

EL PASO COUNTY



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DEVELOPMENT SERVICES DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

December 16, 2015

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

Classic Homes
c/o Jim Boulton
6385 Corporate Drive
Colorado Springs, CO 80919

Chuck Broerman
12/17/2015 10:30:08 AM
Doc \$0.00 5
Rec \$41.00 Pages

El Paso County, CO



215135354

N.E.S. Inc
c/o Tim Seibert
619 N. Cascade Avenue Suite 200
Colorado Springs, CO 80903

RE: Forest Lakes PUD Development Plan Amendment for Filing 1 and Filing 3 –
Administrative PUD Amendment (PUD-15-005)

To Whom it May Concern:

A request was submitted to Development Services for review to consider an administrative amendment to the approved overall Forest Lakes PUD development plan (Reception No. 202119681) which affects specific lots in the final plat areas of Forest Lakes Filing 1 (Plat No. 12407) and Forest Lakes Filing 3 (Plat No. 12747).

The specific amendments are in two parts. First, to adjust the building centrum locations for Lots 8, 10, 12, 16, and 33 of Filing 1 (Plat No. 12407) and for Lots 6 and 10 in Forest Lakes Filing 3 (Plat No. 12747). Second, to amend the front yard setback from twenty (20) feet for the principal structure to allow a ten (10) foot front yard setback for a single space, single story, side loaded third car garage for Lots 1-4 and Lots 13 – 79 In Forest Lakes Filing 3 (Plat No. 12747). Exhibits were provided for review illustrating both the proposed changes in building centrum locations for the seven (7) lots and a detail of the typical third car garage and amended setback for the same.

The Development Services Director may approve a minor amendment to an approved PUD which is determined will have no foreseeable effect beyond the property boundary, such as minor changes in the siting of buildings, changes to landscape features in the interest of public safety, or the alignment of utilities and the alignment of interior

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roadways and parking areas. No such changes shall significantly increase the size or height of structures, significantly reduce the efficiency or number of public facilities serving the PUD, significantly reduce or increase parking areas, or significantly encroach on natural features proposed by the plan to be protected.

After review of the letter of intent and graphic depictions of the proposed PUD development plan amendments of specific centrum locations for Lots 8, 10, 12, 16, and 33 of Filing 1 (Plat No. 12407) and Lots 6 and 10 in Forest Lakes Filing 3 (Plat No. 12747) and the amended front yard setbacks for a single space third car garage for lots within the Forest Lakes Filing 3 (Plat No. 12747) final plat area of the approved Forest Lakes PUD development plan, the following findings have been made:

- The amendment to the specific centrum locations and front yard setbacks for specific lots within the Forest Lakes Filing 3 area of the approved Forest Lakes PUD development plan are minor in nature and will have not have a foreseeable effect beyond the property boundary of the Forest Lakes PUD development plan area;
- The proposed changes do not significantly increase the size or height of structures within the Filing 3 area of the approved Forest Lakes PUD development plan;
- The proposed amendments do not reduce the efficiency or number of public facilities serving the Forest Lakes PUD development plan area; and
- The proposed amendments do not allow for or cause encroachment on natural features proposed by the plan to be protected.

Therefore, the proposed amendments to the Forest Lakes PUD development plan to amend the building specific building centrum locations for specific lots in the Forest Lakes Filing 1 (Plat No. 12407) and Filing 3 (Plat No. 12747) final plat areas and for amended front yard setbacks for specific lots within the Forest Lakes Filing 3 (Plat No. 14747) final plat area are hereby approved, subject to the following conditions and notations:

CONDITIONS

1. The building centrum locations for Lots 8, 10, 12, 16, and 33 of Forest Lakes Filing 1 (Plat No. 12407) and Lots 6 and 10 Forest Lakes Filing 3 (Plat No. 12747) shall be located within the respective lots in accordance with the Filing 1 and Filing 3 Building Centrum Exhibit submitted with this request.
2. All principal structures for Lots 8, 10, 12, 16, and 33 of Forest Lakes Filing 1 (Plat No. 12407) and Lots 6 and 10 Forest Lakes Filing 3 (Plat No. 12747) shall be located a minimum of 50% within the amended building centrum locations.
3. Single spaced third car garages shall comply with a minimum ten (10) foot front yard setback. All other portions of the residential structure and/or accessory structures shall meet the twenty (20) foot front yard setback as established by the Forest Lakes PUD development plan (Reception No. 202119681).

4. All other Forest Lakes PUD development plan and development guide standards and conditions of approval shall remain in effect for all lots affected by this PUD amendment.

NOTATIONS

1. The Filing 1 Building Centrum Exhibit, Filing 3 Building Centrum Exhibit, and this letter will be recorded in the offices of the El Paso County Clerk and Recorder and kept in the Development Services Files for the Forest Lakes PUD Development Plan (PUD-01-009), Forest Lakes Filing 1 Final Plat (SF-03-036) and the Forest Lakes Filing 3 Final Plat (SF-06-029).

This represents the action taken by the El Paso County Development Services Executive Director.

