

## Donna Ferguson

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**From:** Richard Dean <rdean@stratuscompanies.com>  
**Sent:** Wednesday, March 24, 2021 8:23 PM  
**To:** Donna Ferguson; Hollard Roger; Kevin Rohrbough; Barbera, Mauricio  
**Subject:** Fwd: Terrain - Castle Oaks Drive

Donna,

For your information. We can talk tomorrow.

Thank you

Richard Dean

Begin forwarded message:

**From:** "Neuhausen, Peter (Denver)" <[Peter.Neuhausen@aircommunities.com](mailto:Peter.Neuhausen@aircommunities.com)>  
**Subject:** FW: Terrain - Castle Oaks Drive  
**Date:** March 24, 2021 at 7:50:52 PM MDT  
**To:** Hollard Roger <[rghollard@gmail.com](mailto:rghollard@gmail.com)>  
**Cc:** Richard Dean <[rdean@stratuscompanies.com](mailto:rdean@stratuscompanies.com)>, "Barbera, Mauricio" <[mbarbera@kbhome.com](mailto:mbarbera@kbhome.com)>

Gentlemen,

Thank you for your cooperation and understanding of my situation and concerns. Upon my review of your attached offer, I feel it meets a majority of my requests and still provides Stratus and KB Home a win-win opportunity for a successful Castle Oaks Drive Improvement Plan. So, I am good with approving your offer and in return providing you my approval to proceed in time for tomorrow's Planning Commission Hearing.

You may consider this email as my written approval and share this with the City of Castle Rock.

I look forward to working together over the next year to complete this work before next winter.

Below is my cell number. Please feel free to contact me via cell, text or email to stay in communication. I look forward to discussing schedules and now let's get a speedy plat approval.

Peter Neuhausen  
(303) 588-2022  
1921 Castle Oaks Drive  
Castle Rock CO., 80108

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**From:** Roger Hollard <[rghollard@gmail.com](mailto:rghollard@gmail.com)>  
**Sent:** Wednesday, March 24, 2021 6:32 PM  
**To:** Neuhausen, Peter (Denver) <[Peter.Neuhausen@aircommunities.com](mailto:Peter.Neuhausen@aircommunities.com)>

Cc: Richard Dean <[rdean@stratuscompanies.com](mailto:rdean@stratuscompanies.com)>; Barbera, Mauricio <[mbarbera@kbhome.com](mailto:mbarbera@kbhome.com)>

Subject: Terrain - Castle Oaks Drive

**EXTERNAL EMAIL**

Hi Peter,

We've put together the attached term sheet. Given that the Planning Commission is tomorrow we wanted to get this to you for your review.

Please note, I haven't seen Maurice's thoughts yet but this is in the spirit of what KB and Stratus talked about earlier today

Please let us know your thoughts

Thanks, have a good evening

Roger Hollard  
Land Perspectives, LLC  
303-726-2147

**From:** Neuhausen, Peter (Denver) <Peter.Neuhausen@aircommunities.com>  
**Sent:** Thursday, March 18, 2021 3:18 PM  
**To:** Roger Hollard <rgollard@gmail.com>  
**Cc:** Richard Dean <rdean@stratuscompanies.com>  
**Subject:** RE: Terrain

Hello Roger,

I am very sorry you are dealing with Covid. Best wishes for a speedy and full recovery.

I am adept at reading the provided plans, yet is there a possibility of walking the proposed impact zone with someone to make sure I am clear on the limits of the work and the limits of a permanent proposed easement across our land?

Frankly, I am shocked and concerned your proposed "subject parcel" easement comprises nearly one-half acre; much larger than I ever imagined. Eva and I have unpleasant past and current experiences with easements. They are troubling to us because they restrict our unencumbered usability of our property - as to what we can do in the space. Easements have negative connotations to perspective buyers and easements decrease property resale values; just to name a couple of our concerns. If I am reading the plans and dimensions correctly, this essentially divides our 5-acre property into two nearly separate north and south parcels. The plan shows the proposed one-half acre easement parcel extends approx. 120 feet from our property line on Castle Oaks Drive in a westerly direction. Our property is only 190 feet wide at this location. Leaving only approx. 70 feet width not encumbered by the proposed easement, yet located in an unusable water drainage swale.

I do not see on any of the provided information, as owners of the property, what limitations would be imposed on us inside this proposed one-half acre easement? For example, going forward would we be restricted from continuing to building our perimeter property-line fencing, landscaping, and irrigation within this proposed easement - that was to ensure our privacy from the upcoming adjoining sidewalk and vehicles passing by? We also have plans to create passive amenities in this area: putting and chipping green and/or outdoor play area for our sons: zip-line, paintball arena and/or shooting and archery range.

As I mentioned earlier, we have had several unpleasant experiences with easements. One such easement negatively affected the resale value of our prior home as confirmed by our realtor. It is one thing to buy a property that has an already established easement. Yet, it is quite another to have an easement proposed on you years after the property purchase.

Can you please provide us with a complete list of all land uses and future improvement limitations and restrictions that would encumber our property with this proposed permanent one-half acre easement.

Regards,  
Peter and Eva Neuhausen

**From:** Roger Hollard <[rgollard@gmail.com](mailto:rgollard@gmail.com)>  
**Sent:** Thursday, March 18, 2021 11:55 AM  
**To:** Neuhausen, Peter (Denver) <[Peter.Neuhausen@aircommunities.com](mailto:Peter.Neuhausen@aircommunities.com)>  
**Cc:** Richard Dean <[rdean@stratuscompanies.com](mailto:rdean@stratuscompanies.com)>  
**Subject:** Terrain

Hi Peter,

I'm sending you an independent email since our arrangement is a bit different than that of your neighbors.

