



Gish, David <gishd@wsd3.org>

Widefield School District Easement

17 messages

Gish, David <gishd@wsd3.org>
To: jason@proselfstorage.com
Bcc: Dennis Neal <nealdennis415@gmail.com>

Tue, Mar 22, 2022 at 2:28 PM








Jason,

I attached several documents with the easement paperwork. Some I'm sure are duplicates. Please let me know what else you or the company wants information on so we can complete the easement and finalize the project.

Thank you,

Dave Gish
Chief Operations Officer
Widefield School District #3
719-391-3531

7 attachments

-  Drainage Easement NSA Property Holdings LLC3.21.22.docx 24K
-  096958001 - Easement Exhibit-A.pdf 375K
-  Final Drainage Report.pdf 7191K
-  Webster Elementary - Easement Exhibit-drawing.pdf 23K
-  Webster Elementary_Civil_SW Drainage.pdf 23K
-  658 Syracuse St - Drainage Easement Sketch.pdf 1662K
-  51471 - Private SS-Utility Easement.pdf 4220K

Gish, David <gishd@wsd3.org>

Tue, Mar 22, 2022 at 2:30 PM

4/1/22, 1:45 PM

To: jason@proselfstorage.com

Whoops, I added a sample easement that was sent to me. Please ignore the 51471 private SS-Utility Easement. That is not the easement we are trying to use.

My mistake. Sorry for the error.

Dave Gish
Chief Operations Officer
Widefield School District #3
719-391-3531

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Jason Farlee <jason@proselfstorage.com>
To: "Gish, David" <gishd@wsd3.org>

Tue, Mar 22, 2022 at 5:44 PM

David,

Do you have a signed copy of the Final Drainage Report? Page 2 has the design engineer's statement and owner/developer statement, but those sections aren't filled in. Might not be an issue with ownership, just trying to anticipate questions.

Thank you,

Jason Farlee
Director of Capital Improvements
Argus Professional Storage Management
6400 E. Grant Rd, Suite 200
Tucson, AZ 85715
Direct: (520) 274-7025
Main: (520) 320-9135 ex. 110
Fax: (520) 320-9435
Jason@proselfstorage.com

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THIS EMAIL MAY CONTAIN CONFIDENTIAL FERPA-PROTECTED CONTENT – DO NOT FORWARD TO UNAUTHORIZED PERSONS.

Gish, David <gishd@wsd3.org>
To: Jason Farlee <jason@proselfstorage.com>

Wed, Mar 23, 2022 at 9:23 AM

Jason,

The final drainage report is currently under review by El Paso County engineering. The engineers will make any modifications pending comments from the county. Page 2 signatures for our civil Design Engineer, me as "Developer" and the bottom signature by County Engineer/ECM administrator will occur once the report is approved by the county. We anticipate any changes that need to occur will be on our side of the property with our retention pond.

Dave Gish
Chief Operations Officer
Widefield School District #3
719-391-3531

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Jason Farlee <jason@proselfstorage.com>
To: "Gish, David" <gishd@wsd3.org>

Wed, Mar 23, 2022 at 9:31 AM

David,

When do you anticipate you'll have the fully approved plan?

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Gish, David <gishd@wsd3.org>
To: Jason Farlee <jason@proselfstorage.com>

Wed, Mar 23, 2022 at 10:28 AM

Jason,

We have a meeting with the county tomorrow morning. Since it is under review, I don't really know the timeline. The best I can tell you is we anticipate the drainage report to be finalized soon. The only part that needs to be finalized is the size of the retention pond on our side of the property. Nothing for the set up/design for the easement will be changed.

Dave Gish
Chief Operations Officer
Widefield School District #3

719-391-3531

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Jason Farlee <jason@proselfstorage.com>
To: "Gish, David" <gishd@wsd3.org>

Wed, Mar 23, 2022 at 10:41 AM

Dave,

If you don't mind, can you give me a heads up after the meeting tomorrow with the outcome of the detention pond sizing.

Assuming it stays the same or is increased, that's a good thing for us. Based on the drainage report our side will receive the same amount or slightly less water as we do now. If the size of the pond is decreased, I assume the amount of water on our side will increase.

[Quoted text hidden]

Gish, David <gishd@wsd3.org>
To: Jason Farlee <jason@proselfstorage.com>

Wed, Mar 23, 2022 at 10:49 AM

From the preliminary feedback we have received, I don't think the size of the pond will change. The discussion is if it should be wider and shorter or longer and skinny. We are still trying to preserve some grass field for the students to play in. I don't anticipate any flow change for your side, other than this project will improve the drainage and cause less water for your side due to code requiring us to retain more of the water on our property.

