bedding material.
   b. Line: Lay pipe in horizontal plane to straight line. Use recommended fittings for each change in direction.
   c. Grade: Lay pipe in vertical plane to approximately same grades as adjacent sewer. Make all changes in grade with fittings.
   d. Trench width: 18" Minimum/ 30" Maximum

4. Support: Class B, First Class Bedding of granular material such as coarse sand, pea gravel, or crushed rock per USCS Class 1. Compact 6 inches below to 12 inches above to 90% maximum density as tested per AASHO T-99. One tare per 1000 ft of pipe required.

5. Thrust blocking: As dimensioned in details on drawings.


7. Backfill and Tamping: Above granular backfill (see para 4 above) per J-M Guide. Note particularly that NO rocks, hard clods, or organic materials are to be included in the backfill.

8. Sewer/Water Crossing: When sewer line crosses water line, center 20' section of water pipe over(under) center line of sewer. Refer also to details on drawings.
DIVISION 2, SECTION A. MATERIAL (Continued)


   a. Scope: As Above.

   b. Material: Continuously wound fiber glass filaments encased in epoxy resin over polyurethane liner.

   c. Pressure Test: Fittings tested in accordance with ASTM 1599 to meet a minimum burst pressure of 1000 psi. Operational rating shall be 250 psi at 73°F.

   d. Dimensional Stability: Fitting shall be compatible with J-M Ring-Tite PVC pipe herein specified.
DIVISION 2 WATER DISTRIBUTION SYSTEM

SECTION A. MATERIAL

1. Scope: Requirements for unplasticized polyvinyl chloride (PVC) pipe with integral thickened-wall bells and matching fittings as manufactured by Johns-Manville and identified as Ring-Tite PVC Pipe 160 psi (SDR 26).

2. Product: Pipe shall be suitable for use at maximum hydrostatic working pressures of 160 psi at 73 °F with a safety factor of 2. All pipe must meet requirements as set forth in Commercial Standard CS256-63, ASTM D-2241, standard dimension ratio SDR 26, and bearing the National Sanitation Foundation seal for potable water pipe. Provisions must be made for contraction and expansion at each joint with a rubber ring conforming to ASTM D-1869, and integral bell as part of each joint. Pipe and joint must be assembled with a non-toxic lubricant. Laying lengths shall be 20 feet ± 1".

3. Materials: Pipe and fittings shall be made from clean, virgin, NSF approved Type 1, Grade 1 PVC conforming to ASTM resin specification D-1784.

4. Physical and Chemical Requirements: All physical and chemical tests should be conducted at 73°F.

a. Quick Burst Test: The pipe shall be designed to withstand without failure a pressure of 640 psi applied in 60 to 90 seconds.

b. Sustained Pressure Test: The pipe shall be designed to withstand without failure for 1,000 hours a pressure of 400 psi when tested in accordance with CS256-63 as referenced to ASTM 1598-63T.

c. Acetone Immersion Test: After two hours immersion in a sealed container of anhydrous (99.5% pure) acetone a 1" long sample ring shall show no visible spalling or cracking in accordance with ASTM 2152.

d. Vice Test: Place between two flat parallel plates a 2" long ring and compress in less than one minute to 100% flattening. There shall be no evidence of splitting or cracking.

e. Drop Impact Test: A single impact load from a freely falling missile having a 1/8" diameter rounded 1" long nose shall be imparted on a 6" long horizontally placed specimen sample. No shattering or splitting shall be evident when the following energy is imposed: 4"/86 ft lbs; 6"/100+ ft lbs
Pumps are to be non-overloading at all points on their performance curve. Items specified on the drawings are to establish a quality and performance standard. Substitutions are subject to the Engineer's approval. Submittals on all equipment will be required of successful bidder.

All current applicable standards and codes are to be met including: State and National Plumbing Codes, Uniform Building Code, AWWA standards as applicable to subdivision work, National Electric Code, applicable Health Standards.

All piping within the buildings or vaults and above the concrete slab shall be Class 22 Cast Iron or Class 1 Ductile Iron per AWWA-H1, AWWA-H3, and AWWA C-106 respectively. Flanged fittings on all pipe 2½ inches and larger per AWWA C-111. Schedule 40 galvanized pipe with galvanized malleable iron fittings for 2 inch and smaller pipe.

Butterfly valves shall conform to AWWA C-504-70 for rubber seated valves. Body shall be designed to bolt between 125 pound ASA flanges. Valve operator shall be of the lever operated type with locking quad. Gear operated valve optional.

Gate Valves shall be iron body bronze mounted, solid wedge, rising stem, screwed, 150 lb. SWP, 225 WOG.

Please submit proposals on the following basis direct to the Owner:

Base Bid: All equipment and piping noted above in packaged pre-assembled units on skids where possible.
Alternate #1: All equipment and piping factory prefit for "kit" type assemble by Owner.
Alternate #2: Delete one booster pump and check valve. Include all other piping and valves as shown. Factory package as in Base Bid.
Alternate #3: Delete one booster pump and check valve. Include all other piping and valves as shown. Prefit as "kit" per Alternate #2.

For clarification please call:
David L. Yoder, P.E.
P.O.Box 3231
Durango, Colorado 81301
303-247-3231

Bidders:
Nun-Beatty & Associates, 12410 West Cedar Drive, Lakewood, Co 80228
Attn: Ralph Beatty

Control Sales, Inc., 4000 Forest St., Denver, Colorado 80216
Attn: Bob Missing
Quotations are requested by the owner for a well pump, booster pumps, a chlorination system, a control system, and associated fittings as detailed on the enclosed drawings and described herein.

The quotation should include all piping, valves, pumps, fittings, controls and starters necessary for a complete and operable system. The complete chlorination system shall be included also.

A partial list of bid items includes:

Well & Chlorination -
1 Vertical Turbine Pump
1 Phase Convertor
1 Check Valve (controlled open/close)
1 lot Sediment Separators
1 Cylinder Mounted Chlorine Injection System
   injection pump, gas mask, cylinder beam scale, spare
   parts and service tool kit
1 lot of piping, valves, fittings for all piping shown above
   concrete slab
1 necessary electrical to include pump starters, controls, and relays

Booster Station -
2 Vertical Turbine Pumps
2 Phase Convertors
2 Check Valves (controlled open/close)
1 2½" PRV
1 lot of piping, valves, fittings for all piping shown above
   concrete slab
1 necessary electrical to include pump starters, controls, and relays

The Owner will provide piping stubbed thru slab, power panel and electrical wiring to point of equipment control or power connection. The concrete slab will be in place thus equipment proposed must fit the dimensions shown on the drawings. The Owner will provide the building. The control cable has been placed in the trench and is 2 conductor #14USE approximately 9000 feet in length from the well to the reservoir.

The sequence of operation is as follows: At a predetermined reservoir level, the reservoir level transmitter will signal the booster pump, well pump and chlorine injector pump to start. Failure of any pump to start will be indicated by a red light and a buzzer mounted on the building exterior. Provide an alarm silence switch for the buzzer only. Further drop in reservoir level after normal low water start signal shall set off alarms at both pump stations. When high level in reservoir is reached, all pumps will stop. Provide level indicator at reservoir as indicated on drawings.
SAN JUAN RIVER VILLAGE

WELL PERMITS AND WATER RIGHTS
PERMIT APPLICATION FORM

1. A PERMIT TO USE GROUND WATER
2. A PERMIT TO CONSTRUCT A WELL
3. A PERMIT TO INSTALL A PUMP
4. REPLACEMENT FOR NO.
5. OTHER

(1) APPLICANT - mailing address
San Juan River Resort, Inc.
NAME Frank F. Griffiths, Pres.
STREET 6 mi. E. of Parosa Springs on 160
CITY Parosa Springs, Colo. 81147
TELEPHONE NO. 968-5809

(2) LOCATION OF PROPOSED WELL
County Archuleta
Twp. 36 N., Rng. 1 W., NM P.M.

(3) WATER USE AND WELL DATA
Proposed maximum pumping rate (gpm) 1006
Average annual amount of ground water to be appropriated (acre-feet): 109.0
Number of acres to be irrigated: none
Proposed total depth (feet): 251
Aquifer ground water is to be obtained from:
Surface gravels
Owner's well designation San Juan River Resort #1

GROUND WATER TO BE USED FOR:
1. HOUSEHOLD USE ONLY - no irrigation (0)
2. DOMESTIC (1)
3. LIVESTOCK (2)
4. COMMERCIAL (4)
5. OTHER (9) Domestic for Unit Mountain Subdivision

4. DRILLER John Shive, Engineer
Employed by: San Juan River Resort Inc.

FOR OFFICE USE ONLY: DO NOT WRITE IN THIS COLUMN
Receipt No. 44983 1
Basin Dist.

CONDITIONS OF APPROVAL
This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of the permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.

APPLICATION FOR A DECREE FOR THIS APPROPRIATION OF TRIBUTARY GROUND WATER MUST BE MADE TO THE DISTRICT WATER COURT PRIOR TO THE CONSTRUCTION WELL. THIS APPROVAL IS SUBJECT TO THE TERMS OF SAID DECREE. THE WELL MUST BE CONSTRUCTED ACCORDING TO WELL DRILLING CONTRACTOR'S RULES AND REGULATIONS.

APPLICATION APPROVED
PERMIT NUMBER 017461-F
DATE ISSUED AUG 9 1973
EXPIRATION DATE AUG 9 1974

I.D. 729 COUNTY 4
DIVISION OF WATER RESOURCES
Department of Natural Resources
300 Columbine Building
1845 Sherman Street
Denver, Colorado 80203

August 13, 1974

San Juan River Resort
Highway 160 East (6 miles)
Pagosa Springs, Colorado 81147

Attn: Frank Griffitts, Pres.

RE: Well Permit No. 17461-F

Dear Sir:

Your request for an extension of time to complete your well and put it to use has been received.

You are hereby given notice that an extension of sixty (60) days has been approved by the State Engineer and two copies of the amended permit are enclosed. Also, please be advised that additional extensions may not be approved.

If you have any questions on this matter, please feel free to contact Mr. Bruce E. DeBrine of this office.

Very truly yours,

Bruce E. DeBrine
Water Resources Engineer
Ground Water Section

BED:1ks
Enclosures
IN THE MATTER OF THE APPLICATION FOR
WATER RIGHTS OF CASE NO. W-1418-76
IN ARCHULETA COUNTY
IN THE SAN JUAN RIVER WATERSHED OR TRIBUTARY
WATER DISTRICT NO. 29

1. APPLICANT'S NAME AND ADDRESS: San Juan River Resort, Inc., Frank E. Griffitts, Pres.
P. O. Box 515, Pagosa Springs, CO 81147

2. NAME OF DITCH OR STRUCTURE: HARMAN DITCH

3. LEGAL DESCRIPTION OF POINT OF DIVERSION AS ORIGINALLY DECREED:
350' s., 467' e. of the n.w. cor. of the n.w./4 of the s.w./4 of sec. 22, t. 36n.,
r.w., n.m.p.m.

