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DEC 06 2016 1

December 6, 2016

Dear Adjacent Property Owner:

This letter is being sent to you because Lake Woodmoor Holdings LLC is proposing a land use project in El Paso County at the referenced location below. This information is being provided to you prior to submittal with El Paso County. Please direct any questions on the proposal to the referenced contact(s). Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against, or expressing no opinion in writing or in person at the public hearing for this proposal.

For questions specific to the project, please contact:

Andrea Barlow  
N.E.S. Inc.  
619 North Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
719-471-0073

**Request/Justification:** The request to the County is for the following:

1. Preliminary/PUD Development for North Bay at Lake Woodmoor comprising 28 townhomes on 7.23 acres.
2. A Final Plat for North Bay at Lake Woodmoor for 28 townhome lots.

<b>Location</b>	Southeast of intersection of Woodmoor Drive and Deer Creek Road, Monument
<b>Existing Zoning</b>	RR-5
<b>Proposed Zoning</b>	PUD
<b>Existing/Proposed Facilities, Structures, Roads, etc.</b>	28 townhome units. Two private drives taking access off Deer Park Road, Monument.
<b>Vicinity Map</b>	Attached



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# NORTH BAY AT LAKE WOODMOOR PARCEL E

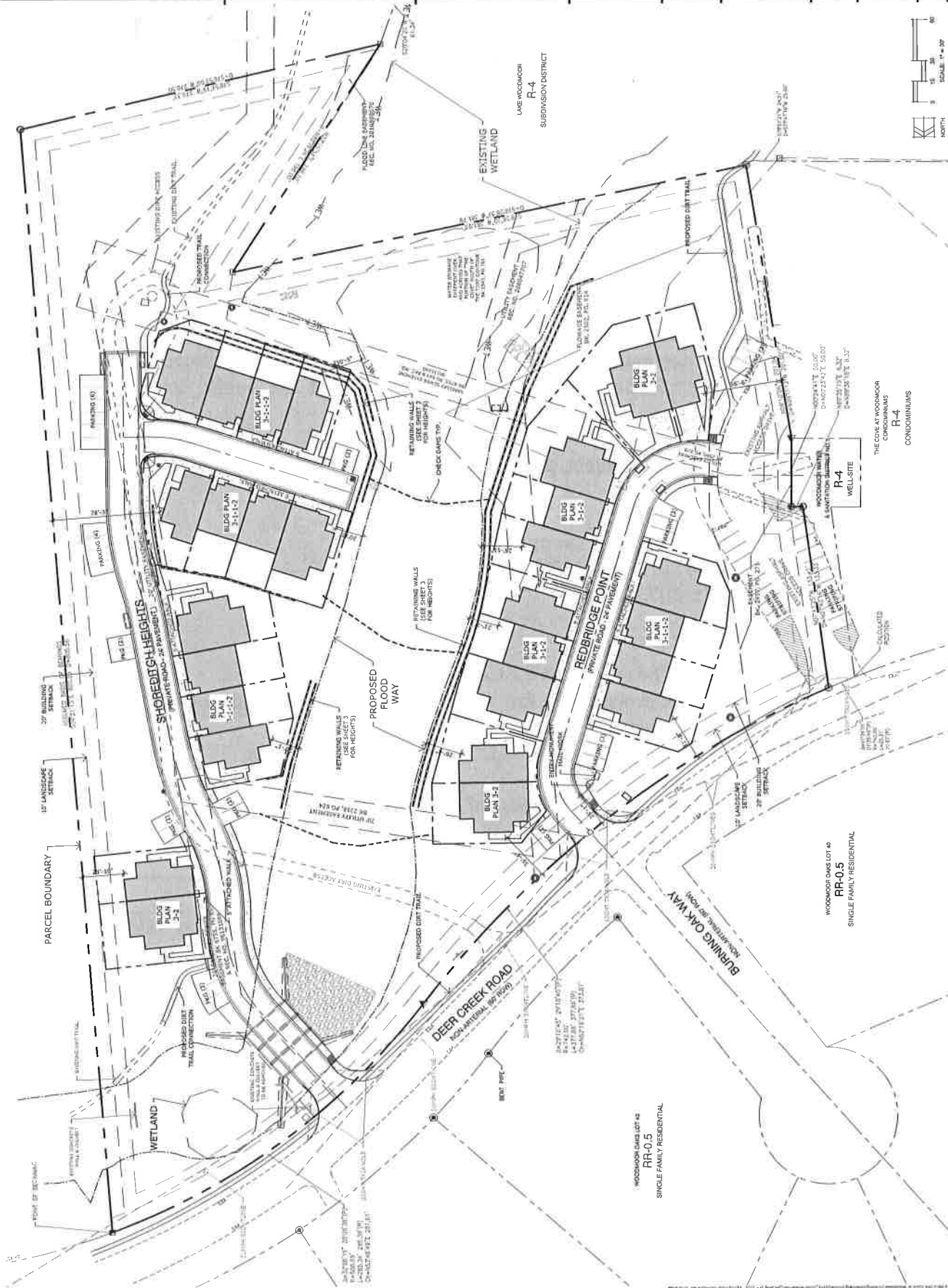
DEVELOPER: N.E.S., Inc.  
 PROJECT NO.: WOODMOOR, CO 80903

DATE: 11/14/11  
 PREPARED BY: M. HARRIS

PUD  
 DEVELOPMENT  
 PLAN

DEVELOPMENT  
 PLAN

2  
 2 of 12



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Adjoining Property Ownership List

