



WATER RESOURCES

December 21, 2018

Kari Parsons, Planner II
E. P. C. Planning & Community Development
2880 International Circle
Colorado Springs, CO. 80910

Re: Subdivision Exemption Request
Regional Detention Pond PR-2 – Lopez and Velasquez Parcel Acquisition
Subdivision Exemption

LETTER OF INTENT

Dear Ms. Parsons:

In accordance with the El Paso County Land Development Code, please accept this "Letter of Intent" for the Subdivision Exemption Request for your records.

The City of Colorado Springs, on behalf of its Water Resources Engineering Division ("City"), is proposing a partial acquisition of the property addressed as 6045 Cowpoke Road, also known as El Paso County Tax Schedule Number 53060-00-053 ("Property").

The Property currently consists of a single family residential structure on approximately 5 acres of land. The City is interested in acquiring approximately 1.74 acres of the 5 acres for the construction of Regional Detention Pond PR-2. The Property owners are in agreement to sell the 1.74 acres to the City, as evidenced by a fully executed Purchase and Sale Agreement, and retaining ownership of the remaining 3.26 acres and the residential structure. The City recognizes that this acquisition will reduce the Lopez/Velasquez lot size below the minimum 5 acre parcel size required for A-5 zoning. Therefore, we will represent the Property owner during the subdivision exemption application process.

Following this partial acquisition, the Property owners' access to the remaining 3.26 acres with the residential structure will remain the same as exists prior to the partial acquisition.

Contact information for the Property owners is as follows:

Heriberto Lopez and Blanca F. Magallan Velasquez
6045 Cowpoke Road
Colorado Springs, CO 80924
Eddie Lopez Cell Phone 719-434-0979
Eddie Lopez Email heriberto.lopez61@yahoo.com

Please include a brief explanation of tracts b and c being annexed into the City of Colorado Springs.

As this partial acquisition by the City will create a subdivided parcel, the City hereby requests approval of a Subdivision Exemption from El Paso County, pursuant to the El Paso County Land Development Code Section 7.2.2 (B) (3).

Should you have any questions regarding the Project, please contact Jeff Dunn, Project Manager, at (719) 385-5440 or by email at jdunn@springsgov.com. For questions regarding the acquisition, please contact Lois Ruggera at (719) 385-5056 or by email at lruggera@springsgov.com

Sincerely,



Jeff Dunn, PE
Project Manager
Water Resources Engineering Division