

## ADJACENT PROPERTIES LIST

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

HCB Willow Springs, LLC  
11111 95<sup>th</sup> Street  
Overland Park, KS 66214

Dellacrose Ranch, LLC  
PO Box 60477  
Colorado Springs, CO 80960



## Notice to Adjacent Property Owners

HCB Willow Springs, LLC  
11111 W. 95<sup>th</sup> St.  
Overland Park, KS 66214-1824

Item 1:

To Whom It May Concern,

This letter is being sent to you because Forest Lakes Metropolitan District, El Paso County BOCC and Classic Consulting Engineers & Surveyors are proposing a land use project in El Paso County at the referenced location (see item #3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contacts in item #2. 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, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

Item 2:

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

Item 3:

Site location:

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

Size:

2.537 Acres

Zoning:

PUD

Item 4:

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.

Item 5:

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.

Item 6:

Waiver Requests:

None required.

Item 7:

Attached



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:

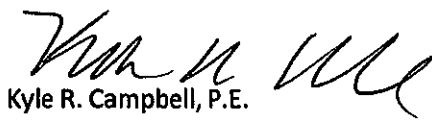
As you are aware, Forest Lakes Residential, LLC (FLRL) is the Developer of Filing Nos. 1 and 3 (with Filing No. 2 in process) of the Forest Lakes development located at the westerly terminus of Baptist Road. As a part of the recent PPRTA project to improve the section of Baptist Road west of I-25, a 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,

  
Kyle R. Campbell, P.E.  
Division Manager

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

Ag/117501/excess property purchase.docx





## Notice to Adjacent Property Owners

Dellacroce Ranch, LLC  
PO Box 60477  
Colorado Springs, CO 80960-0477

### Item 1:

To Whom It May Concern,

This letter is being sent to you because Forest Lakes Metropolitan District, El Paso County BOCC and Classic Consulting Engineers & Surveyors are proposing a land use project in El Paso County at the referenced location (see item #3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contacts in item #2. 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, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

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Site location:

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Size:

2.537 Acres

Zoning:

PUD

Item 4:

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.

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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

Ag/117501/excess property purchase.docx





## Notice to Adjacent Property Owners

Forest Lakes Residential Dev. LLC  
c/o Chillicothe Properties  
1111 Main St. STE 1600  
Kansas City, MO 64105-2116

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Kyle R. Campbell, P.E.  
Division Manager

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

Ag/117501/excess property purchase.docx

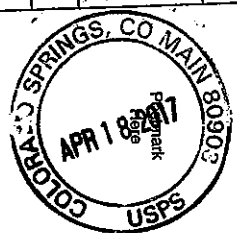


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 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_



Postage \$ .46  
 Total Postage and Fees \$ 6.56

Sent To Forest Lakes Res Dev LLC  
 Street and Apt. No., or PO Box No. Hillman St. Dept of Wildlife  
 City, State, ZIP+4® Canon City MO 64105  
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

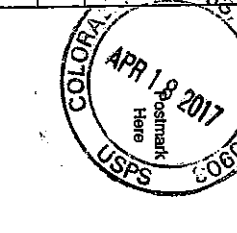
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 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_



Postage \$ .46  
 Total Postage and Fees \$ 6.56

Sent To Della Crose Ranch, LLC  
 Street and Apt. No., or PO Box No. PO Box 60477  
 City, State, ZIP+4® Colo. Springs, CO 80960  
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

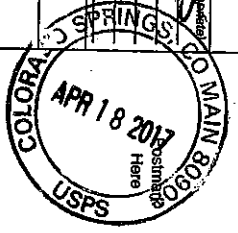
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Sent To HCB Willow Springs, LLC  
 Street and Apt. No., or PO Box No. 1111 95th Street  
 City, State, ZIP+4® Overland Park, KS 66214  
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

2016 1970 0000 8615 7275