

# EL PASO



# COUNTY

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## Department of Public Works

ADA/Safety ~ Facilities ~ Fleet ~ Security and Parking ~ Transportation ~  
Office of Emergency Management/Hazardous Materials Team

## Letter of Intent

### Judge Orr Culvert Project – Drainage Easement Vacate

#### **Property Owners:**

Ferguson, Daniel S. and Tia D.  
12925 Judge Orr Road  
Peyton, CO 80831-8401

El Paso County  
200 S. Cascade Ave. Suite 100  
Colorado Springs, CO. 80903

#### **Consultant:**

El Paso County  
Department of Public Works  
3275 Akers Drive  
Colorado Springs, CO. 80922

#### **Site Information:**

The proposed development is described as a vacation of an existing Drainage Easement platted for Falcon Industrial Park, Lot 2. The project is located in the NW ¼ of Section 5, T13S, R64W of the 6<sup>th</sup> P.M., in Lot 2 of Falcon Industrial Park, a subdivision recorded in Plat Book D-3 at Pg. 72 and at Reception Number 316891 of the Records of El Paso County, Colorado. The lot runs parallel to US Highway 24 to the East along the Bennett Ranch Channel and perpendicular to Judge Orr Road to the North.

The proposed vacate will affect approximately 1.343 acres of land that is zoned as Vacant Commercial Lots.

#### **Request and Justification:**

In May 2017, El Paso County, Colorado and the Colorado Department of Transportation (CDOT) finished acquiring all right of way necessary to proceed with the Judge Orr Project in accordance with current Federal Highway Administrative directives. The drainage easement in question is part of PE-1, a non-exclusive permanent easement acquired alongside PE-1A, and a temporary easement TE-1 from the Ferguson Family LLLP at 12925 Judge Orr Rd. As the project intends to improve the Bennett Ranch Channel, this drainage easement will be vacated prior to the project and platted post construction in a different location, as flow has presently shifted outside of the designated area.



**Existing and proposed Facilities:**

El Paso County has acquired 190,809.42 ft<sup>2</sup>. of non-exclusive permanent easement following the Bennett Ranch Channel from Lot 2, Falcon Industrial Park and is proposing to vacate 58,495.87 ft<sup>2</sup>. of the existing 50' drainage channel which will be ceded to Lot 2, Falcon Industrial Park. A new drainage easement of similar proportions may be platted post construction based on necessity.

