

May 14, 2018

Dear Property Owner,

This letter is being sent to you because Forest Lakes Residential Development, LLC c/o Chillicothe Properties (land owners) and Classic Consulting (applicant/consultant) are proposing a land use project in El Paso County at the referenced location (see below). This information is being provided to you prior to any decision made on this application. Please direct any questions on the proposal to the contacts indicated below. Prior to any public hearing on this proposal, a notification of the time and place of the public hearing 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, file number and an opportunity to respond either in favor, against or expressing no opinion in writing or in person at the public hearing for this proposal.

Please reference the attached Letter of Intent describing the project and map showing the specific location. For further questions, please contact the following:

***Property
Owners***

Forest Lakes Residential Development, LLC
c/o Chillicothe Properties
1111 Main Street, Suite 1600
Kansas City, MO 64105
Tom Blunk tblunk@cprecapital.com

***Applicant/
Consultant***

Classic Consulting Engineers & Surveyors, LLC
619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903
(719) 785-2802
Kyle R. Campbell, P.E.



Forest Lakes Filing No. 2B-A Letter of Intent

Owner:

Forest Lakes Residential Development LLC
c/o Chillicothe Properties
1111 Main St. STE. 1600
Kansas City, MO 64105-2116
(719) 327-5810

Applicant/Consultant

Classic Consulting Engineers & Surveyors, LLC
619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903
(719) 785-0790

Site location:

South of intersection of Forest Lakes Drive and Long Valley Drive, south of the Town of Monument

Size:

11.559 Acres

Zoning:

PUD (Existing)

Request:

Applicant requests that the previously platted Tract B (Final Plat for Forest Lakes Filing No. 2B) be replatted to reflect 42 lots where one large tract currently exists. The tract is currently impacted by an existing FEMA Floodplain. The LOMR process (CLOMR already approved), is being processed through FEMA to remove said floodplan from the site. The plat cannot be recorded until the floodplan is removed, but conditional approval is being requested to move the project forward.

Justification:

Classic Consulting Engineers & Surveyors (CCES) had already worked with the County on this project In order to allow the area of Filing 2B unaffected by the floodplain to be platted and developed (Filing 2B). Construction of the 2B-A area is taking place as CD approval to facilitate the LOMR was obtained from El Paso County in 2017. All prior requirements and obligations will remain unchanged from the prior submittal (for the overall original Filing 2B area). Construction Surety already posted for both 2B and 2B-A.

Existing and Proposed facilities, structures, roads, etc.:

Forest Lakes Drive is fully constructed adjacent to this site and water and sanitary have been previously placed with the Filing 2B area that serves the 2B-A area.

