



## Letter of Intent

**Owner:**

Forest Lakes Metropolitan District c/o Jane Dickenson  
1111 main St. STE. 1600  
Kansas City, MO 64105-2116  
(719) 327-5810

**Owner:**

El Paso County BOCC  
200 S. Cascade Ave.  
Colorado Springs, CO 80903-2202  
(719) 520-7276

**Applicant/Consultant**

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

**Site location:**

Intersection of Forest Lakes Drive and Baptist Road, south of the Town of Monument

**Size:**

2.537 Acres

**Zoning:**

PUD

**Request:**

Applicant requests that the described portion of abandoned Forest Lakes Drive right-of-way be vacated and replatted, along with the described County parcel being conveyed to the Metro District and the existing District-owned Tract A, into one Tract.

**Justification:**

Classic Consulting Engineers & Surveyors (CCES) has already been working with the County on this project (see attached letter from Kyle R. Campbell, P.E. Division Manager of CCES and Mrs. Amy Folsom of the EPC Attorney's Office) the sole intent of which is to build a monument sign for the Forest Lakes

Development. The two proposed parcels are excess County property and will relieve the County of responsibility for said parcel, making the entire resultant parcel the responsibility of the Metro District.

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

Existing Forest Lakes Drive will remain in its current location. A monument sign for the Forest Lakes development will be erected in the parcel being conveyed from the County to the District. Nothing further is proposed for the new Tract.

Waiver Requests:

None required.



June 17, 2016

El Paso County  
Attorney's Office  
200 S. Cascade Avenue, Suite 150  
Colorado Springs, CO 80903

ATTN: Mrs. Amy Folsom

RE: Forest Lakes Excess County Property Purchase Proposal

Dear Mrs. Folsom:

As you are aware, Forest Lakes Residential, LLC (FLRL) is the Developer of Filing Nos. 1 and 3 (with Filing No. 2 in process) of the Forest Lakes development located at the westerly terminus of Baptist Road. As a part of the recent PPRTA project to improve the section of Baptist Road west of I-25, a Special Warranty Deed was completed to acquire 0.49 acres of property from HCB Willow Springs, LLC (see attached deed).

FLRL desires to purchase 3,534 SF of this area in order to accommodate entry monumentation signage and landscaping for the Forest Lakes Development in conjunction with this proposed purchase. FLRL has been coordinating with El Paso County Development Services to vacate the now unutilized Forest Lakes Drive (old alignment) and consolidate Tract A, Filing No. 1 with the vacated right-of-way and proposed purchase area into one tract. We were advised by El Paso County Staff to initiate this purchase request with you.

Based upon a prorated cost allocation, the 3,531 SF desired would cost \$1,465.44.

We look forward to finalizing this transaction with you and can answer any questions you may have concerning this proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Kyle R. Campbell".

Kyle R. Campbell, P.E.  
Division Manager

Cc: Mr. Jim Boulton, Classic Homes  
Mr. Doug Stimple, Classic Homes  
Mr. Matt Larson, Classic Consulting

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