4. AMOUNT AND PRIORITY OF DIVERSION: 2.50 c.f.s. #149

5. PROPOSED CHANGE OF LOCATION, USE, AMOUNT, AND PROPOSED PLAN OF OPERATION:
CHANGE POINT OF DIVERSION FOR 0.50 c.f.s. TO A WELL TO BE USED FOR DOMESTIC PURPOSES:
WELL LOCATED ABOUT 264' FROM THE N. SEC. LINE AND 317' FROM THE W. SEC. LINE, IN
THE N.W./4 OF THE N.W./4 OF THE N.W./4 OF SEC. 27, T. 36N., R.W., N.M.P.M.
Well permit No. 020282-F.

6. COURT WHERE ORIGINAL DEEDER ENTERED: Archuleta County District Court, Pagosa Springs

7. DATE OF APPROPRIATION: October 5, 1889

8. DATE OF ADJUDICATION: 11/13/1912, C.A. 73-308

RECOMMENDATION:
The applicant wishes to change the point of diversion for 0.50 c.f.s. of water from
the Harman Ditch, owned by him (from priority No. 149 for 2.50 c.f.s.) to a domestic
well, leaving 2.0 c.f.s. of water at the original point of diversion.

The number of the well permit was given to the Water Commissioner making the field
investigation, but we have no copy for our record, and would appreciate obtaining
one from the applicant for the file.

Upon receipt of the well permit it would be recommended that this change in point
of diversion be allowed, and that Statements No. 1 and No. 2 be made a part of the
Decree.

"STATEMENT NO. 1" TO BE MADE A PART OF DEEDER WHEN INDICATED:
THE ANNUAL DIVERSION OF WATER IN THIS DEEDER WILL NOT EXCEED THE AVERAGE ANNUAL AMOUNT OF HIS
USE, WHEN CORRECTED FOR THE PERCENTAGE OF DEVIATION FROM NORMAL YIELD FORECAST FOR THE WATER
WHEREIN THAT DIVERSION DERIVES ITS SUPPLY. THE FORECAST MUST BE THE SAME AS THE ONE USED BY
DIVISION OF WATER RESOURCES WHEREIN 100% OF NORMAL IS CONSIDERED AS AVERAGE.

"STATEMENT NO. 2" TO BE MADE A PART OF DEEDER WHEN INDICATED:
MEASURING DEVICES AND RECORDERS WILL BE INSTALLED, MAINTAINED, AND PROPER RECORDS KEPT AS
REQUISITED BY THE COLORADO DIVISION OF WATER RESOURCES.
IN THE DISTRICT COURT IN AND FOR WATER DIVISION NO. 7
STATE OF COLORADO
CASE NO. W-1418-76

IN THE MATTER OF THE
APPLICATION FOR
WATER RIGHTS OF SAN JUAN RIVER
RESORT, INC. IN THE SAN JUAN RIVER
OR ITS TRIBUTARIES IN ARCHULETA
COUNTY

RULING OF REFEREE
JUL 22 1976

1. Applicant: San Juan River Resort, Inc. Application Filed: March 15, 1976
   % Frank E. Griffitts, Pres.
   P. O. Box 515
   Pagosa Springs, Colorado 81167

2. Name of ditch or other structure: HARMAN DITCH

3. Point of diversion: 350.0 ft. South & 487.0 ft. East of the NW corner of the
   NW\SW of Section 22, T36N, R1W, N.M.P.M. Harman Creek,
   tributary to San Juan River

4. Means of diversion: gravity flow into the ditch

5. Type of use: irrigation

6. Amount of water: 2.5 c.f.s.

7. Priority of water right: #89A, October 5, 1899

8. New point of diversion: Change 0.50 c.f.s. to well located about 264.0 ft. from
   the North section line & 317.0 ft. from the West section line, in NW\SW\NW\SW
   of Section 27, T36N, R1W, N.M.P.M. Well permit #020282-F. Change use of
   0.50 c.f.s. to domestic.

THE ANNUAL DIVERSION OF WATER IN THIS DEED WILL NOT EXCEED THE AVERAGE ANNUAL
AMOUNT OF HISTORIC USE, WHEN CORRECTED FOR THE PERCENTAGE OF DEVIATION FROM NORMAL
YIELD FORECAST FOR THE WATER BASIN WHEREIN THAT DIVERSION DERIVES ITS SUPPLY.
THE FORECAST MUST BE THE SAME AS THE ONE USED BY THE DIVISION OF WATER RESOURCES
WHEREIN 100% OF NORMAL IS CONSIDERED AS AVERAGE.

APPLICANT WILL INSTALL AND MAINTAIN MEASURING DEVICES AND RECORDERs AND KEEP
PROPER RECORDS AS REQUIRED BY THE COLORADO DIVISION OF WATER RESOURCES.

It is the ruling of the Referee that the statements in the application are true
and that the above described change of water right is approved.

Dated this 21st day of July, 1976.

[Signature]

William S. Eakes, Water Judge
acting as Water Referee
PERMIT APPLICATION FORM

( ) A PERMIT TO USE GROUND WATER
( ) A PERMIT TO CONSTRUCT A WELL
( ) A PERMIT TO INSTALL A PUMP
( ) REPLACEMENT FOR NO.
( ) OTHER

FOR OFFICE USE ONLY: DO NOT WRITE IN THIS COLUMN

Receipt No. 631031

Basin
Dist.

CONDITIONS OF APPROVAL

This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of the permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.

1. APPLICATION FOR A DEGREE FOR THIS APPROPRIATION MUST BE MADE TO THE DIVISION 7 WATER COURT PRIOR TO THE USE OF THIS WELL. THIS APPROVAL IS SUBJECT TO THE TERMS OF SAID DEGREE.

2. THE PUMPING RATE OF THIS WELL SHALL BE LIMITED TO 400 GALLONS PER MINUTE, OR THE ACTUAL YIELD OF THE AQUIFER, WHICHEVER IS LESS.

3. TOTALIZING FLOW METER MUST BE INSTALLED ON THE WELL DISCHARGE WHEN THE WATER IS PUT TO BENEFICIAL USE. DIVERSION RECORDS SHALL BE SUBMITTED, UPON REQUEST, TO THE DIVISION OF WATER RESOURCES.

APPROVAL

APPLICANT: mailing address
San Juan River Resort, Inc.
NAME: Frank E. Griffiths, Pres.
STREET: 6 mi. E. of Pagosa Springs on Hwy 160
CITY: Pagosa Springs, Colo. 81147
TELEPHONE NO.: 968-5509

LOCATION OF PROPOSED WELL

County: Archuleta County Colorado

NW 1/4 of the NW 1/4, Section 27

Twp.: 36 N., Rng.: 1 W., NM P.M.

WATER USE AND WELL DATA

Proposed maximum pumping rate (gpm): 25 ft

Average annual amount of ground water to be appropriated (acre-feet): 1.09

Number of acres to be irrigated: none

Proposed total depth (feet): 25 ft 0"

Aquifer ground water is to be obtained from: Surface gravels

Owner's well designation: San Juan River Resort #1

GROUND WATER TO BE USED FOR:

( ) HOUSEHOLD USE ONLY - no irrigation (0)
( ) DOMESTIC (1) ( ) INDUSTRIAL (5)
( ) LIVESTOCK (2) ( ) IRRIGATION (6)
( ) COMMERCIAL (4) ( ) MUNICIPAL (8)
( ) OTHER (9) Domestic for Unit Mountain Subdivision

DRILLER

Name: W. J. Horn
Street: 791
City: Pagosa Springs, Colo. 81147
Telephone No.: 968-5523

PERMIT NUMBER: 020282-F
DATE ISSUED: NOV 24 1975
EXPIRATION DATE: NOV 24 1976

APPLICATION APPROVED

BY: [Signature]

COUNTY: C"
(6) THE WELL MUST BE LOCATED BELOW by distances from section lines.

30 ft. from __________ sec. line (north or south)

300 ft. from __________ sec. line (east or west)

LOT __________ BLOCK __________ FILING # __________

SUBDIVISION __________

(7) TRACT ON WHICH WELL WILL BE LOCATED

Owner: San Juan River Resor
No. of acres __________ Will this be the only well on this tract? __________

Frank E. Griffitts

(8) PROPOSED CASING PROGRAM

Plain Casing

3 in. from __________ ft. to __________ ft.

Perforated casing

3 in. from __________ ft. to __________ ft.

(9) FOR REPLACEMENT WELLS give distance and direction from old well and plans for plugging it:

N/A

(10) LAND ON WHICH GROUND WATER WILL BE USED:

Owner(s): San Juan River Resort, Inc.

No. of acres: __________

Legal description: NW 1/4 NW 1/4 Sec. 27 T 36N R14W Archuleta County Colo.

(11) DETAILED DESCRIPTION of the use of ground water: Household use and domestic wells must indicate type of disposal system to be used.

Mostly summer use. Domestic use in subdivision. In house use for 392 units, central sewer system. Will recharge river aquifer

(12) OTHER WATER RIGHTS used on this land, including wells.

Type or right Used for (purpose) Description of land on which used

Harmon Ditch #1 & 2 irrigation same

Cowden Ditch

(13) THE APPLICANT(S) STATE(S) THAT THE INFORMATION SET FORTH HEREON IS TRUE TO THE BEST OF HIS KNOWLEDGE.

San Juan River Resort, Inc. __________

Frank E. Griffitts, Pres.

Use additional sheets of paper if more space is required
COLORADO DIVISION OF WATER RESOURCES
818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203

PERMIT APPLICATION FORM

(X) A PERMIT TO USE GROUND WATER
(X) A PERMIT TO CONSTRUCT A WELL
(X) A PERMIT TO INSTALL A PUMP

(X) REPLACEMENT FOR NO. 20282-F
(X) OTHER

WATER COURT CASE NO. U-1418-16

(1) APPLICANT - mailing address

NAME _______ Frank E. Griffiths

STREET _______ P.O. Box 1800

CITY _______ Pagosa Springs, Colo. 81147

TELEPHONE NO. _______ 264-5809 264-2257

(2) LOCATION OF PROPOSED WELL

COUNTY _______ Archuleta Co., Colorado

NS. 1/2 of the NW. 1/4, Section 27

Top 36 N. Range 1 W., NMPM, P.M.

(3) WATER USE AND WELL DATA

Proposed maximum pumping rate (gpm) 100

Average annual amount of ground water to be appropriated (acre-feet): 100.0

Number of acres to be irrigated: none

Proposed total depth (feet): 30' to 60'

Aquifer ground water is to be obtained from:
San Juan River Resort, Inc.

Owner's well designation

GROUND WATER TO BE USED FOR:

(X) DOMESTIC (1) ( ) INDUSTRIAL (5)

(X) LIVESTOCK (2) ( ) IRRIGATION (6)

(X) COMMERCIAL (4) ( ) MUNICIPAL (8)

( ) OTHER (9)

DETAIL THE USE ON BACK IN (11)

(4) DRILLER

Name _______ Frank E. Griffiths

Street _______ P.O. Box 1800

City _______ Pagosa Springs, Colo. 81147

Telephone No. _______ 264-5809 Lic. No. _______

FOR OFFICE USE ONLY: DO NOT WRITE IN THIS COLUMN

Verbal 02 0223 Griffiths, Oct 17 Oct 17

Receipt No. _______ 3964

Basin _______ Dist. _______

CONDITIONS OF APPROVAL

This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of the permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.

