



William Guman & Associates, Ltd.

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Colorado Springs City Councilman 1993-2001
Colorado Springs City Planning Commissioner 1992-1993
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SCAN FOR WEBSITE



URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE

ENTITLEMENT COORDINATION | CONTRACT ADMINISTRATION

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NOTICE OF PENDING APPLICATION FOR APPROVAL OF LOCATION AND SUBDIVISION EXEMPTION

March 18, 2024

Via USPS Certified Mail

Greetings,

As a property owner near the proposed **Pikes Peak Cooperative Educational Services (BOCES) campus, Judge Orr Road, Peyton, CO 80831**, you are receiving this **Public Notification Letter** to inform you of the BOCES' pending application for an *Approval of Location and Subdivision Exemption* for development of the BOCES property. This written notification informing you of this action is required by El Paso County.

The BOCES property occupies 86.38 acres and is intended to be developed as an educational campus for El Paso County students seeking training in various construction trades and services. Frontage of the site is on Judge Orr Road and Elbert Road.

The Approval of Location and Subdivision Exemption applications to be submitted to El Paso County requests for review and approval of multiple structures for classrooms and shop space, and for single-family residential dwelling units to be owned by BOCES and made available to teachers and instructors employed and working at the campus. All proposed internal roads of the campus are proposed as private.

BOCES will retain ownership of all water rights; structures to be built within the proposed campus will be serviced via an on-site water treatment facility to be built and owned by BOCES. A *Water Resources Report* completed by a local hydrologist and water attorney confirms development of the scale proposed can be supported.

A *Vicinity Map* is attached to this letter. A full-scale Development Plan is anticipated to be available to view at the County (Development Review) in July 2024. You will also be informed of any Public Hearings related to the application scheduled subsequently.

Questions may be directed to **William Guman & Associates, Ltd., 719-633-9700, bill@guman.net** or **El Paso County Development Review, Ryan Howser, Project Manager, 719-520-6049, RyanHowser@elpasoco.com**.

Thank you.

Attachment; Vicinity Map