

PEYTON FIRE PROTECTION DISTRICT

RECEIVED

JAN 16 2004

PLANNING DEPARTMENT 911

911

*"Established By The People 1988"*

To Whom It May Concern:

The Peyton Fire Protection District has received information regarding development and /or rezoning plans within the District Boundaries.

This letter is to advise all concerned of the Peyton Fire Protection District concerns and requirements regarding any current or future development.

The Peyton Fire Protection District adopted the Uniform Fire Code as of April 1999, therefore all subdivisions/residents, within the Peyton Fire Protection District, must meet the requirements of the code.

The Peyton Fire Protection District is very concerned with water supplies for the District. The Peyton Fire Protection District has no central water system in place and must rely entirely upon the Peyton Fire Protection District domestic well, neighboring Districts' water supply, Residential and Development water storage tanks, or accessible ponds.

Therefore, the following requirements have been adopted by the Peyton Fire Protection District Board, as of January 6, 2004, and shall be effective from that date forward.

The Peyton Fire Protection District requires a 10,000 gallon underground water storage tank, well and pumps, per every 50 acres to be developed. Cost to be borne by developer. Tank plans, tank location and access to be approved by Peyton Fire Protection District, prior to installation.

Access for Fire Fighting Apparatus, is another concern. Specific requirements are determined in the Uniform Fire Code and can be obtained by contacting the Peyton Fire Protection District.

The Peyton Fire Protection District appreciates your cooperation in making our District a safer one.

Sincerely,


Peyton Fire Protection District Board



PEYTON FIRE PROTECTION DISTRICT

P.O. BOX 98 • PEYTON, COLORADO • 80831 • (719) 749-2255

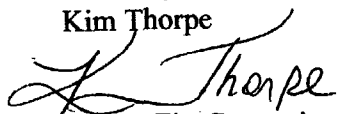


To Whom It May Concern:

October 17, 2004

The attached document represents agreement made between Prairie Vista Meadows Subdivision, represented by Mr. Craig McConnell, and the Peyton Fire Protection District Board of Directors on October 12, 2004.

Sincerely,
Kim Thorpe


Peyton Fire Protection District
Secretary

Prairie Vista Meadows Subdivision
P.O. Box 267
Peyton, CO 80831

October 14, 2004

To the Peyton Fire District,

Thank you for inviting me to your evening meeting on Oct. 12, 2004. I feel there was a lot accomplished and we were fortunate to have had the Fire Chief from Black Forest District. His input, along with your board members, led us to a decision on the water storage for our subdivision. We want to cooperate with you, as well as be realistic about the whole project. I feel we are both in agreement in our goals to have a better fire district. Our agreement is as follows:

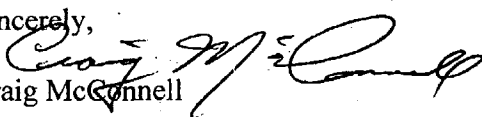
- 1.) We will install within 6 months of the final plat approval 3 -10,000 gallon tanks or equivalent of 30,000 gallons of water storage on Lot 13 where Craig lives. This would not interfere with any lot reservations.
- 2.) We will grant a permanent access to the Fire District just beyond the utility access easement not to interfere with the utilities. Area would be 30 ft. by 70 ft. Since our lot is not very wide, we will install two tanks side by side and the third one to the north of the two, which would all be hooked together.
- 3.) We will purchase and install the right kind of valve for your trucks to hook up to. The water will be extracted from the tanks with the fire trucks and their pumps. All trucks will be able to pull up beside the tanks; therefore a pump is not needed in the water tanks. We will put some kind of protection around the tanks so the vent and fill tubes don't get hit and in the event this does happen, the HOA will repair it.
- 4.) The HOA will be responsible for filling up the tanks with water for the first time. From then on, whoever extracts the water will be responsible for refilling the tanks and the district will maintain and refill if and when evaporation lowers the level. If there is a leak in a tank the HOA will repair it. If any damage is caused by a fire truck or fire district personal they (the district) will repair it.

We sincerely hope that these conditions and requests made will suffice the Peyton Fire District. If at all possible, would you and the board approve this agreement by signing on your letter head by Monday morning 8 AM, October 18, 2004? We go to the final meeting on that day at 9AM. My fax # is 494-2701 and my cell # is 330-0695, or I would be glad to drive to any location to pick it up this weekend.

I want to thank you very much for your concerns and resolutions. Thank you again, Kim, for listening to us and presenting our concerns to the board. This is a fast growing area and we all know that this is just the beginning of the new growth. We'll do our best to make this a well-planned development that will make a good model that we can all be proud of.

On behalf of Prairie Vista Meadows and for the benefit of all future homeowners, we thank you again for working with us in coming to an agreement for the benefit of all.

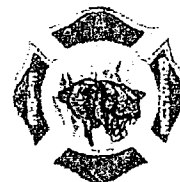
Sincerely,


Craig McConnell



PEYTON FIRE PROTECTION DISTRICT

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NEW DOC



May 12, 2005

John and Carol Werner
16551 Prairie Vista Lane
Peyton, CO 80831

RE: Schedule # 42230-000-028
Tract G

Dear John and Carol,

After review of the plat map you provided, please be advised that this property is located in the Peyton Fire Protection District coverage area.