1) APPROVED AS A REPLACEMENT OF WELL NO. 20282-
(SAN JUAN RIVER RESORT NO. 1). THE EXISTING WELLS MUST BE ABANDONED AND PLUGGED ACCORDING TO RULES AND REGULATIONS FOR WATER WELL AND PUMP INSTALLATION CONTRACTORS. THE ENCLOSURE ABANDONMENT AFFIDAVIT MUST BE SUBMITTED WITHIN 60 DAYS OF COMPLETION OF THE NEW WELL.

2) PURSUANT TO THE DEGREE ENTERED BY THE DIVISION 7 WATER COURT IN CASE NO. W-1418, WELL 20282-F WAS APPROVED AS A CHANGE IN POINT OF DIVERSION FOR 0.50 CFS OF THE 2.5 CFS DECREED TO THE HARMON DITCH. OPERATION OF THE PROPOSED WELL MUST BE IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS DEGREE.

3) A TOTALIZING FLOW METER MUST BE INSTALLED ON THIS WELL AND DIVERSION RECORDS SHALL BE MAINTAINED BY THE OWNER AND SUBMITTED TO THE DIVISION OF WATER RESOURCES UPON REQUEST.

4) THIS WELL MUST BE CONSTRUCTED ACCORDING TO THE VARIANCE APPROVED BY THE BOARD OF EXAMINERS ON OCTOBER 14, 1983 (COPY ATTACHED).

APPLICATION APPROVED

PERMIT NUMBER _______ 20282-RF

DATE ISSUED _______ OCT 17 1983

EXPIRATION DATE _______ OCT 17 1984

BY _______ [Signature]

STATE ENGINEER

I.D. _______ 239 COUNTY _______ 04
THE LOCATION OF THE PROPOSED WELL and the area on which the water will be used must be indicated on the diagram below. Use the CENTER SECTION (1 section, 640 acres) for the well location.

NORTH SECTION LINE

WEST SECTION LINE

SOUTH SECTION LINE

The scale of the diagram is 2 inches = 1 mile
Each small square represents 40 acres.

WATER EQUIVALENTS TABLE (Rounded Figures)
An acre-foot covers 1 acre of land 1 foot deep
1 cubic foot per second (cfs) = 448 gallons per minute (gpm)
A family of 5 will require approximately 1 acre-foot of water per year.
1 acre-foot = 43,560 cubic feet = 325,900 gallons
1,000 gpm pumped continuously for one day produces 4.42 acre-feet.

THE WELL MUST BE LOCATED BE
by distances from section lines.
300 ft. from N (north or south) sec. line
430 ft. from W (east or west) sec. line
LOT BLOCK FILING SUBDIVISION San Juan River Resort

TRACT ON WHICH WELL WILL BE LOCATED Owner: San Juan River Resort
No. of acres 300. Will this be the only well on this tract? no

PROPOSED CASING PROGRAM
Plain Casing
in. from ft. to ft.
in. from ft. to ft.
Perforated casing
18 in. from 40 ft. to 80 ft.
in. from ft. to ft.

FOR REPLACEMENT WELLS give distance and direction from old well and plans for plugging it:
30' to 100'
Plugging by State rules & regulations.

LAND ON WHICH GROUND WATER WILL BE USED:
Owner(s): San Juan River Resort Inc.
No. of acres: 300
Legal description: NW 2/4 NW 1/4 Sec. 27, Twp 36N, R1W NMPS

DETAILED DESCRIPTION of the use of ground water: Household use and domestic wells must indicate type of disposal system to be used. Domestic use, 392 units, modern sewer plant. This water will be used in a commercial water system also.

OTHER WATER RIGHTS used on this land, including wells. Give Registration and Water Court Case Numbers.

<table>
<thead>
<tr>
<th>Type or right</th>
<th>Used for (purpose)</th>
<th>Description of land on which used</th>
</tr>
</thead>
<tbody>
<tr>
<td>Harmon Ditch No. 1 &amp; 2</td>
<td>irrigation</td>
<td>same</td>
</tr>
<tr>
<td>San Juan River Resort well</td>
<td>Mun: Domestic (W-14,18-76)</td>
<td>same</td>
</tr>
</tbody>
</table>

APPLICANT(S) STATE(S) THAT THE INFORMATION SET FORTH HEREON IS TRUE TO THE BEST OF HIS KNOWLEDGE

San Juan River Resort, Inc.
SIGNATURE OF APPLICANT(S)

Use additional sheets of paper if more space is re.
Frank E. Griffitts  
P.O. Box 1800  
Pagosa Springs, CO 81147  

RE: Exception to minimum construction standards for a well located in the  
NWT of the NW1/4 of Section 27, Township 36 North, Range 1 West, N.M.P.M.,  
in Archuleta County

Dear Mr. Griffitts:

The Board of Examiners of Water Well and Pump Installation Contractors has  
reviewed your plans for the construction of a replacement well at the above-  
referenced location and has granted an exception to their rules and regulation's  
minimum non-perforated casing and grouting requirements.

The Board has indicated that a water-tight cover must be emplaced over the  
casing and that the ground around the casing must be graded in such a manner  
as to prevent ponding of surface run-off around the pipe.

In granting this exception, the Board of Examiners assumes no responsibility  
or liability for their action.

Very truly yours,

Bruce E. DeBrine, Secretary  
to the Board of Examiners  
of Water Well and Pump  
Installation Contractors

BED:bt
CERTIFIED MAIL NO. P03 8448733

Mr. Frank E. Griffits
P. O. Box 1800
Pagosa Springs, Colorado 81147

RE: Well Permit No. 20282-RF
NW 1/4 of the NW 1/4, Section 27,
Township 36 North, Range 1 West,
Expiration Date: October 17, 1984

March 10, 1986

Dear Mr. Griffitts:

The subject permit to construct a well was issued by this office pursuant to C.R.S. 37-90-137. A review of our records indicates that evidence of beneficial use was not submitted prior to the expiration date of the permit. You are hereby notified that the well permit expired on the date referenced above.

You are hereby given the opportunity to submit proof that the water was put to beneficial use prior to the expiration date, but due to excusable neglect, inadvertence, or mistake, you failed to submit the evidence on time [C.R.S. 37-90-137(3)(c)]. The proof must be received by the State Engineer within twenty (20) days of receipt of the notice by the applicant and must be accompanied by a $30 filing fee. If the proof can be given favorable consideration by the State Engineer, then within thirty (30) days, a synopsis of the proof shall be published specifying that objections shall be filed in thirty (30) days. If no objections have been filed, the State Engineer shall, if he finds the proof to be satisfactory, find that the permit should remain in force and effect. If objections have been filed, the State Engineer shall set a date for a hearing on the proof and the objections thereto and shall notify the applicant and the objectors of the time and place. The State Engineer shall consider all evidence presented at the hearing in determining whether the permit should remain in force and effect.

A Statement of Beneficial Use form is enclosed for your convenience. Submission of the properly completed form and required $30 fee is not sufficient to comply with the provisions of the statute. You must also submit proof that the evidence of use was not timely submitted because of excusable neglect, inadvertence, or mistake. The proof should state facts detailing why the evidence of beneficial use was not submitted on time. A form for the proof is enclosed for your convenience.
A review of our records shows that neither a well completion report nor a pump installation report has been received for the well. This information should have been submitted by the well driller and pump installer. These reports will be needed prior to this office's acceptance of evidence of beneficial use. Please contact the driller and pump installer to ask them to complete the necessary forms or obtain copies from them to be submitted along with the Statement of Beneficial Use and the other required documents.

A review of our records shows that a condition to the replacement permit was that the old well to be replaced must be plugged and abandoned according to Rules and Regulations for Water Well and Pump Installation Contractors, and an abandonment affidavit sent to this office. We have no record that the well was plugged and abandoned. The well must be plugged and an abandonment affidavit properly completed and submitted to this office prior to our acceptance of a Statement of Beneficial Use.

If you have any questions regarding this matter, please contact Mr. Mel Malley of this office.

Sincerely,

Steve Lautenschlager
Water Resource Engineer
Ground Water Section

Enclosure: Statement of Beneficial Use Form
Petition Form
cc: Division 7

74581/Form #68001
SAN JUAN RIVER VILLAGE

SEWER SYSTEM DOCUMENTATION
July 6, 1977

Mr. Frank Griffitts  
San Juan River Resort  
P. O. Box 515  
Pagosa Springs, Colorado 81147  

Re: Application for Site Approval of New Sewage Treatment Works  
Archuleta County - #2343

Dear Mr. Griffitts:

This is to inform you that your "Application for Site Approval of New Sewage Treatment Works" for a 0.09 mgd extended aeration plant with tertiary treatment to be located in the north half of Section 27, T35N, R1W, Archuleta County, Colorado was approved by the Colorado Water Quality Control Commission at its meeting held on June 7, 1977 subject to the following conditions:

1. A certification from the engineer must be furnished prior to commencement of operation stating that the facilities were constructed as shown on the plans submitted or a justification by the engineer and/or operating entity of any changes that were made.

2. This facility must be operated by a certified operator in accordance with regulations established by the Certification Board for Water and Wastewater Treatment Plant Operators.

3. The facility must be connected to a regional facility and interceptors at such time as they are available in accordance with the Basin Water Quality Plan.

4. This site approval will expire on June 7, 1978. If the construction of the project has not commenced by that date, you must reapply for a site approval.

Plans and specifications for the wastewater collection system and treatment facility have been reviewed and conform to the Criteria Used in the Review of Wastewater Treatment Facilities.
This approval does not relieve the owner from compliance with all county regulations prior to construction nor from responsibility for proper engineering, construction, and operation of the facility.

Please retain this letter for your permanent records.

Very truly yours,

Evan D. Dildine
Technical Secretary
Water Quality Control Commission

EDD:HFH:dec

cc: San Juan Basin Health Unit
    Yoder Engineering Consultants, Inc.
    District Engineer
APPLICATION FOR SITE APPROVAL OF NEW SEWAGE TREATMENT WORKS

(Submit in Duplicate)

Applicant: San Juan River Resort    Frank Griffitts, Owner

Address: P. O. Box 515, Pagosa Springs, Colorado 81147

A. Information Regarding Project Submitted for Review:

1. Briefly describe on a separate sheet of paper the justification for locating the sewage treatment works on this particular site. This should include, but is not necessarily limited to, a description of the present and anticipated development of the site location and service area.

