

EL PASO



COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 20, 2017

Majestic Custom Homes, Inc
13465 Cedarville Way
Colorado Springs, CO 80921

RE: Forest Lakes PUD Development Plan Amendment for Lot 8 Filing 3 –
Administrative PUD Amendment
Parcel No. 71273-01-002

To Whom it May Concern:

A request was submitted to the Planning and Community Development Department for review to consider an administrative amendment to the approved overall Forest Lakes PUD development plan (Reception No. 202119681) which affects a specific lot in the final plat area of Forest Lakes Filing 3 (Plat No. 12747). The applicant is requesting a minor PUD amendment to relocate the building centrum identified on a 1.45 acre lot legally described as Lot 8 Forest Lakes Filing 3 (Parcel No. 71273-01-002) located at 3054 Lakefront Drive. Exhibits were provided for review illustrating the proposed change in building centrum location and placement of a proposed single-family dwelling. The applicant is proposing to shift the building centrum location 100 feet west from its approved center point.

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 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 amendment of the centrum locations for Lot 8 Forest Lakes Filing 3 of the approved Forest Lakes PUD development plan, the following findings have been made:

- The amendment to the specific centrum location within the Forest Lakes Filing 3 area of the approved Forest Lakes PUD development plan are minor in nature

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and have will have not have a foreseeable effect beyond the property boundary of the Forest Lakes PUD development plan area;

- The proposed change does not significantly increase the size or height of structure on Lot 8 Forest Lakes Filing 3 of the approved Forest Lakes PUD development plan;
- The proposed amendment does not reduce the efficiency or number of public facilities serving the Forest Lakes PUD development plan area; and
- The proposed amendment does not allow for or cause encroachment on natural features proposed by the plan to be protected.

Therefore, the proposed amendment to the Forest Lakes PUD development plan to amend the specific building centrum location for Lot 8 Filing 3 is hereby approved, subject to the following conditions and notations:

CONDITIONS

1. The building centrum locations for Lots 8 Forest Lakes Filing 3 shall be located within the respective lot in accordance with the Building Centrum Exhibit submitted with this request.
2. The principal structure for Lot 8 Forest Lakes Filing 3 shall be located a minimum of 50% within the amended building centrum location.
3. 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.