Should you have any further questions, please feel free to contact us.

Sincerely,

A handwritten signature in cursive script that reads "Cheryl Correll".

Cheryl Correll
Board Secretary

RE/MAX

Above
the
Crowd!



Craig McConnell
Broker Associate

To: Peyton Fire District
Peyton, Co 80831

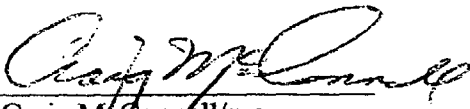
May 20, 2005

To all of the Board Members of the Peyton Fire District:

Prairie Vista Investments, LLC owners have agreed with Jim Werner to come aboard and sub-divide his acreage. His property (approx 40 acres) is in the middle of Prairie Vista Meadows Sub-division and will fit in fine. We (Brent and Craig McConnell) have agreed to allow the Peyton Fire Dept to draw water from the 30,000 gallon storage tank which is to be on Lot 13. Jim Werner is adding another 5 lots to this sub-division.

We feel we do have a large supply of water for this sub-division and there should be no problem in adding Jim Werner and his lots to Prairie Vista Meadows.

If there are any questions please call Craig or Brent McConnell @330-0695 or 970-222-1034.


Craig McConnell/mgr


Brent McConnell/mgr

RE/MAX Properties, Inc.

7376 McLaughlin Road, #S
Falcon, Colorado 80831
Cell: (719) 330-0695
Office: (719) 494-2700
Fax: (719) 494-2701
Toll Free: (866) 233-9700



Each Office Independently Owned and Operated



PEYTON FIRE PROTECTION DISTRICT

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1
January 4, 2006

To: Prairie Vista Meadows LLC

RE: To: Prairie Vista Meadows LLC Approvals

The Peyton Fire Protection District concurs that the 30,000 gallon tank on Lot 18 meets with our current needs and conforms to the previous agreements providing adequate coverage for 59 homes in the filings No. 1 and 2 of the Prairie Vista Meadows LLC.

However, we do attach one additional stipulation which we expect compliance within the next 12 calendar months.

The Peyton Fire Protection District is a water poor district and we need a standard water well (under 10 GPM) to refill and maintain this 30,000 gallon tank on Lot 18.

The stipulation is this;

- The Peyton Fire Protection District needs the necessary legal approvals to place this well and it's associated electric connections on Lot 18
- The Peyton Fire Protection District will assume the ongoing cost and maintenance of this proposed well
- The Peyton Fire Protection District and Prairie Vista Meadows LLC will enter into "Good Faith" negotiations to achieve this standard water well
- Negotiations will not necessarily include monetary considerations but neither will monetary considerations be excluded.

William Arnson

Peyton Fire Protection District Board secretary



PEYTON FIRE PROTECTION DISTRICT

P.O. BOX 98 • PEYTON, COLORADO • 80831 • (719) 749-2255
FAX (719) 749-9005



TO. CAROL WEBER

4/12/06
18:35

FROM JOHN W CLOWERS
BOARD PRESIDENT

RECEIVED

APR 12 2006

EPC DEVELOPMENT SERVICES

SUBJECT

Here is the INFO ON PRAIRIE VISTA MEADOWS
THAT WE HAVE. Hope it helps

John W Clowers

MAR-04-2006 SAT 02:44 PM REMAX Properties Inc.

FAX NO. 719 484 2701

P. 01

3-14-06 KT
attachment
"A"

RECEIVED

APR 12 2006

EPC DEVELOPMENT SERVICES

March 4, 2006
Fax # 749-9005

Prairie Vista Meadows

To the Peyton Fire Department,

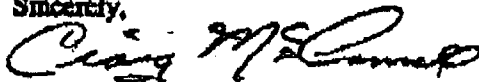
We would like to get an answer on our letter sent Jan 10th, 2006.
The letter addressed refilling the 30,000 gallon water tank on lot 18. We had an HOA mtg last mite and all were in agreement on filling it when necessary. If any water is used for Prairie Vista Meadows we will be in agreement to fill it.

As we look at the subdivisions coming aboard on the radar screen it looks good for others to help out too. As we mentioned we would help out until another sub-division comes aboard. If the water is used for another area outside our subdivision then we would purchase the water to refill it. You would be responsible to haul the water to the tank. We feel after a certain time others would have to pay their fair share. We have spent a lot of money to do what we have done to help out many others when the time is needed.

Please let us know within 2 weeks as we are closing in on filing No. 2. We are limited on time to get this all in place.

Thanks again for your time and if there are any questions or concerns for us please let us know asap. We can meet most anytime if given 24 hrs notice.

Sincerely,

Craig McConnell
Manager Prairie Vista Investments3/14/06
17:34

We'll supply water for 1 YR for an
subdivision + surrounding area if needed.
You will have an option for 1 more year &
if all in agreement (Prairie Vista Meadows
HOA and Pay for Fire ~~Dist~~ Protection District.)
mgr - Craig McConnell John W. Clowers
Board President