2. Size and type of treatment facility proposed:

   \[ \frac{\text{GPD}}{\text{Gal/day}} = 0.16 \text{ MGD} \]

   \[ \text{PE served} = 1600(1) \text{ (Population equivalent)} \]

   \% Industrial: 0

   \% Domestic: 100%

   Proposed class of facility: C

   Class of operator required: C

3. Location of facility: Map

   Attach a map of the area which includes the following:
   (a) 25-mile radius: all sewage treatment works;
   (b) 5-mile radius: domestic water supply intakes;
   (c) 1-mile radius: habitable buildings, location of potable water wells, and an approximate indication of the topography.

4. Wastes will be discharged to:

   Watercourse San Juan River

   (Name of watercourse)

   Classification of watercourse B1

   Subsurface disposal Land

   Evaporation Other

5. If the discharge is to a watercourse, what is the waste load allocation for that watercourse? Unknown

   What is the remaining wasteload allocation uncommitted in the basin? (See 303(e) and 208 Plans) Not determined

(\(\frac{1}{1}\) Ultimate PE; Phase I will provide treatment for 200PE with facility designed to expand to the ultimate PE)
6. Does your proposed facility require lift stations anywhere in the plant or service area? Lift at Plant inlet required

7. What is the zoning for the proposed service area? Present zoning of site area? Zoning within a 1-mile radius of site?

Please explain zoning:

8. What is the distance downstream from the discharge to the nearest domestic water supply intake? No public water system intake in Colorado

Owner and address:________________________

What is the distance downstream from the discharge to the nearest non-domestic water supply intake? Some irrigation within 3 to 4 miles

Name and address: Not determined

9. Sewer lines: Approximate number of feet: 200 LF from existing collection system. Sizes: 8 inch main per Colorado Health Regulations

10. Who has the responsibility for operating the facility? Owner/Applicant

What is the legal status of the responsible party? Owner

11. Who owns the land upon which the facility will be constructed? Owner/Applicant

Please attach copies of the document creating authority in the applicant to construct the proposed facility.

12. Estimated project cost: Phase I will approximate $60,000 investment

Who is financially responsible for the facility? Owner/Applicant

What is the method of finance? Private sources
13. Are there any major land developers involved in the development of the proposed service area? ___Service area is a single development.

Give the name, address, and percentage of service area developed by any person if that percentage of development is greater than 10 percent.

San Juan River Resort 100%

Of the total PE that you indicated in No. 2, how many of those PE's are presently existing? 40; are presently committed? Same. How many PE's are proposed? 1600

14. Names and addresses of all water and sanitation districts within 5 miles of proposed wastewater treatment facility site and proposed service area:

Pagosa Springs raw water main crosses development.

15. What is the relationship of this facility to any Area wide (208) Plans or Basin (303(e)) Plans? (Contact Planning Section, Water Quality Control Division.) In compliance with San Juan Basin Water Quality Management Plan dated 1975

16. Is the facility in an area subject to flooding? Yes per SCS Preliminary

If so, what precautions are being taken? Plant site will be constructed above the crest elevation of the 500 year flood. Protective earth works will not change flood plain cross section but will prevent erosive forces against the facility.

Has the flood plain been designated by the Colorado Water Conservation Board, Department of Natural Resources? No, preliminary by Soil Conservation Service.

If so, what is that designation? 500 Year

17. List other sites other than the proposed site that were considered. None feasible without extensive use of lift stations.

18. Are there any available laboratories for your use? Yes

If so, give name and location of lab. San Juan Basin Health Unit, Durango, Colorado 81301
19. Attach proof that a copy of this application was sent by certified mail to each of the following federal agencies, requesting their comment.

(a) United States Forest Service, Director of Watershed, Soils and Minerals Management, 11177 West 8th Avenue, Lakewood, CO 80225.

(b) National Park Service, Office of Cooperative Activities, Rocky Mountain Regional Office, 655 Parfet Street, P. O. Box 25287, Denver, CO 80225. THE NEAREST BLANDERING NATIONAL PARK IS ABOUT 25 MILES.

(c) Bureau of Land Management, State Director (911 Planning), Room 700, Colorado State Bank Building, 1600 Broadway, Denver, CO 80203. THE NEAREST BLANDERING BUREAU OF LAND MANAGEMENT OFFICE IS ABOUT 5 MILES.

Please note: These federal agencies do not need to be contacted if the site that is being proposed bears no relationship to any of the lands, streams, lakes, or rivers operated by these agencies. The burden is on the applicant to show that the proposed site does not affect anything within the jurisdiction of these agencies.

20. Please attach proof of mailing to Director of State Parks, 1845 Sherman, Denver, CO 80203. The same criterion applies here as in No. 19.


Address: 103 East 7th Street (P. O. Box 3231), Durango, Colorado 81301

Telephone: 303-247-3231

22. Please include all additional factors that might help the Water Quality Control Commission make an informed decision on your application for site approval.

Plant sets on concrete pad. Pad elevation has been surveyed in relation to preliminary SCS flood plan by James Morton 18 and is at 7325.2. 500 year flood flow line is at 7323.2, 100 year is at 7321.5 (See exhibit A). Therefore plant site is above flood plain. No other potential hazards exist.

Date 4-3-1977

Signature of Applicant
B. SIGNATURE OF GOVERNMENTAL OFFICIALS

The undersigned have reviewed the proposal for the location of the above-described wastewater treatment facility and recommend approval or disapproval in spaces provided below:

<table>
<thead>
<tr>
<th>Date</th>
<th>Recommend Approval</th>
<th>Recommend Disapproval</th>
<th>No Comment</th>
<th>Signature of Representative</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Local Health Department</td>
</tr>
<tr>
<td>4/18/77</td>
<td>yes</td>
<td></td>
<td></td>
<td>Local Planning Agency</td>
</tr>
<tr>
<td>4/24/77</td>
<td>yes</td>
<td></td>
<td></td>
<td>Board of County Commissioners</td>
</tr>
<tr>
<td>4/26/77</td>
<td>yes</td>
<td></td>
<td></td>
<td>Regional Planning Agency</td>
</tr>
</tbody>
</table>

C. Natural Hazards:

Comments of State geologist regarding possible natural hazards:

__________________________________________________________________________________________________________
__________________________________________________________________________________________________________
__________________________________________________________________________________________________________
__________________________________________________________________________________________________________

Recommend approval: ____________________________________________

Recommend disapproval: _________________________________________

Date: ___________________________  Signature __________________
A.1. Briefly describe on a separate sheet of paper the justification for locating the sewage treatment works on this particular site. This should include, but is not necessarily limited to, a description of the present and possible development of the site location and service area.

The San Juan River Resort consists of approximately 350 home sites and a small commercial area along U.S. 160 which would probably support a motel, cafe, service station type of development.

The plant site location was determined by attempting to use the minimum number of sewage lift station within the service area. The plant site is not visible from main traffic circulation routes, and is remote from all but a few residential building sites.

The plant will be an extended aeration process with mechanical clarification, pressure filtration, and polishing pond. The final effluent quality design parameters will be set lower than the current standards. A packaged type treatment plant was selected because site surveys indicated that insufficient room existed for the aerated lagoon type of treatment.

The site locations is capable of absorbing the maximum plant expansion projected for the ultimate population of the service area and final plans and specifications will be presented for the discharge permit which will be designed for the ultimate capacity.

The San Juan Basin Water Quality Management plan addressed itself to the potential expansion for sewage treatment demands in the upper San Juan River. No alternatives considered more than a plant capacity of 0.09 MGD at the San Juan River Resort. While the attached site application is for a plant of 0.16 MGD, the ultimate potential capacity, it is probably more realistic to plan for only partial growth. In terms of this application, however, by designing for the ultimate growth, we prove that the site is adequate.

While this site application is for a treatment facility to service only the San Juan River Resort, it is probable that growth upstream from the SJRR development will occur. The SJRR plant could then become the focus of an Upper San Juan River Sanitation District. Such a sequence would not be in conflict with any of the alternatives proposed in the Water Quality Management Plan of 1975.
DOMESTIC WATER SUPPLY INTAKES
WITHIN 5 MILES
BUILDING, WELLS, & TOPOGRAPHY
WITHIN 1 MILE

SURF. SERVED BY CENTRAL WATER SYSTEMS.
ALL OTHER BUILDINGS (X) ASSUMED TO HAVE WELLS
Treatment Plant Site Location
San Juan River Resort
Based on Preliminary Plans of Flood Plain Study by Soil Conservation Service

Yoder Engineering Consultants, Inc.
April 2, 1977
COLORADO DEPARTMENT OF HEALTH  
Water Quality Control Division  
4210 East 11th Avenue  
Denver, Colorado 80220

SUMMARY OF RATIONALE  
SAN JUAN RIVER RESORT INC.  
PERMIT NUMBER: CO-0031461  
ARCHULETA COUNTY

TYPE OF PERMIT: Minor Non-Municipal - Renewal
SIC NO.: 4952
LOCATION: In Sections 21 and 22, Township 36 North,  
Range 1 West, New Mexico Principal Meridian  
approximately five (5) miles Northeast of Pagosa Springs on Highway 160.
CONTACTS: Frank E. Griffiths  
San Juan River Resort Inc.  
P.O. Box 1800  
Pagosa Springs, CO 81147  
(303) 264-5809
RECEIVING WATER: Unnamed ditch tributary of the San Juan River
CLASS: B1  
An Effluent Limited Segment
DESIGN FLOW: .04 MGD
FACILITY DESCRIPTION: This facility is a waste water treatment plant  
serving the San Juan River Resort. Treatment  
consists of an extended aeration package plant.  
Effluent from the aeration basins is chlorinated  
and then discharges to a polishing/infiltration pond. At present, there is no discharge from the pond. The plant serves a development  
of about 35 homes with a potential buildout of 100 homes.

Discharge Point 001 shall be the outfall from the  
final treatment unit to an unnamed ditch, tributary  
of the San Juan River, prior to mixing with the re-  
cieving waters. Samples shall be taken at this point. The effluent travels approximately 3/4 mile  
before reaching the San Juan River. Discharge Point  
001 and the WWTP processes are illustrated in Figure  
1, page 15 of the permit.
1. PROPOSED LIMITATIONS AND RATIONALE

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Limitation</th>
<th>Rationale</th>
</tr>
</thead>
<tbody>
<tr>
<td>BOD₅, mg/l</td>
<td>30/45</td>
<td>State Effluent Standards</td>
</tr>
<tr>
<td>Total Suspended Solids, mg/l</td>
<td>30/45</td>
<td>State Effluent Standards</td>
</tr>
<tr>
<td>Total Residual Chlorine, mg/l</td>
<td>0.5</td>
<td>State Effluent Standards</td>
</tr>
<tr>
<td>pH (s.u.)</td>
<td>6-9</td>
<td>State Effluent Standards</td>
</tr>
<tr>
<td>Oil and Grease, mg/l</td>
<td>10</td>
<td>State Effluent Standards</td>
</tr>
<tr>
<td>Fecal Coliform, #/100 ml</td>
<td>6000/12000</td>
<td>State F.C. Policy</td>
</tr>
<tr>
<td>Flow (MGD)</td>
<td>0.04</td>
<td>Design Flow</td>
</tr>
<tr>
<td>Salinity</td>
<td>Monitor Only</td>
<td>State Salinity Regulations</td>
</tr>
</tbody>
</table>

Recommended Fecal Coliform limit of 6000/12000 due to small volume of effluent.

