



Drexel, Barrell & Co.

May 2, 2022

El Paso County – Planning & Community Development
Attn: Kari Parsons, Planner III
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**RE: Letter of Intent – Right-of-Way Vacation and Replat
Mitchell Road/Forest Lakes Drive**

Ms. Parsons,

On behalf of Lewis-Palmer School District 38, please accept this letter of intent and the enclosed supplemental materials as Drexel, Barrell & Co's application and request for your review and approval of a proposed right-of-way vacation and replat for a portion of Mitchell Road/Forest Lakes Drive.

ROW Vacation Site

The 1.245 acre site is bounded on the west by an unplatted approximately 5 acre portion of the Willow Springs Ranch property, recently deeded to Lewis-Palmer School District by Reception No. 221175046, to the north by Lots 1 & 2 Ward Subdivision, to the east by Lot 1 Forest Lakes Filing No. 1, and directly to the south by Forest Lakes Drive.

The site was originally intended to be a continuation of Mitchell Avenue from the north to Forest Lakes Drive.

This vacated portion of right-of-way is to be reverted to Lewis-Palmer School District 38. The vacated right-of-way, along with a dedicated portion of the Willow Springs Ranch property, and existing Lot 1 in the Forest Lakes subdivision, is proposed to be utilized as a future school site by the District.

Replat Site

The proposed 0.736 acre site is bounded on the east by the as yet unplatted Willow Springs Ranch Filing No. 2 property, on the west by an unplatted portion of the Willow Springs Ranch property, recently deeded to Lewis-Palmer School District by Reception No. 221175046, to the north by Lots 1 & 2 Ward Subdivision, and directly to the south by Forest Lakes Drive.

This proposed right-of-way will provide for a potential future collector roadway connection from Forest Lakes Drive to the neighboring property to the north. A

minor centerline deviation will be required to be approved for the collector roadway installation, due to a centerline radius marginally less (400-ft) than standard (565-ft). However, intersection proximity would indicate that traffic speeds would be acceptable for this variance.

In addition to this proposed right-of-way, the development of Willow Springs Ranch Filing No. 1 has already provided for a collector roadway (Willow Ranch Road) connection that ties into Synthes Avenue to the north.

Review Criteria

This vacation is in conformance with section 7.2.4 B of the El Paso County Land Development Code review criteria. as listed below:

1. *This right-of-way vacation is in conformance with El Paso County Land Development Code and applicable State law.*
2. *The approval will not adversely affect public health, safety or welfare.*
3. *No land, by reason of this vacation, is left without an established public right-of-way or private access easement connecting said land with an established public road; No roadway exists within this current portion of right-of-way proposed to be vacated. Surrounding properties will continue to have potential future access to Forest Lakes Drive by means of the proposed relocated right-of-way. Current roadway access to public right-of-way will not change with this vacation/relocation.*
4. *Right-of-ways and easements are reserved for the continued use of existing sewer, gas, water, or similar pipelines and appurtenances, for ditches or canals and appurtenances, and for electric, telephone and similar lines appurtenances. Existing easements and utilities in the area are to remain.*

We trust you find our application and request for the Michell Road/Forest Lakes Drive right-of-way vacation/relocation acceptable. We look forward to working with the County in processing the application and submittal. Please call if you have any questions or require any additional information.

Respectfully,

Drexel, Barrell & Co.



Tim D. McConnell, P.E.
Principal, Regional Manager