



May 25, 2023

Kylie Bagley, El Paso County Development Services Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127
Transmitted via the EPC EDARP Portal: <https://epcdevplanreview.com>
CDWR Subdivision Referral No.

RE: Falcon Ranchettes Filing No. 2 - Vacation and Replat
SE1/4 of Sec. 1, Twp. 13S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
Upper Black Squirrel Groundwater Management District
CDWR Assigned Subdivision No. 30762

Dear Kylie Bagley:

We have received the submittal concerning the above-referenced proposal to vacate and replat two lots in order to dedicate right-of-way. The two lots are known as Lots 1&2 Falcon Ranchettes Filing No. 2. According to the submittal, the proposed supply of water and wastewater disposal is to be served by Woodmen Hills Metropolitan District (“WHMD”).

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 count 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.

WHMD is the proposed water supplier. The submittal contained a letter dated January 6, 2023 stating that WHMD is willing to provide water service to the subject properties upon inclusion of both properties within the WHMD boundaries. There is no mention in the referral materials of the anticipated demand/required combined commitment for both lots.

Our records indicate that there are two exempt wells located on Lots 1&2. The first is the well with permit no. 72886 which was issued on January 3, 1974 for domestic use on a parcel of 5 acres. The well was claimed to have been constructed on February 5, 1974 according to the Well Completion and Pump Installation Report on file. The second is the well with permit no. 286440 which was issued on August 10, 2011 for 1 single family dwelling, and the watering of the owner’s own large non-commercial domestic animals and irrigation not to exceed 1 acre of lawn and garden on Lot 1. The well was claimed to have been constructed on September 28, 2011 according the Well Construction Report on file. These wells cannot



be utilized for any additional uses, other than those described on the permit, without first receiving new well permits from this office.

If the applicant intends on utilizing WHMD water on either lot the applicants should obtain a firm commitment from the water provider which matches or exceeds the anticipated uses on the subject properties prior to final approval.

If you, or the applicant, have any questions, please contact me at 303-866-3581 ext. 8243 or Ivan.Franco@state.co.us

Sincerely,

A handwritten signature in black ink, appearing to read "Ivan Franco". The signature is fluid and cursive, with the first name "Ivan" being more prominent than the last name "Franco".

Ivan Franco, P.E.
Water Resources Engineer

Ec: Upper Black Squirrel Creek GWMD