



JVA, Incorporated
1512 Larimer Street
Suite 710
Denver, CO 80202
303.444.1951
info@jvajva.com

October 9, 2020

El Paso County Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910
Attention: Nina Ruiz

www.jvajva.com

RE: Letter of Intent
1765 Deer Creek Road and 1776 Woodmoor Drive
JVA Job No. 1051.5e

Dear Ms. Ruiz:

Woodmoor Water & Sanitation District No. 1 and Lewis Palmer School District #38 propose to adjust an interior lot line and vacate existing easements associated with the lot line between their properties at 1765 Deer Creek Road and 1776 Woodmoor Drive in Monument, Colorado. The county assessor's parcel numbers are 7111304015 (Woodmoor Water & Sanitation District No. 1) (2.07 acres) and 7111304014 (Lewis Palmer School District #38) (21.86 acres). The two lots are a part of the Patriot Place Subdivision. More specifically, the site is located at Lots 1 and 2, Patriot Place Subdivision, located in the southwest quarter of Section 11, Township 11 South, Range 67 West of the 6th P.M., County of El Paso, State of Colorado. The two lots are zoned as Limited Industrial (I-2) and Residential Rural (RR-5), respectively. The land purchased by Woodmoor Water & Sanitation District No. 1 will change zoning from RR-5 to I-2.

A new building associated with improvements at the existing water treatment plant (WTP) is proposed south of the existing driveway at 1765 Deer Creek Road. Approximately 0.24-acres will be swapped from the north end of the Lewis Palmer School District property to the Woodmoor Water & Sanitation District Property to accommodate the new building.

Woodmoor Water & Sanitation District No.1 currently provides water and sewer service to the property at 1765 Deer Creek Road. The new building will have a new water service connection tapped from the existing water distribution system in the driveway. A sanitary sewer service for the new building will be connected to the existing sanitary sewer collection system currently located on the property. Access to the proposed building site will be provided with a new driveway and parking area from the existing WTP driveway. Construction is anticipated to start in November 2020 and be completed in November 2021.

This project falls under the classification of a replat, as indicated by the El Paso County Land Development Code (LDC) Chapter 7.2.3(c). The criteria for approval associated with this designation are listed below in italics. Comments follow each criteria.

- *The replat complies with this Code, and the original conditions of approval associated with the recorded plat;*
The replat of the properties at 1765 Deer Creek Road and 1776 Woodmoor Drive complies with the El Paso County LDC and the original conditions of approval associated with the properties' designations.



- *No nonconforming lots are created, and in the case of existing nonconforming lots, the nonconformity is not increased;*
Neither of the existing lots are non-conforming, and this replat will not result in the creation of a non-conforming lot.
- *The replat is in keeping with the purpose and intent of this Code;*
The replat is in keeping with the purpose and intent of the El Paso County LDC.
- *The replat conforms to the required findings for a minor or major subdivision, whichever is applicable;*
A minor subdivision is defined in Chapter 1 of the LDC as “a division of land that creates 4 or fewer lots.” The replat will not change the number of lots.
- *Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;*
Physical access to the properties at 1765 Deer Creek Road and 1776 Woodmoor Drive are not changing as a result of this replat. Thus, property access is in compliance with the El Paso County LDC and the El Paso County ECM.
- *The approval will not adversely affect the public health, safety, and welfare; and*
The approval of this replat will not adversely affect the public health, safety, and welfare. The approval will allow Woodmoor Water and Sanitation District to continue to supply safe drinking water to customers.
- *Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the replat has been resolved.*
The replat is not associated with any CC&R or other restrictions.

We respectfully request that the County approve this Amended-Plat Application for said land swap. For questions specific to this project, please contact:

Owner

Ariel Hacker, District Engineer
Woodmoor Water and Sanitation District
P.O. Box 1407, Monument, CO 80132
719-488-2525 ext. 13

Owner

Robert Foster, Executive Director of Personnel and Operations
Lewis Palmer School District #38
P.O. Box 40, Monument, CO 80132
719-867-8673



1765 Deer Creek Rd and 1776 Woodmoor Drive
Letter of Intent
October 9, 2020
3 of 3

Engineer

Richard Hood, Senior Project Engineer
JVA, Incorporated
1512 Larimer Street, Suite 710
Denver, CO 80202
303-444-1951

Sincerely,
JVA, INCORPORATED

By:

A handwritten signature in black ink, appearing to read "Richard Hood", is written over a horizontal line.

Richard Hood, P.E.
Senior Project Engineer