

June, 2022

I found 1 address that had a bad owner name out of the 3 I checked - see below. Please double check the addresses and resend where they are incorrect.

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 located southeast of the intersection of Woodmoor Drive and Deer Creek Road. This information is being provided to you in conjunction with a submittal to El Paso County. The request to the County is for the following:

North Bay at Lake Woodmoor - PUD Development Plan/Preliminary Plan

- A 35-unit townhome development on 7.23 acres.
- Existing Zone: PUD

Please include the project number so the stakeholders can easily access the information and reference the project

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.

Information on this project can be found on El Paso County's Electronic Development Application Review Portal at [EDARP \(epcdevplanreview.com\)](http://EDARP.epcdevplanreview.com).

For questions specific to the project, please contact:

Brooks Swenson
N.E.S. Inc.
bswenson@nescolorado.com
719-471-0073
Or
Ryan Howser
El Paso County Planning and Community Development
rhowser@elpasoco.com
719-520-6300



Certificate of Mailing — Firm

**UNITED STATES
POSTAL SERVICE**
N.E.S. INC.
619 N. CASCADE AVE, STE 200
COLORADO SPRINGS, CO 80903

Name and Address of Sender
TOTAL NO. of Pieces Listed by Sender
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Postmaster, per (name of receiving employee)



PASSPORT OFFICE
201 PIKES PEAK AVE
COLORADO SPRINGS CO 80903-9998



U.S. POSTAGE PAID
COLORADO SPRINGS, CO
80903
JUN 10 22
AMOUNT
\$12.69
R2305M1 43663-09

Postage Fee

Special Handling Parcel Airlift

USPS® Tracking Number
Firm-specific Identifier
Address (Name, Street, City, State, and ZIP Code™)

1.	North Bay: 1	LOUIS PIERCE 18945 BURNT LEAF WAY MONUMENT, CO 80132				
2.	North Bay: 2	CATHERINE MCWHORTER 1640 DEER CREEK RD MONUMENT, CO 80132				
3.	North Bay: 3	MEHDI POUR 1580 BURNING OAK WAY MONUMENT, CO 80132				
4.	North Bay: 4	JERE ELLIOTT 1560 DEER CREEK RD MONUMENT, CO 80132				
5.	North Bay: 5	DLB & YCB LIVING TRUST 18930 BURNT LEAF WAY MONUMENT, CO 80132				
6.	North Bay: 6	WOODMOOR IMPROVEMENT ASSN 1691 WOODMOOR DR MONUMENT, CO 80132				



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Parcel Airift

	USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airift
1.	North Bay: 7	WOODMOOR WATER & SANITATION PO BOX 1407 MONUMENT, CO 80132				
2.	North Bay: 8	KAREN WILLIAMS 1676 DEER CREEK RD MONUMENT, CO 80132				
3.	North Bay: 9	PAMELA LYON 1675 DEER CREEK RD MONUMENT, CO 80132				
4.	North Bay: 10	KEVIN LIPETZKY 3610 HARRISON ST SOUTH FARGO, ND 58104				
5.	North Bay: 11	1678 DEER CREEK RD LLC 106 N TEJON ST COLORADO SPRINGS, CO 80903			owner's name is Yocom Clinton.	
6.	North Bay: 12	HILLARY HUGHES 15789 DAWSON CREEK DR MONUMENT, CO 80132			Please update and resend notice.	



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1.	ALEXANDER REITOR 1680 DEER CREEK RD MONUMENT, CO 80132				
2.	DIANE SEIFERT 1682 DEER CREEK RD MONUMENT, CO 80132				
3.	CINDY STARR 1681 DEER CREEK RD MONUMENT, CO 80132				
4.	CAREY CHAMBERLIN 1666 DEER CREEK RD MONUMENT, CO 80132				
5.	BRENDA MAYER 1665 DEER CREEK RD MONUMENT, CO 80132				
6.	GREGORY MORGAN 3591 E 1/2 RD PALISADE, CO 81526				



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1.	SEUNG HO LEE 1664 DEER CREEK RD MONUMENT, CO 80132				
2.	DEBRA HEEFNER 1662 DEER CREEK RD MONUMENT, CO 80132				
3.	DAWN DUNCAN 1661 DEER CREEK RD MONUMENT, CO 80132				
4.	CHRISTOPHER NAVLOR 1659 DEER CREEK RD MONUMENT, CO 80132				
5.	THOMAS & DOROTHY MORSE 660 DEER CREEK RD UNIT 1655F MONUMENT, CO 80132				
6.	BRIAN NAEGELY 149 ROTONDA CIR ROTONDA WEST, FL 33947				



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Postage

Fee

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1. North Bay: 25
CATHY HILLYARD
1657 DEER CREEK RD
MONUMENT, CO 80132

2. North Bay: 26
BONNIE MOSBARGER
1655 DEER CREEK RD
MONUMENT, CO 80132

3. North Bay: 27
JOHN FORNOF
545 3RD ST # 223
MONUMENT, CO 80132

4.

5.

6.