



December 5, 2024

Ryan Howser, El Paso County Development Services Department  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910-3127

Sent via online portal at: <https://epcdevplanreview.com/Agencies/Home>

RE: BOCES Subdivision Exemption  
S ½ Sec. 35, Twp. 12S, Rng. 64W, 6th P.M.  
Water Division 2, Water District 10  
Upper Black Squirrel Creek Designated Basin  
CDWR Assigned Subdivision No. 32579

Dear Ryan Howser:

We have received referral regarding the above-referenced Pikes Peak Board of Cooperative Educational Services (PPBOCES) Vocational Education Campus which will be developed on an existing parcel which totals approximately 86.4 acres in size. The anticipated water supply will come from a number of undeveloped Denver Basin wells to be operated by PPBOCES and wastewater will be disposed of by Meridian Service Metropolitan District.

This referral does not appear to qualify as a “subdivision” as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer’s March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or



requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

Estimated water requirements and proposed uses were estimated to be 15.2 acre-feet/year for the Educational Facilities and 23.6 acre-feet/year for Residential uses and 1.59 acre-feet/year for other Non-Residential uses. The total campus water supply requirement is estimated at 40.4 acre-feet per year.

The applicant has identified Basin Determination Nos. 457-BD, 458-BD, and 459-BD as the instruments intended to allow well construction. However, no well permits have been issued pursuant to these Determinations at this time.

**Therefore, this office recommends the following:**

1. The county require that the applicant submit well permits to our office, construct and develop the wells, and verify that the wells can produce at rates suitable to meet the development's water supply requirements.

The ability of the lot to obtain a well permit and the allowed uses will be determined at the time that the well permit application is submitted to and reviewed by our office.

Please contact Ivan Franco at 303-866-3581 x8246 or at [Ivan.Franco@state.co.us](mailto:Ivan.Franco@state.co.us) with any questions.

Sincerely,



Ioana Comaniciu, P.E.

Water Resources Engineer