NOTATION

1. The 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) and Forest Lakes Filing 3 Final Plat (SF-06-029).

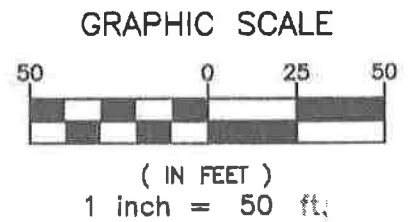
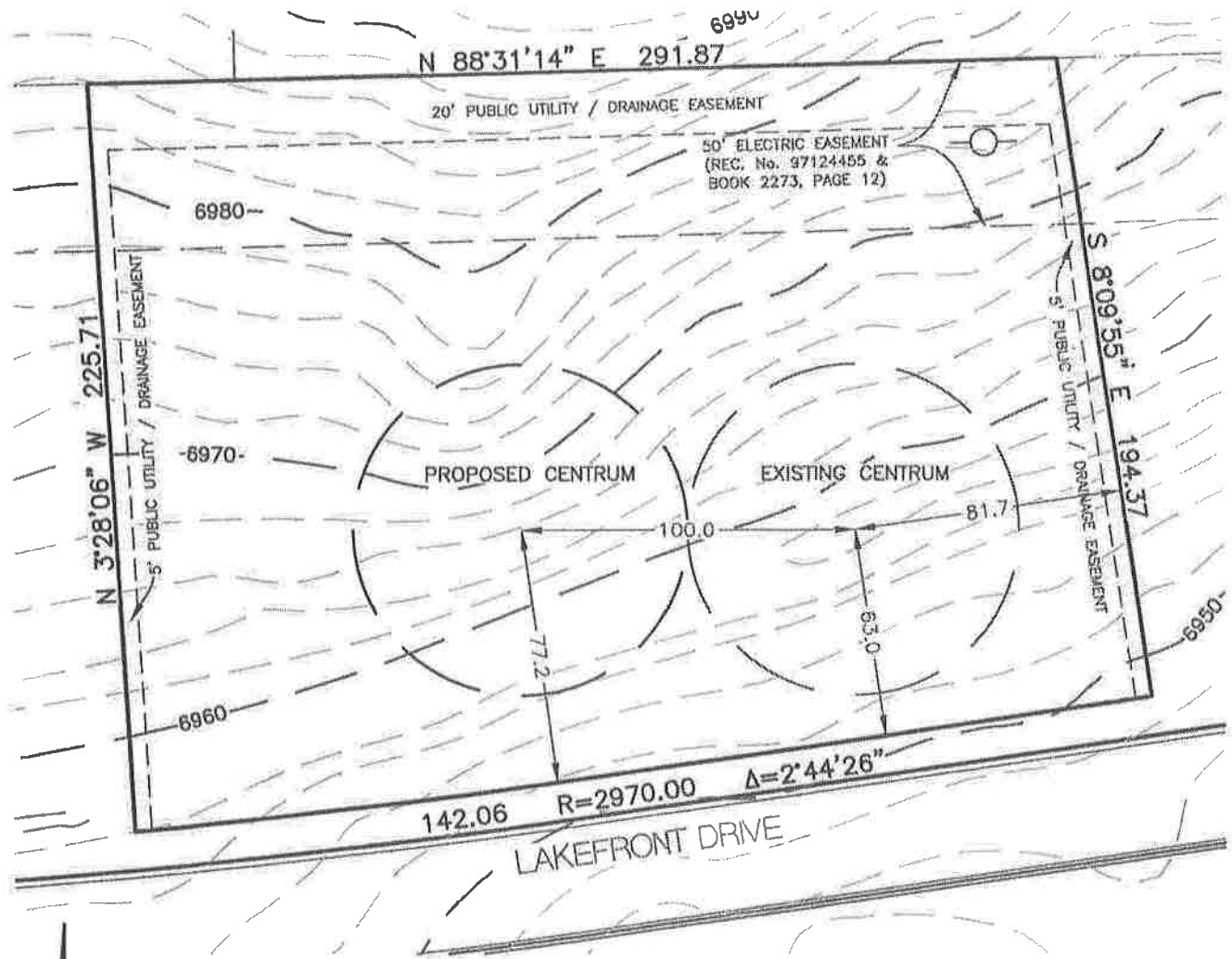
This represents the action taken by the El Paso County Planning and Community Development Executive Director.

Respectfully,

A handwritten signature in black ink, appearing to read 'Craig Dossey', written over a horizontal line.

Craig Dossey, Development Services Executive Director

BUILDING CENTRUM EXHIBIT

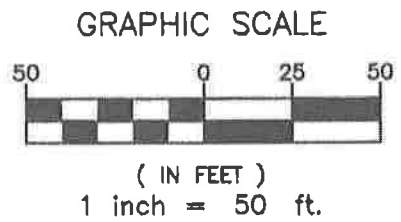


SITE PLAN
3054 Lakefront Drive
Lot 8, Forest Lakes Filing No. 3
Prepared For: Majestic Custom Homes



APPROVED
100444
 SEP 12 2017
 AV
 RSD Enumeration

N/A
2607
 SEP 12 2017
 AV
 RSD Floodplain



71273-01-002

SITE PLAN
 3054 Lakefront Drive
 Lot 8, Forest Lakes Filing No. 3
 Prepared For: Majestic Custom Homes

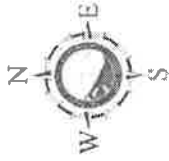
El Paso County Assessor's Office

3054 LAKEFRONT DR

SCHEDULE: 7127301002

OWNER: FOREST LAKES RESIDENTIAL DEV LLC

C/O CHILLICOTHE PROPERTIES



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