Dave Gish
Chief Operations Officer
Widefield School District #3
719-391-3531

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Gish, David <gishd@wsd3.org>
To: Jason Farlee <jason@proselfstorage.com>

Fri, Mar 25, 2022 at 10:23 AM

Jason,

As we discussed yesterday on the phone, I will need to upload this email chain even though most of our communication has been by phone. The county wants to see we have had correspondence with the self-storage company regarding the stormwater easement.

A few things to note from our conversation:

- 1- The retention pond at the school site has changed from being long and narrow to the shape of an L, making it shorter and wider. As an educator, I like this design better for the students to have more play area. When I receive a copy of the new design I will send it to you.

4/1/22, 1:45 PM

Widefield School District 3 Mail - Widefield School District Easement

- 2- There shouldn't be any change in flow to your property due to the large size of the retention pond. As stated before, we don't currently have a retention pond to capture stormwater runoff on this site. Combined with the large swail near the 6 classroom pod that will capture runoff and send it to the retention pond, your site should experience less stormwater runoff from the school which makes this an improvement for your site.
- 3- My understanding is the county will not sign off on the drainage report until they get at least a preliminary approval from the self-storage company. As we discussed, I will find out an official letter is required or if responding to this email is sufficient. Once the county sees we are in agreement to move forward with the easement, we can proceed with the project. When you have the opportunity, please give us the preliminary approval for the easement needed so we can move forward.

I truly appreciate your help and partnership with this part of our project.

Dave Gish
Chief Operations Officer
Widefield School District #3
Office-719-391-3531
Cell-719-491-6830

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Jason Farlee <jason@proselfstorage.com>
To: "Gish, David" <gishd@wsd3.org>

Fri, Mar 25, 2022 at 10:36 AM

David,

All sounds good.

I reached out to the legal team for the ownership group to see if they wanted to provide the communication per #3 below or if that's something I can do as their agent. Either way I don't think there will be any issues, just let me know what type of communication you'll need (email or letter) once you find out.

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Gish, David <gishd@wsd3.org>
To: Jason Farlee <jason@proselfstorage.com>

Tue, Mar 29, 2022 at 12:59 PM

Jason,

I heard back from our architects. They think writing a letter giving preliminary approval pending legal review would be best. If you are willing to write the letter for us we would appreciate it so we can move forward with the project.

Thank you,

Dave Gish
Chief Operations Officer
Widefield School District #3
719-391-3531

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Jason Farlee <jason@proselfstorage.com>
To: "Gish, David" <gishd@wsd3.org>

Tue, Mar 29, 2022 at 2:00 PM

Hi Dave,

I'll run this by the ownership's legal group to see who should draft the letter. As soon as I hear back I'll let you know.

[Quoted text hidden]

Jason Farlee <jason@proselfstorage.com>
To: "Gish, David" <gishd@wsd3.org>

Tue, Mar 29, 2022 at 5:49 PM

Dave,

Does the letter need to be addressed to a specific entity?

Thank you,

Jason Farlee
Director of Capital Improvements
Argus Professional Storage Management
6400 E. Grant Rd, Suite 200
Tucson, AZ 85715
Direct: (520) 274-7025
Main: (520) 320-9135 ex. 110
Fax: (520) 320-9435
Jason@proselfstorage.com

From: Gish, David <gishd@wsd3.org>
Sent: Tuesday, March 29, 2022 12:00 PM

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Gish, David <gishd@wsd3.org>
To: Jason Farlee <jason@proselfstorage.com>

Tue, Mar 29, 2022 at 10:10 PM

Please address the letter to Pikes Peak Regional Building Department.

Thank you

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Jason Farlee <jason@proselfstorage.com>
To: "Gish, David" <gishd@wsd3.org>

Wed, Mar 30, 2022 at 11:31 AM

Sounds good. Does it need to be sent to the building department directly, or is an email copy to you sufficient?

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Gish, David <gishd@wsd3.org>
To: Jason Farlee <jason@proselfstorage.com>

Wed, Mar 30, 2022 at 12:04 PM

If you email me a copy, I will upload it to their site for the project.

Thank you!

Dave Gish
Chief Operations Officer
Widefield School District #3
719-391-3531

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Jason Farlee <jason@proselfstorage.com>
To: "Gish, David" <gishd@wsd3.org>

Thu, Mar 31, 2022 at 5:31 PM

4/1/22, 1:45 PM

Widefield School District 3 Mail - Widefield School District Easement

Dave,

I should have the letter for you tomorrow. The legal department with the ownership group is drafting the letter, per the instruction you provided. I'll forward once received.

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