Salinity: In compliance with the "Regulations for Implementation of the Colorado Salinity Standards Through the NPDES Permit Program", the permittee shall sample for salinity on a monthly basis until six samples have been taken. Thereafter, monitoring for salinity shall continue on a quarterly basis. Samples shall be taken at both the raw (potable) water supply intake and at the waste water discharge. The Division will review the first six months of salinity data and determine if a waiver of numeric limitations is indicated based on incremental increase of less than 400 mg/l. If a waiver is not granted at that time, then the permittee has an additional six months to submit a report in accordance with the Salinity Regulations addressing economic feasibility of salt removal. See pages 2, 3, and 4.

Donald Carlson
April 27, 1981
AUTHORIZATION TO DISCHARGE UNDER THE
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM

In compliance with the provisions of the Federal Water Pollution Control
Act, as amended (33 U.S.C. 1251 et. seq.; the "Act"), and the Colorado Water
Quality Control Act (25-8-101 et. seq., CRS, 1973 as amended)

San Juan River Resort, Inc.

is authorized to discharge from their waste water treatment facilities,

located in Section 21 and 22, Township 36 North, Range 1 West, New Mexico
Principal Meridian, approximately five (5) miles Northeast of Pagosa Springs
on Highway 160,

to an unnamed ditch, tributary of the San Juan River,

in accordance with effluent limitations, monitoring requirements and other
conditions set forth in Part I, II, and III hereof.

This permit shall become effective thirty (30) days after the date of
receipt of this permit by the Applicant. Should the Applicant choose to
contest any of the effluent limitations, monitoring requirements or other
conditions contained herein, he must comply with Section 24-4-104 CRS 1973
and the Regulations for the State Discharge Permit System. Failure to
contest any such effluent limitations, monitoring requirement, or other
condition is consent to the condition by the Applicant.

This permit and the authorization to discharge shall expire at midnight,

June 30, 1986.

Signed this 7th day of July, 1981

COLORADO DEPARTMENT OF HEALTH

[Signature]
Gary G. Broetzman
Director
Water Quality Control Division

12/79
A. EFFLUENT LIMITATIONS AND MONITORING REQUIREMENTS - SEE ANY ADDITIONAL REQUIREMENTS UNDER PART III.

1. Effluent Limitations

During the period beginning no later than immediately and lasting through June 30, 1986, the permittee is authorized to discharge from outfall(s) serial number(s): 001

<table>
<thead>
<tr>
<th>Effluent Parameter</th>
<th>Discharge Limitations</th>
<th>Maximum Concentrations</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>30-day avg.</td>
<td>7-day avg.</td>
</tr>
<tr>
<td>BOD₅, mg/l</td>
<td>30</td>
<td>a/</td>
</tr>
<tr>
<td>Total Suspended Solids, mg/l</td>
<td>30</td>
<td>a/</td>
</tr>
<tr>
<td>Fecal Coliforms, Number/100 ml</td>
<td>6000</td>
<td>c/</td>
</tr>
<tr>
<td>Total Residual Chlorine, mg/l</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Salinity i/ k/</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

pH - units shall remain between 6.0 and 9.0 d/.

Oil and Grease shall not exceed 10 mg/l d/ in any grab sample nor shall there be a visible sheen.

The recognized design hydraulic flow capacity of the wastewater treatment facility is 0.04 million gallons per day.
A. EFFLUENT LIMITATIONS AND MONITORING REQUIREMENTS (Continued)

2. Monitoring Requirements

In order to obtain an indication of the probable compliance or non-compliance with the effluent limitations specified in Part 1, the permittee shall monitor and report all effluent parameters at the following required frequencies.

<table>
<thead>
<tr>
<th>Effluent Parameter</th>
<th>Measurement Frequency e/i/</th>
<th>Sample Type f/</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flow (MGD)</td>
<td>Weekly</td>
<td>Instantaneous or Continuous Grab</td>
</tr>
<tr>
<td>BOD₅ (mg/l)</td>
<td>Monthly</td>
<td>Grab</td>
</tr>
<tr>
<td>Total Suspended Solids (mg/l)</td>
<td>Monthly</td>
<td>Grab</td>
</tr>
<tr>
<td>Fecal Coliforms - Number/100 ml</td>
<td>Monthly</td>
<td>Grab</td>
</tr>
<tr>
<td>pH (s.u.)</td>
<td>Weekly</td>
<td>Grab</td>
</tr>
<tr>
<td>Oil and Grease (mg/l)</td>
<td>Weekly</td>
<td>Grab</td>
</tr>
<tr>
<td>Total Residual Chlorine (mg/l)</td>
<td>Weekly</td>
<td>Grab</td>
</tr>
<tr>
<td>Salinity j/ k/</td>
<td>Quarterly</td>
<td>Grab</td>
</tr>
</tbody>
</table>

Self-monitoring samples taken in compliance with the monitoring requirements specified above shall be taken at the following location(s): 001 - the outfall from the final treatment unit to an unnamed ditch tributary of the San Juan River, prior to mixing with the receiving waters as referenced in Figure 1, page 15.
A. EFFLUENT LIMITATIONS AND MONITORING REQUIREMENTS (Continued)

3. Footnotes

a/ This limitation shall be determined by the arithmetic mean of a minimum of three (3) consecutive samples taken on separate weeks in a 30-day period (minimum total of three (3) samples); not applicable to fecal coliforms - see footnote c/.

b/ This limitation shall be determined by the arithmetic mean of a minimum of three (3) consecutive samples taken on separate days in a 7-day period (minimum total of three (3) samples); not applicable to fecal coliforms - see footnote c/.

c/ Averages for fecal coliforms shall be determined by the geometric mean of a minimum of three (3) consecutive grab samples taken during separate weeks in a 30-day period for the 30-day average, and during separate days in a 7-day period for the 7-day average. (minimum total of three (3) samples).

d/ Any discharge beyond this limitation as indicated by any single analysis and/or measurement shall be considered a violation of the condition of this permit.

e/ When the measurement frequency indicated is quarterly, the samples shall be collected during March, June, September and December, if a continual discharge occurs. If the discharge is intermittent, then samples shall be collected during the period that discharge occurs.

f/ See definitions, Part B

g/ In addition to monitoring the final discharge, influent samples shall be taken and analyzed for this parameter at the same frequency as required as for this parameter in the discharge.

h/ Monitoring is required only when chlorine is used for disinfection.

i/ Monitoring is required only during periods of discharge. If "no discharge" occurs, this shall be reported at the specified frequency. (See Part B).

j/ Salinity shall be measured as Total Dissolved Solids (TDS) or electrical conductivity where a satisfactory correlation has been established based on a minimum of five (5) samples. Samples shall be taken at both the raw (potable) water intake and the permitted discharge point.

k/ Salinity shall be sampled monthly until six sets of samples have been analyzed. Thereafter, monitoring shall continue on a quarterly basis. Following submittal of the first six months of data, the Division will determine eligibility of a waiver of numeric limitations based on an incremental increase of less than 400 mg/l. If a waiver is not granted, then the permittee has an additional six months to submit a report addressing salt-removal in accordance with Regulations 3.10.0 - 3.10.5 and Appendix A.
B. MONITORING AND REPORTING

1. Representative Sampling

Samples and measurements taken as required herein shall be representative of the volume and nature of the monitored discharge.

2. Reporting

Monitoring results obtained during the previous 3 months shall be summarized for each calendar quarter and reported on applicable discharge monitoring report forms (EPA Form 3320-1), postmarked no later than the 28th day of the month following the completed quarter. For example, for the 1st quarter (January, February and March) the report would be mailed on or before April 28. If no discharge occurs during the reporting period, "No Discharge" shall be reported. Duplicate signed copies of these, and all other reports required herein, shall be submitted to the Regional Administrator and the State at the following addresses:

Colorado Department of Health
Water Quality Control Division
Monitoring & Enforcement Section
4210 East 11th Avenue
Denver, Colorado 80220

U.S. Environmental Protection Agency
1860 Lincoln Street - Suite 103
Denver, Colorado 80295
Attention: Enforcement - Permit Program

3. Definitions

a. A "composite" sample, for monitoring requirements, is defined as a minimum of four (4) grab samples collected at equally spaced two (2) hour intervals and proportioned according to flow.

b. A "grab" sample, for monitoring requirements, is defined as a single "dip and take" sample collected at a representative point in the discharge stream.

c. An "instantaneous" measurement, for monitoring requirements, is defined as a single reading, observation, or measurement using existing monitoring facilities.

4. Test Procedures

Test procedures for the analysis of pollutants shall conform to regulations published pursuant to Section 304 (h) of the Act, and Colorado State Effluent Limitations (10.1.4), under which such procedures may be required.

5. Recording of Results

For each measurement or sample taken pursuant to the requirements of this permit, the permittee shall record the following information:

a. The exact place, date, and time of sampling;

b. The dates the analyses were performed;

c. The person(s) who performed the sampling;
d. The person(s) who performed the analyses;

e. The analytical techniques or methods used; and

f. The results of all required analyses.

6. Calculations for all limitations which require averaging of measurements shall utilize an arithmetic mean unless otherwise specified.

7. Additional Monitoring by Permittee

If the permittee monitors any pollutant at the location(s) designated herein more frequently than required by this permit, using approved analytical methods as specified above, the results of such monitoring shall be included in the calculation and reporting of the values required in the Discharge Monitoring Report Form (EPA No. 3320-1), or other forms as required by the Division. Such increased frequency shall also be indicated.

8. Records Retention

All records and information resulting from the monitoring activities required by this permit including all records of analyses performed and calibration and maintenance of instrumentation and recordings from continuous monitoring instrumentation shall be retained for a minimum of three (3) years, or longer if requested by the Regional Administrator or the State Water Quality Control Division.
A. MANAGEMENT REQUIREMENTS

1. Change in Discharge

All discharges authorized herein shall be consistent with the terms and conditions of this permit. The discharge of any pollutant identified in this permit more frequently than or at a level in excess of that authorized shall constitute a violation of the permit. Any anticipated change in discharge location, facility expansions, production increases, or process modifications which will result in new, different, or increased discharges or pollutants must be reported by submission of a new NPDES application or, if such changes will not violate the effluent limitations specified in this permit, by notice to the State Water Quality Control Division of such changes. Process modifications include, but are not limited to, the introduction of any new pollutant not previously identified in the permit, or any other modifications which may result in a discharge of a quantity or quality different from that which was applied for. Following such notice, the permit may be modified to specify and limit any pollutants not previously limited.

2. Noncompliance

(A) Definitions

(1) Upset: An exceptional incident in which there is unintentional and temporary noncompliance with technology-based permit effluent limitations because of factors beyond the reasonable control of the permittee.

(2) Bypass: The intentional diversion of waste streams from any portion of a treatment facility.