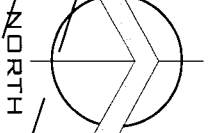
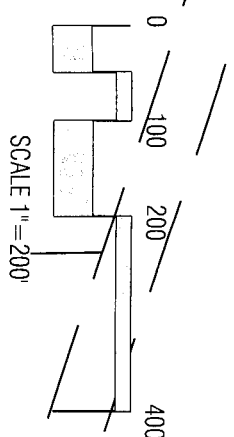
A handwritten signature in black ink, appearing to read 'Craig Dossey', with a long horizontal stroke extending to the right.

Craig Dossey, Development Services Executive Director

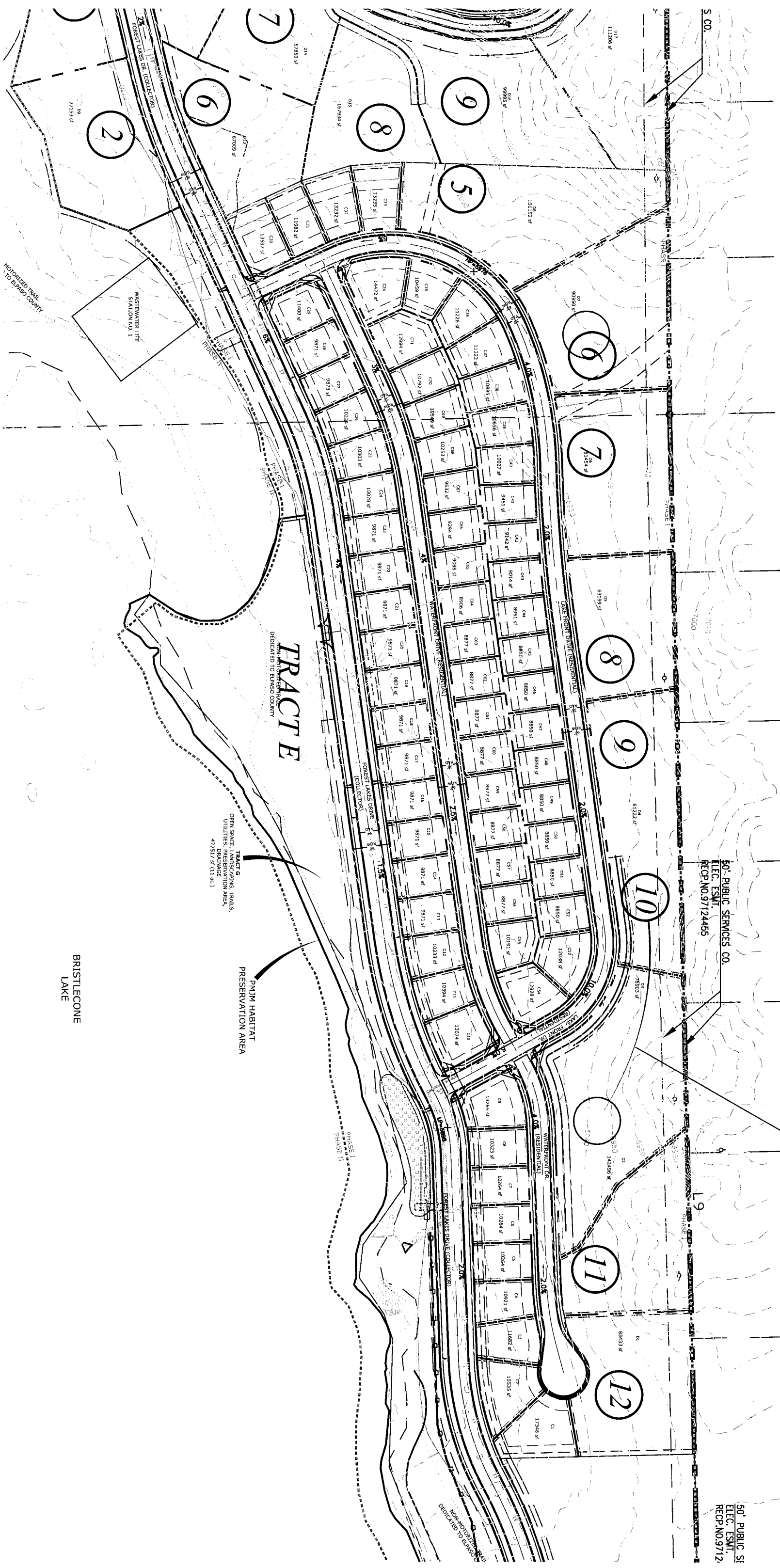
Filing 3 Building Centrum Exhibit

Proposed Building Centrum Locations - Lots 6, 10

Existing Building Centrum Locations



Filing 3 Final Plat altered the Preliminary Plan lot layout to accommodate grading. Centrum 10 is adjusting accordingly.



50' PUBLIC SERVICES CO.
ELEC. ESMT.
REC'D. NO. 97124455

50' PUBLIC SF
ELEC. ESMT.
REC'D. NO. 9712

TRACT E
DEDICATED TO EL PASO COUNTY

BRISTLECONE LAKE

Filing 1 Building Centrum Exhibit

Proposed Building Centrum Locations - Lots 8, 10, 12, 16, 33

Existing Building Centrum Locations

