



CHEROKEE METROPOLITAN DISTRICT
6250 Palmer Park Blvd., Colorado Springs, CO 80915-2842
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September 19, 2017

El Paso County Planning and Community Development
Attention: Ms. Kari Parsons, Project Manager
2880 International Circle
Colorado Springs, CO 80910

RE: Inclusion of Tract "A" Claremont Ranch Filing no. 7 into the Villas at Claremont Ranch Development

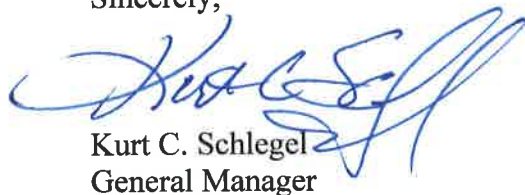
Kari,

Tract A Claremont Ranch Filing No. 7 was dedicated to Cherokee Metropolitan District with the recordation of the Filing No. 7 Plat. Plat note 3 indicates that the tract is to be owned and maintained by the district as a landscape and buffer tract, but requires the developer of Tract G to install said improvements. Tract G is the proposed Villas at Claremont Ranch development.

Upon review of the proposed development the District would prefer improvement, ownership, and maintenance of tract A be the responsibilities of the developer. At this time the District is pursuing quit claim of tract 'A' to the ownership of tract 'G' and anticipates transfer of the property prior to final plat approvals for the development.

Until transfer of tract A is final, Cherokee Metropolitan District will allow inclusion of tract 'A', Claremont Ranch Filing No. 7 into the Villas at Claremont Ranch Development and final plat for the intended use as landscape buffer.

Sincerely,


Kurt C. Schlegel
General Manager