(3) Severe Property Damage: Substantial physical damage to property, to the treatment facilities to cause them to become inoperable, or substantial and permanent loss of natural resources which can reasonably be expected to occur in the absence of a bypass. It does not mean economic loss caused by delays in production.

(B) Notification

(1) If, for any reason, the permittee does not comply with or will be unable to comply with any maximum discharge limitations or standards specified in this permit, the permittee shall, at a minimum, provide the Water Quality Control Division and EPA with the following information:

a) A description of the discharge and cause of noncompliance

b) The period of noncompliance, including exact dates and times and/or the anticipated time when the discharge will return to compliance; and

c) Steps being taken to reduce, eliminate, and prevent recurrence of the noncomplying discharge.
2. Noncompliance (cont'd)

(2) The following instances of noncompliance shall be reported orally within 24 hours from the time the permittee becomes aware of the circumstances, and a written report mailed within five days of the time the permittee becomes aware of the circumstances:

a) Any instance of noncompliance which may endanger health or the environment

b) Any unanticipated bypass which exceeds any effluent limitation in the permit

c) Any upset which exceeds any effluent limitation in the permit (See Fed. Reg. Vol. 45, No. 98, 122.60 (h) for upset conditions)

d) Daily maximum violations for any toxic pollutants or hazardous substances limited in PART 1-A of this permit.

(3) The permittee shall report all instances of noncompliance not reported in "Notification", paragraph 2-(B)-(2) (above), at the time discharge monitoring reports are submitted (EPA Form 3320-1). The reports shall contain the information listed in "Notification", paragraph 2-(B)-(1) (above).

(4) Where the permittee becomes aware that it failed to submit any relevant facts in a permit application, or submitted incorrect information in a permit application or report to the Division, it shall promptly submit such facts or information.

(C) Bypass

(1) The permittee may allow any bypass to occur which does not cause effluent limitations to be exceeded, but only if it also is for essential maintenance to assure efficient operation. No Division notification is required, and this case is not subject to the requirements in paragraphs 2-(C)-(2) through 2-(C)-(4), (below).

(2) If the permittee knows in advance of the need for a bypass, it shall submit notice, if possible at least ten days before the date of the bypass, to the Division and the Environmental Protection Agency (EPA). The bypass shall be subject to Division approval, and limitations imposed by the Division and EPA.

(3) For an unanticipated bypass, see the requirements listed in "Notification", paragraph 2-(B)-(2), (above).

(4) Bypass is prohibited, and the Division may take enforcement action against a permittee for bypass, unless:

a) Bypass was unavoidable to prevent loss of life, personal injury, or severe property damage;
2. Noncompliance (cont'd)

   b) There were no feasible alternatives to the bypass, such as the use of auxiliary treatment facilities, retention of untreated wastes, or maintenance during normal periods of equipment downtime. This condition is not satisfied if the permittee could have installed adequate backup equipment to prevent a bypass which occurred during normal periods of equipment downtime or preventative maintenance; and

c) The permittee submitted notices as required in "Notification", paragraph 2-(B) (above).

3. Removed Substances

   Solids, sludges, filter backwash, or other pollutants removed in the course of treatment or control of wastewaters shall be disposed of in a manner such as to prevent any pollutant from such materials from entering waters of the State.

4. Facilities Operation

   The permittee shall at all times maintain in good working order and operate as efficiently as possible all treatment or control facilities or systems installed or used by the permittee to achieve compliance with the terms and conditions of this permit.

5. Adverse Impact

   The permittee shall take all reasonable steps to minimize any adverse impact to waters of the State resulting from noncompliance with any effluent limitations specified in this permit, including such accelerated or additional monitoring as necessary to determine the nature and impact of the noncomplying discharge.

6. Any discharge to the waters of the State from a point source other than specifically authorized is prohibited.

7. Reduction, Loss, or Failure of Treatment Facility

   (A) The permittee shall, to the extent necessary to maintain compliance with its permit, control production, or all discharges, or both until the facility is restored or an alternative method of treatment is provided.

   (B) This provision also applies to power failures, unless an alternative power source sufficient to operate the wastewater control facilities is provided.
B. RESPONSIBILITIES

1. Right to Entry

The permittee shall allow the Director of the State Water Quality Control Division, the EPA Regional Administrator, and/or their authorized representative, upon the presentation of credentials:

(A) To enter upon the permittee's premises where a regulated facility or activity is located or in which any records are required to be kept under the terms and conditions of this permit;

(B) At reasonable times to have access to and copy any records required to be kept under the terms and conditions of this permit and to inspect any monitoring equipment or monitoring method required in the permit; and

(C) To enter upon the permittee's premises to reasonably investigate any actual, suspected, or potential source of water pollution, or any violation of the Colorado Water Quality Control Act. The investigation may include, but is not limited to, the following: sampling of any discharge and/or process waters, the taking of photographs, interviewing of any persons having any knowledge related to the discharge, permit, or alleged violation, and access to any and all facilities or areas within the permittee's premises that may have any affect on the discharge, permit, or alleged violation.

2. Duty to Provide Information

The permittee shall furnish to the Division, within a reasonable time, any information which the Division may request to determine whether cause exists for modifying, revoking and reissuing, or terminating this permit, or to determine compliance with this permit.

3. Transfer of Ownership or Control

In the event of any change in control or ownership of facilities from which the authorized discharges emanate, the permittee shall notify the succeeding owner or controller of the existence of this permit by letter, a copy of which shall be forwarded to the Regional Administrator and the State Water Quality Control Division.

4. Availability of Reports

Except for data determined to be confidential under Section 308 of the Act and Regulations for the State Discharge Permit System 6.1.8, all reports prepared in accordance with the terms of this permit shall be available for public inspection at the offices of the State Water Quality Control Division and the Regional Administrator.

As required by the Act, effluent data shall not be considered confidential. Knowingly making any false statement on any such report may result in the imposition of criminal penalties as provided for in Section 309 of the Act, and Section 25-8-610 C.R.S. 1973.
5. Permit Modification

After notice and opportunity for a hearing, the permit may be modified, suspended, or revoked in whole or in part during its term for cause including, but not limited to, the following:

(A) Violation of any terms or conditions of this permit;

(B) Obtaining this permit by misrepresentation or failure to disclose fully all relevant facts;

(C) A change in any condition which results in a temporary or permanent reduction, elimination, addition or increase of the permitted discharge. (Changes in water Quality Standards, control regulation or duly promulgated plans would qualify as "a change in any condition");

(D) This permit shall be modified, or alternatively, revoked and reissued, to comply with any applicable effluent standard or limitation issued or approved under sections 301(b)(2)(C), and (D), 304(b)(2), and 307(a)(2) of the Clean Water Act, if the effluent standard or limitation so issued or approved:

   (1) Contains different conditions or is otherwise more stringent than any effluent limitation in the permit; or
   (2) Controls any pollutant not limited in the permit.

The permit as modified or reissued under this paragraph shall also contain any other requirements of the Act then applicable. -or-

(E) Changes and additions in control regulations.

6. Toxic Pollutants

Notwithstanding "Permit Modification", paragraph B-5 (above), if a toxic effluent standard or prohibition (including any schedule of compliance specified in such effluent standard or prohibition) is established under Section 307(a) of the Act for a toxic pollutant which is present in the discharge and such standard or prohibition is more stringent than any limitation for such pollutant in this permit, this permit shall be revised or modified in accordance with the toxic effluent standard or prohibition and the permittee so notified.

7. Civil and Criminal Liability

Except as provided in permit conditions on "Bypassing" (A-2-(C)) and "Reduction, Loss, or Failure of Treatment Facility", (A-7), nothing in this permit shall be construed to relieve the permittee from civil or criminal penalties for noncompliance. (See Fed. Reg. Vol. 45, No. 98, 122.60).

8. Oil and Hazardous Substance Liability

Nothing in this permit shall be construed to preclude the institution of any legal action or relieve the permittee from any responsibilities, liabilities, or penalties to which the permittee is or may be subject under Section 311 of the Act.
9. State Laws

Nothing in this permit shall be construed to preclude the institution of any legal action or relieve the permittee from any responsibilities, liabilities, or penalties established pursuant to any applicable State law or regulation under authority preserved by Section 510 of the Act.

10. Permit Violations

Failure to comply with any terms and/or conditions of this permit shall be a violation of this permit.

11. Property Rights

The issuance of this permit does not convey any property rights in either real or personal property, or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor any infringement of Federal, State or local laws or regulations.

12. Severability

The provisions of this permit are severable, and if any provisions of this permit, or the application of any provision of this permit to any circumstance, is held invalid, the application of such provision to other circumstances, and the remainder of this permit shall not be affected thereby.

13. At the request of a permittee, the Division may modify or terminate a permit and issue a new permit if the following conditions are met:

   (A) The Regional Administrator has been notified of the proposed modification or termination, and does not object in writing within thirty (30) days of receipt of notification; and
   (B) The Division finds that the permittee has shown reasonable grounds consistent with the Federal and State statutes, and regulations for such modification or termination; and
   (C) Requirements of public notice have been met.

The filing of a request by the permittee for a permit modification, revocation and reissuance, or termination, or a notification of planned changes or anticipated noncompliance, does not stay any permit condition.

14. It shall not be a defense for a permittee in an enforcement action that it would be necessary to halt or reduce the permitted activity in order to maintain compliance with the conditions of this permit.

15. Signatory Requirement

All applications, reports, or information submitted to the Division shall be signed and certified.
OTHER REQUIREMENTS

Within three (3) months after the effective date of this permit, a flow-measuring device shall be installed to give representative values of effluent volume at some point in the plant circuit, if not already a part of the wastewater plant.

The following locations of flow-measuring devices are required:

1. Facilities with detention times within the treatment system of 24 hours or less: on the influent or effluent line, or within the system.

2. Facilities with detention times within the treatment system of 24 hours or more: on the effluent line.

If permittee desires to locate a flow-measuring device in a location other than in 1 or 2 above, then permittee shall submit a request to the Division giving the specific location (by map). The request shall include a justification that the location will give accurate measurements within ten (10) percent of the actual flow being discharged. Installation shall be subject to approval by the Division prior to installation.

At the request of the Regional Administrator of the Environmental Protection Agency or the Director of the State Water Quality Control Division, the permittee must be able to show proof of the accuracy of any flow-measuring device used in obtaining data submitted in the monitoring report. The flow-measuring device must indicate values within ten (10) percent of the actual flow being discharged from the facility.

The limitations stated in PART I, Section A, are calculated on the basis of gross measurements of each parameter in the designated discharge regardless of the quantity and quality of these parameters in the plant flow unless otherwise specified.

If the permittee desires to continue to discharge, he shall re-apply at least one hundred-eighty (180) days before this permit expires.

Within sixty (60) days of the effective date of this permit, the permittee shall file a statement with the Environmental Protection Agency and the State Water Quality Control Division which shall contain the names of the person or persons who are designated to report conditions as noted in PART II, Section A, Paragraph 2a (Noncompliance Notification), and as noted in PART II, Section B, Paragraph 7 (Oil and Hazardous Substance Liability). The permittee shall continually update this list as changes occur at the facility.