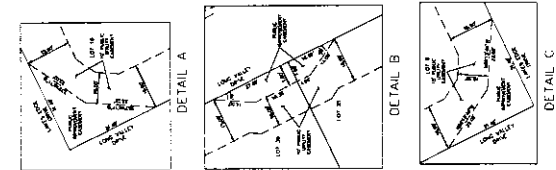
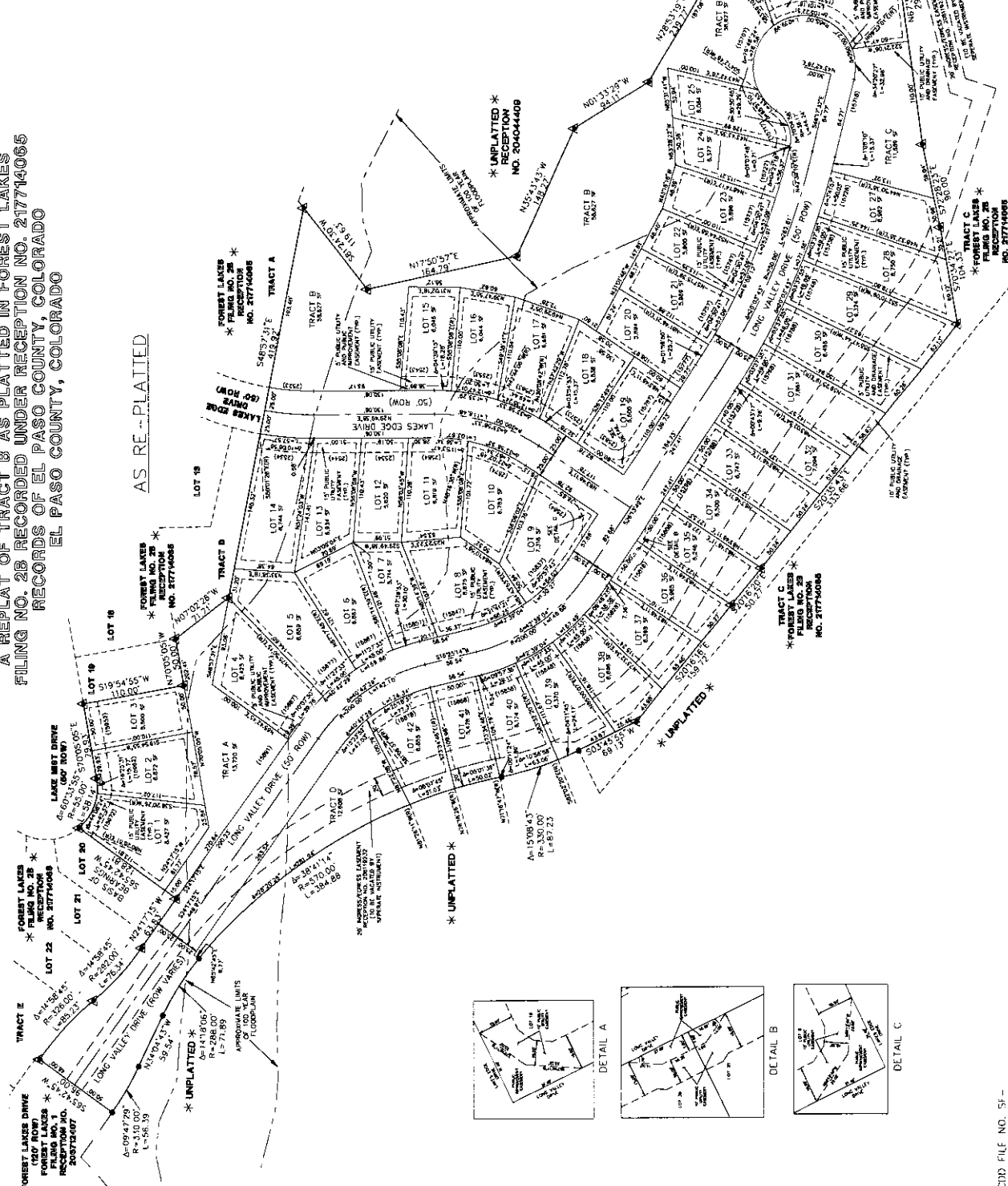
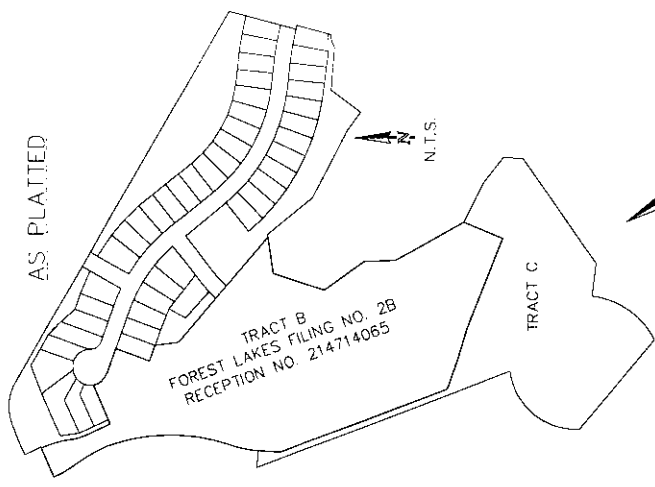
Waiver Requests:

None required.

Sm/117502/letter of intent 2B-A.docx

FOREST LAKES FILING NO. 2B-A

A REPLAT OF TRACT B AS PLATTED IN FOREST LAKES FILING NO. 2B RECORDED UNDER RECEPTION NO. 217714065 RECORDS OF EL PASO COUNTY, COLORADO



CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

181 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80905
(719) 576-0796
(719) 576-0798 (fax)

FOREST LAKES
FILING NO. 2B-A
JOB NO. 1175.02
APRIL 23, 2018
SHEET 2 OF 7

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

Adjacent Owners List – 1175.02

Tax ID

Forest Lakes Residential Development, LLC
c/o Chillicothe Properties
1111 Main Street, Suite 1600
Kansas City, MO 64105

71274-03-018
71274-01-069
71274-03-019
71274-03-006
71274-03-007
71274-03-008
71274-03-009
71274-03-020

Forest Lakes Metropolitan District
2 N. Cascade Avenue, Suite 1280
Colorado Springs, CO 80903

71270-00-011

0325 2952 0000 0547 7102

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.47
Total Postage and Fees	\$ 6.67
Sent To Forest Lakes Metropolitan District	
Street and Apt. No., or PO Box No. 2 N. Cascade Ave, #1280	
City, State, ZIP+4® Colorado Springs, CO 80903	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.47
Total Postage and Fees	\$ 6.67
Sent To Forest Lakes Residential Dev LLC	
Street and Apt. No., or PO Box No. c/o Chillicothe Properties	
City, State, ZIP+4® 1111 Main St, #1600	
Kansas City, MO 64105	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions