



March 25, 2024

Kyle Collins  
Vice President of Architecture and Planning  
Discovery Land company, LLC  
14605 N. 73rd Steet  
Scottsdale, AZ 85255

RE: Can and Will Serve Raw Water Service

Dear Mr. Collins:

The Upper Yampa Water Conservancy District (“Upper Yampa”) received your request to be provided raw water service to the land use proposal by the Discovery Land Company, LLC (“Developer”) for approximately 6,412 acres and described as the “Stagecoach Development” as a residential, ski area and golf course community.

Upper Yampa owns and operates Stagecoach Reservoir. Stagecoach Reservoir has a present capacity of 36,439 acre feet. Upper Yampa contracts with water users within its service area boundaries for water from the reservoir for the decreed uses. Water may be released directly from the reservoir or pumped from the reservoir and used directly, by exchange, or through a plan for augmentation.

Upper Yampa has the capacity to contract for the release of raw water from Stagecoach Reservoir and can and will serve the Stagecoach Development subject to the following terms and conditions:

1. Developer constructs all infrastructure necessary to deliver water from the reservoir to its intended uses; including but not limited to pipes, pumps, and treatment systems, easements, and rights of way;
2. The Developer and Upper Yampa enter into a water allotment contract for the delivery of water to the Developer Property upon terms acceptable to Upper Yampa;
3. Developer comply with any and all rules and regulations in effect for Upper Yampa including its Water Marketing Policy then in effect; and
4. Developer obtains all local, county, state, federal, and regulatory agency necessary permits and approvals for the Stagecoach Development.

This Can and Will Serve letter is effective for a period of two years from the date of execution.

Sincerely,

Andy Rossi  
General Manager  
Upper Yampa Water Conservancy District  
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