The permittee is required to submit an annual fee as set forth in Section 25-8-502 C.R.S. 1973 as amended. Failure to submit the required fee is a violation of this permit and will result in the suspension of said permit and enforcement action pursuant to Section 25-8-601 et. seq., 1973 as amended.

Discharge Point(s)

Discharge points shall be so designed or modified that a sample of the effluent can be obtained at a point after the final treatment process and prior to discharge to State waters.
OTHER REQUIREMENTS (Applies to Sewage Treatment Plants only)

Percentage Removal Requirements (BOD₅ and TSS Limitations)

If not presently being complied with, effective immediately, the arithmetic mean of the total BOD₅ and the Total Suspended Solids concentrations for effluent samples collected in a period of 30 consecutive days shall not exceed 15 percent of the arithmetic mean of the concentrations for influent samples collected at approximately the same times during the same period (85 percent removal). This is in addition to the concentration limitations on Total BOD₅ and Total Suspended Solids.

Expansion Requirements

Pursuant to Colorado Law, C.R.S. 1973 25-8-501 (6), the permittee is required to initiate engineering and financial planning for expansion of the treatment works whenever throughput and treatment reaches eighty (80) percent of design capacity. Whenever ninety-five (95) percent of either the hydraulic or organic capacity of the treatment works is met, the permittee shall commence construction of the necessary treatment expansion.

In the case of publicly owned sewage treatment works, where construction is not commenced in accordance with the above paragraph, the municipality shall cease issuance of building permits within such municipality until construction has commenced, except that building permits may continue to be issued for any construction which would not have the effect of increasing the input of sewage to the sewage treatment works of the municipality. Throughput, treatment, and design capacity shall be determined by the Division.
FIGURE 1
SAN JUAN RIVER RESORT, INC.
ARCHULETA COUNTY
**COMPARISON OF ROAD SPECS**

NOTE (1) The gravel depth shown is for "LOCAL" streets. Other type streets require different gravel depths.

<table>
<thead>
<tr>
<th>Specs. &amp; Eff. Date</th>
<th>R.O.W. Gravel</th>
<th>Gravel Top Course</th>
<th>Gravel Base Course</th>
<th>Drainage</th>
<th>Max. Grade</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>1971 to 6/4/78</td>
<td>60'</td>
<td>24'</td>
<td>3'</td>
<td>course</td>
<td>fine</td>
<td>Adequate to assure stabilized roadbed. 6% Applicable to all plats filed after 1/1/60.</td>
</tr>
<tr>
<td>1978 effective</td>
<td>60'</td>
<td>27'</td>
<td>3'</td>
<td>3'</td>
<td>Compaction</td>
<td>Compact using rollers w/adequate moisture 4&quot; minus 5/4&quot; minus Ditched to drain roadbed with no ponding. 7% or 12% for 300' if alternate access Existing roads on which base gravel had been placed as of 6/1/78 will be accepted with 24&quot; wide gravel surface till 12/31/78.</td>
</tr>
<tr>
<td>1981 effective</td>
<td>60'</td>
<td>27'</td>
<td>3'</td>
<td>3'</td>
<td>3&quot;</td>
<td>6&quot; minus 3&quot; minus 3&quot; minus Ditches for drainage are required. 8% or 10% may be OK'd for local streets 1 yr. warranty required to 5/12/83 3 yr. warranty required after 5/12/83 till 8/86. Surveyor certification of location of finished roadway.</td>
</tr>
<tr>
<td>1986 effective</td>
<td>60'</td>
<td>27'</td>
<td>3'</td>
<td>3&quot;</td>
<td>3&quot;</td>
<td>4&quot; minus 5/4&quot; minus Ditches for drainage are required. 8% or 10% may be OK'd for local streets 1 yr. warranty. Clarifies county acceptance requirements, adds definitions, and clarifies other matters. Surveyor certification of location of finished roadway.</td>
</tr>
</tbody>
</table>

**Legend:**
- R.O.W. Gravel: 60', 24', 3'
- Gravel Top Course: course, fine
- Gravel Base Course: 6'', compact using rollers w/adequate moisture
- Drainage: Ditched to drain roadbed with no ponding.
- Max. Grade: 6%, 7%, 12%
- Remarks: Adequate to assure stabilized roadbed.
SAN JUAN RIVER VILLAGE

COVENANTS, CONDITIONS, AND RESTRICTIONS
DECLARATION OF
AMENDED PROTECTIVE COVENANTS
San Juan River Resort Unit No. 1
San Juan River Resort Unit No. 2
and Wolf Creek Estates

THESE AMENDED PROTECTIVE COVENANTS are made this 19th day of
December, 1990, by SAN JUAN RIVER RESORT, INC., an Arizona
corporation, hereinafter referred to as the "Declarant".

RECITALS:

1. Declarant has previously executed and filed of record in
Archuleta County, Colorado, Protective Covenants for San Juan River
Resort Unit 1, Amended, according to the plat thereof filed October
4, 1972 as Reception No. 70530 in the office of the Clerk and Recorder
of Archuleta County, Colorado, and San Juan River Resort Unit 2
according to the amended plat thereof filed February 10, 1975 as
Reception No. 82578 in the office of the Clerk and Recorder of
Archuleta County, Colorado, which Protective Covenants were recorded
July 3, 1978 in Book 159, Page 141, Reception No. 91789 of the records
of Archuleta County, Colorado. An Amendment of Protective Covenants
was recorded July 3, 1984 as Reception No. 124278 of the records
of Archuleta County, Colorado.

2. Declarant desires to amend the Protective Covenants in
accordance with the authority reserved in Paragraph 13 of the original
Protective Covenants and to subject thereto all lands encompassing
San Juan River Resort Unit 1, San Juan River Resort No. 2 and Wolf
Creek Estates.

NOW THEREFORE, Declarant hereby declares that all of the lots
in San Juan River Resort Unit No. 1, San Juan River Resort Unit No.
2 and Wolf Creek Estates (hereinafter the "Property") shall be held,
sold and conveyed subject to the following restrictions, covenants
and conditions which are for the purpose of protecting the value and
desirability of the Property and which shall run with the Property
and be binding on all parties having any right, title and/or interest
in the described Property or any part thereof, their heirs, successors
and assigns, and shall inure to the benefit of each owner thereof.

1. Association Powers and Membership: The San Juan River Resort
Property Owners Association, Inc. (hereinafter the Association) shall
have all the powers that are set forth in its Articles of Incorporation
and all other powers that belong to it by operation of law, including, but not limited to, the power to assess and collect from every member of the Association a uniform monthly charge per single-family lot within the subdivision. The amount of such charge is to be determined by the Board of Directors of the Association and the charge in no event shall be less than $2.00 per month. Said charge shall be included in monthly assessment billings of water service, sewer service, availability fees or other charges. No such charge shall be assessed against any lot owned by Declarant, the Association or any other entity that acquires title to any lot for the sole purpose of operating and maintaining the water or sewer utility systems serving the subdivision or lots dedicated for recreational use by all owners.

In a case of multiple ownership of a single lot, the Association shall be entitled to collect one membership fee for each lot. At the discretion of the Association, the rate of charge for ownership of multiple lots may be reduced.

2. Assessments: Every person who is currently or shall become the legal or equitable owner of any lot in the subdivision by any means shall, by the acceptance of a deed or contract to purchase a lot, be held to have agreed to pay the Association all charges that the Association shall make in accordance with these covenants. If any such payment is not made when due it shall bear interest from the due date until paid at the interest rate periodically established by the Board of Directors of the Association. Until paid, all such charges together with costs and reasonable attorney fees required to secure payment thereof, shall constitute a continuing lien on and against the Property charged. The Association may file with the County Clerk and Recorder a written notice stating that it is the owner of a lien to secure payment of the unpaid charges plus costs and reasonable attorney fees. Any such lien may be foreclosed by the Association in the manner provided by the laws of the State of Colorado for the foreclosure of mortgages upon real property. The Association shall, upon demand at any time, furnish a list of members who have paid such assessments or of members who are delinquent in the payment of such assessments.

3. Use of Funds: The funds accumulated as a result of the charges levied by the Association shall be used exclusively for the purposes of promoting the recreation, health, safety and welfare of the members of the Association.
4. **Subordination to Lien:** The lien of a mortgage or a deed of trust placed upon any lot for the purpose of permanent financing and/or construction of a residence or other improvement thereon, shall be superior to any lien of the Association provided for in these covenants.

5. **Suspension of Voting Rights:** The Board of Directors of the Association shall have the right to suspend the voting rights and the right to the use of the Association's recreational facilities of any member or associate member for any continuing violation of the restrictive covenants after the existence of the violation has been brought to the attention of the member in writing by the Board of Directors of the Association or during the period that any assessments or utility charges for water or sewer service remain unpaid.

6. **Design and Construction Standards:** Each single-family dwelling unit, including multiple-story units, shall contain a minimum of 1200 square feet. Multiple-story units shall have a minimum of 800 square feet on the main floor. No structure shall be permitted that exceeds 5000 square feet. These minimum and maximum areas shall be exclusive of roofed or unroofed porches, terraces, garages, unfinished basements or other structures. No building or structure shall be constructed which covers more than 55% of the total area of the lot. No home or other structure may be placed closer than 10 feet to any side lot line, or 30 feet from the front or back lot line; except that if a lot is adjoining the National Forest, the 30 foot limitation on the back shall be reduced to 15 feet.

   The maximum height of homes shall be 37' from grade level to the top of the roof on the side of the building that faces the road.

7. **Architectural Review:** All plans for proposed structures must be submitted to the Association at least 30 days prior to applying for a building permit for review and approval or rejection by the Architectural Review Committee of the Association. If plans are approved, a copy of the plans shall remain with and become the permanent property of the Association.

   The following general guidelines concerning approval shall be used:

   (a) Mountain type homes including, but not limited to single and multi-floor structures with appropriate style and configuration which are compatible with the majority of existing homes in the subdivision shall be approved;
(b) Homes with radically dissimilar design to existing homes such as geodesic, those constructed on pedestal supports, those with less than a 5" to 12" roof pitch, and others which are not compatible with the majority of homes shall be rejected. The Association shall notify the applicant in writing of the rejection and applicant shall have 30 days from the date of the rejection to request an appeal hearing before the Board of Directors of the Association.

8. Utility Charges: The Association shall own and operate the water and sewer systems. The Association shall provide central water and sewer service to each lot subject to payment of the utility charges in accordance with these covenants provided, however, the Association shall not be obligated to extend water and sewer lines to lots not presently served unless the Association receives satisfactory financial guarantees from the owners of the undeveloped lots. Every person who is currently or shall become a legal or equitable owner of any lot in the subdivision that has water and sewer services available to the lot shall be subject to the following utility charges:

(a) An availability fee established by the Association or any successor entity, which shall be charged monthly;

(b) A tap fee when water and sewer lines are connected to a structure on the lot;

(c) A monthly user fee for water and sewer service as established by the Association or any successor entity.

