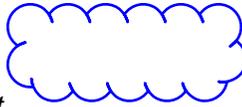


June 20, 2022

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



Add 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 east of Colorado Springs to build the Jimmy Camp Creek Reservoir in conjunction with SDS.

Between 2003 and 2008, Utilities purchased the subject 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.

The property acquired by Utilities, referred to as the Jimmy Camp Creek property, was a part of a larger "parent parcel" (Assessor's Parcel 5300000178). After Utilities' purchase of the property, 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)
 - 10 acres±
 - Zoned RR-5
- 5300000513 (no address, N. Meridian Road, Peyton, CO 80831)
 - Tract B (Utilities Tract)
 - 10 acres±
 - Zoned RR-5

Indicate the file number for each of these and that there are two separate applications.

Is this referring to all 15 properties or just these two parcels? Please make more clear.

Who currently owns this and who will own it in the future? We can't join properties with two owners.

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. 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

Recommend explaining how the original 20ac parcel was a legal conforming parcel prior to the subdivision exemption since they were under 32ac

Attachment:
Subdivision Exemption Plat