## Donna Ferguson

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**From:** Neuhausen, Peter (Denver) <Peter.Neuhausen@aircommunities.com>  
**Sent:** Friday, March 19, 2021 9:19 AM  
**To:** Donna Ferguson  
**Cc:** Larry Hearold  
**Subject:** FW: Castle Oaks Drive Road Work Impact - Peter and Eva Neuhausen  
**Attachments:** Donna Ferguson, City of Castle Rock.pdf

Donna,

I would respectfully ask for you to also include the attached communication between Stratus Companies and myself into the record for Planning Commission and City Council consideration. I cannot impress upon the City of Castle Rock enough the importance for our property integrity to be maintained and not allowed to be encumbered, our land usability restricted and financially harmed by the work associated with Castle Oaks Drive.

Since you asked, I do have a question: As a CR citizen and directly impacted by this proposed development, do I have a right to present our concerns to the Planning Commission Hearing on the 25<sup>th</sup>?

Regards,  
Peter and Eva Neuhausen

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**From:** Neuhausen, Peter (Denver) <Peter.Neuhausen@aircommunities.com>  
**Sent:** Friday, March 19, 2021 8:52 AM  
**To:** Donna Ferguson <DFerguson@crgov.com>  
**Cc:** Richard Dean <rdean@stratuscompanies.com>; rohrbough@corecivil.com; Michael Edwards <medwards@cochlear.com>; Larry Hearold <LHearold@crgov.com>; Nathan Carlson <nathan@rpsplanadm.com>  
**Subject:** RE: Castle Oaks Drive Road Work Impact - Peter and Eva Neuhausen

Hello Donna,

Thank you for your email. I just spoke with Mr. Dean on the phone. We are going to meet onsite Monday at 5:30pm (my drive time may put me closer to 5:45pm) to review the proposed work. You and/or Larry are welcome to join us. We will be outside if you have person-to-person proximity concerns.

Peter and Eva Neuhausen

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**From:** Donna Ferguson <[DFerguson@crgov.com](mailto:DFerguson@crgov.com)>  
**Sent:** Friday, March 19, 2021 8:28 AM  
**To:** Neuhausen, Peter (Denver) <[Peter.Neuhausen@aircommunities.com](mailto:Peter.Neuhausen@aircommunities.com)>  
**Cc:** Richard Dean <[rdean@stratuscompanies.com](mailto:rdean@stratuscompanies.com)>; [rohrbough@corecivil.com](mailto:rohrbough@corecivil.com); Michael Edwards <[medwards@cochlear.com](mailto:medwards@cochlear.com)>; Larry Hearold <[LHearold@crgov.com](mailto:LHearold@crgov.com)>; Nathan Carlson <[nathan@rpsplanadm.com](mailto:nathan@rpsplanadm.com)>  
**Subject:** FW: Castle Oaks Drive Road Work Impact - Peter and Eva Neuhausen

**EXTERNAL EMAIL**

Good morning Peter and Eva,

Thank you for this information. I see this more detailed information is from the proposed Construction Documents. This is helpful in understanding your concern. I want to assure you that construction will not occur on your property without your agreement. I will point this out at Planning Commission and also add your concern (this email) to the Planning Commission and Town Council record. In addition, I am looping Larry Hearold, who is the Town project manager for the Construction Documents and the easement which you provided, into this discussion. Please let me know if you have any further questions.

Thank you,

Donna Ferguson, Senior Planner  
Development Services  
720-733-3566



**Your feedback is important to us, please let us know how we are doing by taking our Customer Service survey.**

<https://www.surveymonkey.com/r/LR35C27>

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**From:** Neuhausen, Peter (Denver) <[Peter.Neuhausen@aircommunities.com](mailto:Peter.Neuhausen@aircommunities.com)>

**Sent:** Friday, March 19, 2021 5:11 AM

**To:**; Donna Ferguson <[DFerguson@crgov.com](mailto:DFerguson@crgov.com)>

**Cc:** Michael Edwards <[medwards@cochlear.com](mailto:medwards@cochlear.com)>; Nathan Carlson <[nathan@rpsplanadm.com](mailto:nathan@rpsplanadm.com)>

**Subject:** Castle Oaks Drive Road Work Impact - Peter and Eva Neuhausen

To all on this email,

Here attached are the two documents that I received just yesterday that I referenced on our Terrain Community call yesterday.

The brief conversation I had with the developer prior to yesterday referenced a temporary and brief construction access on a small portion of our property to replace the collapsed drainage pipe located under Castle Oaks Drive. Over the past 12 months, nothing more was communicated to us on this matter - until yesterday.

Michael, Nate and I have been in communication for the past 12 months with the developer regarding the Castle Oaks Drive road improvements. During such time, there was never a mention to Eva and me of a proposed permanent one-half acre easement on our property.

Michael, Nate and I have been very transparent, accommodating and collaborative with the impending road improvements - and much higher density homes that will be surrounding each of our 5+ acre parcels. These two attached documents received yesterday on the other hand are a complete surprise unto Eva and me.

**Donnas Ferguson (copied on this email) - Eva and I want to go on the record with the City of Castle Rock Planning Commission and City Council , that we do not accept and approve the proposed intent to impose a burdensome and permanent one-half acre easement on our property. I would**

**also like you to reserve a spot for me on the Thursday, March 25, 2021 Planning Commission Hearing to voice my concerns regarding the two attached documents.**

With this said, Eva and I are willing to discuss the installation of the drainage pipes under Castle Oaks Drive with the developer and City of Castle Rock present that does not include a negative and permanent impact on our property, our property value or the current and future allowable uses on our property.

Thank you for your time,

Peter and Eva Neuhausen

[peter.neuhausen@aircommunities.com](mailto:peter.neuhausen@aircommunities.com)

(303) 588-2022 mobile