It shall be the personal obligation of every lot owner subject to utility charges to pay availability fees, tap fees or user fees in a timely fashion. Failure to pay utility charges shall constitute a breach of the owner's obligation and shall result in legal action by the Association or any successor entity against the lot owner. In addition to any unpaid charges, such action shall include interest at the rate established by the Board of Directors, court costs and reasonable attorney fees. Until paid, all such charges, together with costs and reasonable attorney fees required to secure payment thereof, shall constitute a continuing lien on and against the Property charged. The Association may file with the County Clerk and Recorder a written lien notice. The lien may be foreclosed by the Association in the manner provided by the laws of the State of Colorado for foreclosure of mortgages upon real property.
9. Disconnection of Service: In addition to the remedies previously set forth, the Association or any successor entity shall have the unbridged right to disconnect water and sewer service to any structure that is delinquent in the payment of utility charges in the amount of $250.00 or six months' worth of charges, whichever occurs first. Disconnection shall be the duty of the Association or its successor entity with at least a majority of the Board of Directors voting in favor of such action. Prior to reconnecting the facilities the owner shall pay, in addition to all sums due for charges, interest, costs and attorney fees, if any, the actual cost of disconnecting and reconnecting the premises, including materials, equipment rental and labor.

10. Water Meters: The Association or any successor entity shall have the unbridged right to install water meters at all homes and buildings tapped into the water system. The Association or any successor entity is authorized to establish guidelines for apportioning the cost of labor and materials incurred in installing water meters between the lot owners and the Association or successor entity.

11. Prior covenants: Except for the specific amendments and additions set forth above, all the original covenants and amendments previously filed shall remain in full force and effect and the same are hereby ratified and reaffirmed.

IN WITNESS WHEREOF, the Declarant has executed this instrument on the day and year first above written.

(SEAL)

SAN JUAN RIVER RESORT INC.,
an Arizona corporation

ATTEST:

(SEAL)

Frank Griffitts, President

Gladys Griffitts, Secretary

STATE OF ARIZONA ) ss

COUNTY OF MARICOPA )

SUBSCRIBED and sworn to before me this 19th day of December, 1990, by Frank Griffitts, as President, and Gladys Griffitts, as Secretary, of San Juan River Resort, Inc., an Arizona corporation.

WITNESS my hand and official seal.
My commission expires:

[Signature]

Notary Public

ARCHULETA COUNTY, CO 0177071 01/15/1991

BK 319 PG 348 JUNE MADRID, RECORDER
SAN JUAN RIVER VILLAGE

TRANSFER OF INFRASTRUCTURE AND PROPERTY

TO SAN JUAN RIVER RESORT PROPERTY OWNERS ASSOCIATION
BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that SAN JUAN RIVER RESORT WATER AND SEWER COMPANY, FRANK GRIFFITTS, GLADYS GRIFFITTS and SAN JUAN RIVER RESORT, INC., Grantors, for and in consideration of TEN AND NO/100 DOLLARS, and other good and valuable consideration, to them in hand paid at or before the ensealing or delivery of these presents by SAN JUAN RIVER RESORT PROPERTY OWNERS ASSOCIATION, INC., Grantee, have bargained and sold, and by these presents do grant and convey unto the said Grantee, its successors and assigns, the following property, goods, and chattel, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the same unto the said Grantee, its successors or assigns, forever. Grantors covenant and agree to and with Grantee, its successors and assigns, to WARRANT AND DEFEND the sale of said property against all claims and persons. Grantors warrant that they are the lawful owners of the goods described herein and that the same are free of all liens and encumbrances.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals this 19th day of December, 1990.

SAN JUAN RIVER RESORT WATER AND SEWER COMPANY

By Frank Griffitts, individually
Frank Griffitts, President

SAN JUAN RIVER RESORT, INC.

By Frank Griffitts, individually
Frank Griffitts, President

STATE OF ARIZONA )
) ss
COUNTY OF MARICOPA )

The foregoing instrument was acknowledged before me this 19th day of December, 1990, by Frank Griffitts and Gladys Griffitts, individually and by Frank Griffitts as President of San Juan River Resort Water and Sewer Company and by Frank Griffitts as President of San Juan River Resort, Inc.

WITNESS my hand and official seal.
My commission expires: 

[Notary Public]
My Commission Expires Aug. 31, 1993
### EXISTING WATER TREATMENT AND DISTRIBUTION SYSTEM

<table>
<thead>
<tr>
<th>ITEM</th>
<th>QUANTITY</th>
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<tbody>
<tr>
<td>2&quot; PVC Distribution Line</td>
<td>1,800 feet</td>
</tr>
<tr>
<td>2&quot; Gate Valves</td>
<td>3</td>
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<tr>
<td>4&quot; PVC Distribution Line</td>
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<td>4&quot; Gate Valves</td>
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<td>6&quot; Gate Valves</td>
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<td>Highway Crossing (Bore)</td>
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<td>Yard Hydrants</td>
<td>6</td>
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<tr>
<td>Air Relief Valve</td>
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<td>16,000 Gallon Storage Tank (on Forest Service Land)</td>
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<tr>
<td>325,000 Gallon Storage Tank (unconnected, unpainted)</td>
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<td>Upper Pump Station with Building</td>
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<tr>
<td>Lower Pump Station with Chlorination Building</td>
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<tr>
<td>Well and Submersible Pumps</td>
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### EXISTING SEWAGE COLLECTION AND TREATMENT SYSTEM

<table>
<thead>
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<tr>
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<td>74</td>
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<tr>
<td>Existing 8&quot; PVC Sewer Pipe</td>
<td>18,500 feet</td>
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<tr>
<td>Highway Bore</td>
<td>1</td>
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<tr>
<td>Line Lift Station</td>
<td>1</td>
</tr>
</tbody>
</table>
WARRANTY DEED

THIS DEED, Made this day of 19--
between SAN JUAN RIVER RESORT, INC., an Arizona corporation

County of Maricopa
State of Arizona

SAN JUAN RIVER RESORT PROPERTY OWNERS ASSOCIATION, INC., a Colorado corporation
whose legal address is:
HC-72 67492-N, Pagosa Springs,
Colorado 81147

of the County of Archuleta
State of Colorado

WITNESSETH, That the grantor(s), for and in consideration of the sum of

TEN AND NO/100-- DOLLARS,
the receipt and sufficiency of which is hereby acknowledged, has
granted, bargained, sold and conveyed, and does hereby grant, bargain, sell, convey, and confirm unto the grantee(s), its
heirs and assigns forever, all the real property together with improvements,
of any situs, lying and being in the

See Exhibit "A" attached hereto and incorporated herein by reference.

also known by street and number as:

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appurtenant, and the easements, remainders and reversion, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the

The grantor(s) shall and will WARRANT ACROSS FOREVER DEPEND the above-bargained premises in the quiet and peaceable possession of the

IN WITNESS WHEREOF, it

(S E A L )

Gladye Griffitts, Secretary

STATE OF ARIZONA

County of Maricopa

The foregoing instrument was acknowledged before me this day of Dec., 19-- by Frank Griffitts, as President, and Gladye Griffitts, as Secretary, of San Juan River Resort, Inc.

By: Gladye Griffitts

("If in Denver, insert "City and"")
EXHIBIT "A"

Lots 2, 32, 34H, 34I, 127, 130, 132, 133, 134 and Aspen Lake, San Juan River Resort Unit 1, Amended, according to the plat thereof filed October 4, 1972, as Reception No. 76530 in the office of the Clerk and Recorder.

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 20, 28, 66, 67, 68, 69, 70, 75, 76, 77, 78, 79, 80, 127, 128, 130, 132, 138, 140, 141, 142, 145, 146, 147, 148, 149, 150, 179 (Picnic Island), 180, 181 and Rainbow Lake, San Juan River Resort Unit 2, according to the amended plat thereof filed February 10, 1975, as Reception No. 82578, in the office of the Clerk and Recorder.

TOGETHER WITH AND INCLUDING 1.25 cfs. of water from the Harman Ditch, appropriation date October 5, 1889, adjudication November 13, 1912, C.A73-308 and all related water rights decrees including those set forth in District Court in and for Water Division No. 7 the State of Colorado, Case No. W-1418-76.

ALSO TOGETHER WITH an easement for water and sewer lines across the property known as Wolf Creek Estates and being more particularly described as follows:

SANITARY SEWERLINE EASEMENT

A thirty (30.00) ft. wide sanitary sewerline easement located in Section 22, Township 36 North, Range 1 West, N.M.P.M., Archuleta County, Colorado, lying fifteen (15.00) feet each side of the following described centerline:

BEGINNING at the point of intersection of an existing sanitary sewerline and the southerly right-of-way of U.S. Highway 160 whence the NE corner of San Juan River Resort Unit 2 bears N 79° 31' 59" E, 1702.82 feet;
The NE S 58° 32' 00" W, 977.61 feet along an existing sanitary sewerline;
The NE S 31° 28' 00" E, 530.69 feet along an existing sanitary sewerline;
The NE S 31° 28' 00" E, 1702.82 feet along an existing sanitary sewerline.

SANITARY SEWERLINE EASEMENT

A thirty (30.00) ft. wide sanitary sewerline easement located in Section 22, Township 36 North, Range 1 West, N.M.P.M., Archuleta County, Colorado, lying fifteen (15.00) feet each side of the following described centerline:
BEGINNING at the point of intersection of an existing sanitary sewerline and the southerly right-of-way of U.S. Highway 160 whence the NE corner of San Juan River Resort Unit 2 bears N 79° 31' 59" E, 1702.82 feet; Thence S 31° 28' 00" E, 530.69 feet along an existing sanitary sewerline; Thence N 58° 32' 00" E, 28.00 feet to a point on the north-westerly right-of-way of Alpine Drive whence the NE corner of said San Juan River Resort Unit 2 bears N 61° 26' 56" E, 1563.75 feet.
SAN JUAN RIVER VILLAGE

PERTINENT FLOOD PLAIN INFORMATION
<table>
<thead>
<tr>
<th>Flooding Source and Location</th>
<th>Drainage Area (Square Miles)</th>
<th>10-Year</th>
<th>50-Year</th>
<th>100-Year</th>
<th>500-Year</th>
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<td>San Juan River</td>
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<tr>
<td>South Pagosa Springs</td>
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<td>MEAN VELOCITY (FEET PER SECOND)</td>
<td>BASE FLOOD WATER SURFACE ELEVATION WITH FLOODWAY (FEET NGVD)</td>
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<td>San Juan River (continued)</td>
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<sup>1</sup>Feet Upstream of Pagosa Springs Southern Corporate Limits
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<th>CROSS SECTION</th>
<th>DISTANCE (FEET)</th>
<th>WIDTH (FEET)</th>
<th>SECTION AREA (SQUARE FEET)</th>
<th>MEAN VELOCITY (FEET PER SECOND)</th>
<th>WITH FLOODWAY</th>
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Foot Upstream of Pagosa Springs Southern Corporate Limits