North Bay at Lake Woodmoor; Schedule 7111400007, 7111404111		
Lake Woodmoor District		
Owner/ Tax ID Number	Physical Location	Mailing Address
<b>Lot 1</b>		
WILLIAMS, SCOTT E & TARA J 7111404083	18860 LAKE FOREST LN	8404 CHILLUM CT SPRINGFIELD, VA 22153-3503
<b>Lot 2</b>		
BOERSCHINGER, DIANE A 7111404082	18850 LAKE FOREST LN	18850 LAKE FOREST LN MONUMENT, CO 80132-9013
<b>Lot 3</b>		
PORTER, MICHAEL & ANNE 7111404081	18840 LAKE FOREST LN	18840 LAKE FOREST LN MONUMENT CO 80132-9013
<b>Lot 4</b>		
MCFADDEN, ASHLEIGH C 7111404080	18830 LAKE FOREST LN	18830 LAKE FOREST LN MONUMENT CO 80132-9013
<b>Lot 5</b>		
LANGSTON, CHANDOS E TRUST LANGSTON, BETTIE M TRUST 7111404079	18820 LAKE FOREST LN	18820 LAKE FOREST LN MONUMENT CO 80132-9013
<b>Lot 6</b>		
HICKS, RICHARD & HICKS, REBECCA 7111404078	18810 LAKE FOREST LN	18810 LAKE FOREST LN MONUMENT CO 80132-9013
<b>Lot 7</b>		
HORTON, BARTHOLOMEW J HORTON, LORNA H 7111404077	18800 LAKE FOREST LN	18800 LAKE FOREST LN MONUMENT CO 80132-9013
<b>Lot 8</b>		
WEYER, THOMAS C & PAMELA A 7111404076	18780 AUTUMN WAY	18780 AUTUMN WAY MONUMENT CO 80132-9014
<b>Lot 9</b>		
FABER, JAMES A FABER, SUZANNE 7111404075	18760 AUTUMN WAY	18760 AUTUMN WAY MONUMENT CO 80132-9014
<b>Lot 10</b>		
HENDERLONG KEITH T HENDERLONG DEBORAH G 7111404074	18740 AUTUMN WAY	244 OLD OVERTON DR MADISON AL 35756-6408
<b>Lot 11</b>		
FUGGETTA, CHARLES F JR FUGGETTA, BARBARA D 7111404073	18720 AUTUMN WAY	18720 AUTUMN WAY MONUMENT CO 80132-9014



<b>Lot 12</b>		
PONCINA, GEORGANN 7111404072	18710 AUTUMN WAY	18710 AUTUMN WAY MONUMENT CO 80132-9014
<b>Lot 13</b>		
GREGORY, DENVER V JR GREGORY, CAROLYN M 7111404071	18700 AUTUMN WAY	18700 AUTUMN WAY MONUMENT CO 80132-9014
<b>Common Area A</b>		
WOODMOOR IMPROVEMENT ASSN 7111404032	1240 MEADOWLAKE WAY	1691 WOODMOOR DR MONUMENT CO 80132-9071

<b>Woodmoor Oaks</b>		
<b>Lot 40</b>		
MCWHORTER, CATHERINE M 7111403011	1640 DEER CREEK RD	1640 DEER CREEK RD MONUMENT CO 80132-9019
<b>Lot 43</b>		
POUR, MEHDI G POUR, MEREDITH A 7111403014	1580 BURNING OAK WAY	1580 BURNING OAK WAY MONUMENT CO 80132-9015
<b>Lot 44</b>		
ELLIOTT, JERE L & MARY L 7111403015	1560 DEER CREEK RD	1560 DEER CREEK RD MONUMENT CO 80132-9020
<b>Lot 45</b>		
BROOKS, DON L BROOKS, YONG C 7111403016	18930 BURNT LEAF WAY	18930 BURNT LEAF WAY MONUMENT CO 80132-9016
<b>Lot 55</b>		
PIERCE, LOUIS R PIERCE, EIKO T 7111402015	18945 BURNT LEAF WAY	18945 BURNT LEAF WAY MONUMENT CO 80132-9016

<b>The Cove at Woodmoor Condominiums</b>		
<b>Unit No 1675B Bldg. No 2</b>		
RITCHIE, KENNETH E RITCHIE, BRENDA 7111404089	1676 DEER CREEK RD	1676 DEER CREEK RD MONUMENT CO 80132-9003
<b>Unit No 1675A Bldg. No 2</b>		
VENTURA, SHARON 7111404090	1675 DEER CREEK RD	1675 DEER CREEK RD MONUMENT CO 80132-9003
<b>Unit No 1655B Bldg. No1</b>		
FORNOF, JOHN C 7111404108	1656 DEER CREEK RD	545 3RD ST # 223 MONUMENT CO 80132-4509
<b>Unit No 1655A Bldg. No1</b>		
MOSBARGER, BONNIE M 7111404107	1655 DEER CREEK RD	1655 DEER CREEK RD MONUMENT CO 80132-9004



**Water District**

<b>Water District</b>		
<b>Lake Woodmoor</b>		
WOODMOOR WATER & SANITATION DISTRICT NO 1 7111400008	0 LAKE WOODMOOR DR	PO BOX 1407 MONUMENT CO 80132-1407
<b>Well Site No 5</b>		
WOODMOOR WATER & SANITATION DISTRICT NO 1 7111404086	0 DEER CREEK RD	PO BOX 1407 MONUMENT CO 80132-1407

