



October 9, 2020

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

Please address drainage basin fees for Crystal Creek Drainage Basin (FOMO5300) in the letter of intent. Per ECM Appendix L section 3.13a if a replat results in the increase of impervious acreage a drainage fee shall be assessed. Please provide any information indicating that fees were previously paid when the site was originally platted or re-platted.

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

Please elaborate on each criteria response where possible to speak to how the project specifically meets that criterion. Planning staff will reach out to the applicant to further explain and provide examples as to the level of detail in the criteria responses.

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 property

Please be aware that a single access that meets ECM 2.4.1.E would be allowed from lot 2 as access spacing criteria would not be met if two access points are proposed.



- *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



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Engineer

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

Sincerely,
JVA, INCORPORATED

By:

Richard Hood, P.E.
Senior Project Engineer

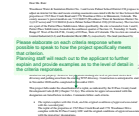
Letter of Intent_V1.pdf Markup Summary

Callout (2)



Subject: Callout
Page Label: 1
Author: Daniel Torres
Date: 11/3/2020 2:38:44 PM
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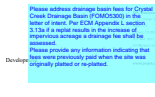
Please be aware that a single access that meets ECM 2.4.1.E would be allowed from lot 2 as access spacing criteria would not be met if two access points are proposed.



Subject: Callout
Page Label: 1
Author: Sophie Kiepe
Date: 11/3/2020 8:50:08 AM
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Text Box (1)



Subject: Text Box
Page Label: 1
Author: Daniel Torres
Date: 11/3/2020 5:34:43 PM
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