



March 14, 2018

Gabe Sevigny  
El Paso County Development Services Department  
[DSDcomments@elpasoco.com](mailto:DSDcomments@elpasoco.com)

RE: Central Autos Repair Shop  
NE ¼ of the NE ¼ Sec 3, T11S, R67W, 6<sup>th</sup> P.M.  
Lot 16, Beacon Heights Subdivision  
Water Division 1, Water District 8

Dear Mr. Sevigny:

We have received your referral concerning the above-referenced special use for a home business (auto repair business).

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.

According to the submittal the current water supply to Lot 16 of Beacon Heights Subdivision is an existing well under permit no. 111630. Well permit no. 111630 was issued claiming the water under the 4.77 acres known as Lot 16, Beacon Heights Subdivision from the Dawson Aquifer. The permitted uses are domestic use inside one single family dwelling and the irrigation of not more than 1 acre of lawn and garden. The applicant proposes to use the existing well with permit no. 111630 for the residence on-site and in the auto repair business building.

**If the applicant plans to use the well for the auto repair business, including drinking and/or sanitary facilities for the employee(s) and visitors, a commercial well permit allowing such uses must first be obtained.** Since the well is constructed into the not nontributary Dawson aquifer the only type of commercial well that could be sought for the property, without a court approved augmentation plan, is a well limited to drinking and sanitary uses inside the commercial business that does not exceed an annual withdrawal of 1/3 acre-foot and pumping rate of 15 GPM. Information regarding augmentation plans is available on the attached Beginners Guide to Augmentation Plans for Wells. The ability of the applicant to obtain a well permit for commercial use would be determined at the time that the well permit application is submitted to, and reviewed by, this office.

Since the well is not currently in the Applicant’s name we recommend the Applicant submits a Change of Ownership Form (GWS-11) available for download at the Division of Water Resources website at: [www.water.state.co.us](http://www.water.state.co.us).

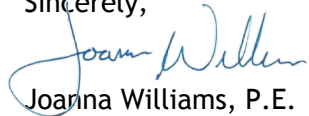


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If you, or the applicant, have any questions, please contact Ailis Thyne at 303-866-3581 ext. 8216.

Sincerely,

A handwritten signature in blue ink that reads "Joanna Williams". The signature is written in a cursive style with a large initial "J".

Joanna Williams, P.E.  
Water Resource Engineer

Cc: Well permit no. 111630