



October 4, 2022

*El Paso County  
Planning and Community Development  
2880 International Circle  
Colorado Springs, CO 80910*

*PCD File #V224*

***Letter of Intent***

***CSU Jimmy Camp Creek Properties – Vacation of Exemption Plat  
TSN’s 5300000512 and 5300000513 (Estate of Donald A. Watkins Sr.)***

To whom it may concern,

As a result of extreme drought conditions and watering restrictions in 2002-2004 indicating that additional water storage was needed to ensure sufficient supply for customers, Colorado Springs City Council directed Colorado Springs Utilities (“Utilities”) to acquire property for a future terminal storage reservoir for the Southern Delivery System (“SDS”) project. The City, on behalf of Utilities, authorized the purchase of fifteen properties, known as the Jimmy Camp Creek properties, east of Colorado Springs to build the Jimmy Camp Creek Reservoir in conjunction with SDS.

Between 2003 and 2008, Utilities purchased the property in Section 36, Township 13 South, Range 65 West of the 6th Principal Meridian, in unincorporated El Paso County Colorado, for the future reservoir. In 2009, the Upper Williams Creek Reservoir (now Gary M. Bostrom Reservoir) site was approved as the SDS terminal reservoir site by the United States Army Corps of Engineers. This designation was the result of the SDS federal environmental permitting process. In its 2017 Integrated Water Resource Plan, Utilities formally announced it would not build the Jimmy Camp Creek Reservoir and indicated that it had no use for the properties and began to evaluate the possible disposal of the Jimmy Camp Creek properties. This application is regarding two of the fifteen properties, herein referred to as the “subject properties”.

The subject properties were a part of a larger “parent parcel” (Assessor’s Parcel 5300000178). After Utilities’ purchase of the subject properties, Utilities filed a Subdivision Exemption (EX-03-012, BoCC Res 04-350) with El Paso County Planning and Community Development (the “County”) for the parent parcel, thereby creating a Tract B owned by Utilities (“Utilities Tract”) and a Tract A retained by the private property owner (“Private Tract”).

The tracts are identified by County Assessor’s Parcel Nos. as follows:

- 5300000512 and Map 4151 (2970 N. Meridian Road, Peyton, CO 80831)
  - Tract A (Private Tract). Owned by The Estate of Donald A. Watkins Sr.
  - 10 acres±
  - Zoned RR-5
  - PCD File #V224
- 5300000513 (no address, N. Meridian Road, Peyton, CO 80831)
  - Tract B (Utilities Tract). Owned by City of Colorado Springs. Tract B will be deeded

over to The Estate of Donald A. Watkins Sr.

- 10 acres±
- Zoned RR-5
- PCD File #V224

As a result of the Subdivision Exemption, Utilities Tract has a “non-buildable” restriction described in the General Notes (Note 5) of the Exemption Plat. Utilities seeks to proceed with a Subdivision Exemption Vacation process through the County to remove the exemption notes and the associated restrictions from exemption plat EX-03-012 and return the properties to the condition that existed prior to the Subdivision Exemption. The original parcel was a legal conforming parcel prior to the Subdivision Exemption. A single parcel existed prior to the Subdivision Exemption, and a single parcel owned by The Estate of Donald A. Watkins Sr. will exist after this proposed Vacation. No structures or infrastructure improvements are proposed as part of this application.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



John Heiberger, P.E.  
Project Manager / Associate

Attachment:  
Subdivision Exemption Plat