

June 30, 2022

Notice of Land Use Application by owner(s): Donald A. Watkins Jr. and City of Colorado Springs

To Whom It May Concern:

This letter is being sent to you because **Donald A. Watkins Jr. and the City of Colorado Springs** are proposing a land use project in El Paso County located at 2982 N. Meridian Road (Parcel ID No.: 5300000471 – “Tract A”) and 2980 N. Meridian Road (Parcel ID No.: 5300000472 – “Tract B”) to vacate 40AC± exemption plat, zoned RR-5 (Residential Rural District).

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 5300000169). After Utilities’ purchase of the property, Utilities filed a Subdivision Exemption (EX-03-013) 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”).

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-03-013 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.

This information is being provided prior to a submittal with El Paso County. Please direct any questions on the proposal to the referenced contacts as listed below. Prior to any approval actions on this proposal a notification of the time and place of a public hearing, if required, will be sent to the adjacent property owners by the El Paso County Planning Department. At that time, you will be given the El Paso County contact information, the file number, and an opportunity to respond either for, against or expression no opinion in writing or in person at the public hearing for this proposal.

For questions please contact:

Planning Consultant:
Kimley-Horn and Associates (Attn: John Heiberger)
2 N. Nevada Avenue, Suite 300
Colorado Springs, CO 80903
John.Heiberger@kimley-horn.com
Ph: 719-284-7272

Owner(s):
City of Colorado Springs
121 S. Tejon Street, MC: 950
Colorado Springs, CO 80903
jedavis@csu.org
Ph: 719-668-7581

Donald A. Watkins Jr.
2982 N. Meridian Road
Peyton, CO 80831

El Paso County Planning Department (Attn: Kari Parsons)
2880 International Circle
Colorado Springs, CO 80910
kariparsons@elpasoco.com
Ph: 719-520-6306

Sincerely,



John Heiberger, PE
Kimley-Horn and Associates

Watkins Sr.

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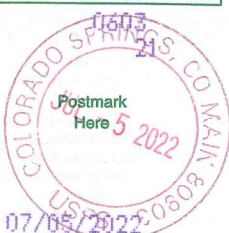
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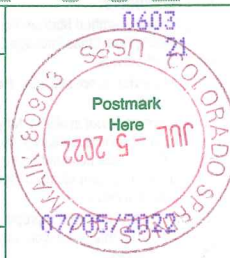
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First-Class Mail® 1	\$0.58
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First-Class Mail® 1	\$0.58
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Grand Total: \$64.95

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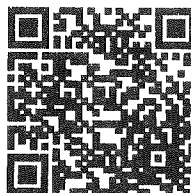
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