



WOSC LLC

Working Together to Preserve South Woodmoor Open Space
Monument, CO 80132

October 28, 2020

NOTICE TO ADJACENT PROPERTY OWNERS

**Submittal of El Paso County Land Use Application for Amended Plat
WOSC LLC - SOUTH WOODMOOR PRESERVE**

Dear Neighbor,

This letter is being sent to you because WOSC LLC is proposing a land use project in El Paso County on the property currently known as the South Woodmoor open space near Monument, Colorado (the "Property"), as further described below. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the contact for WOSC LLC shown below. 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.

The location of the project is the land currently known as the South Woodmoor open space, an approximate 94-acre vacant parcel of land comprised of nine separate tracts located along Cloverleaf Road, Caribou Drive West, Leggins Way, Harness Road, and Bowstring Road in the Woodmoor Greens and Woodmoor Placer subdivisions. The current zoning of the Property is RS-20000. WOSC LLC is requesting approval of a replat to create an approximate 65-acre open space tract to be known as the South Woodmoor Preserve. The remaining approximate 29 acres will be replatted to become part of 118 lots adjacent to the Property. Each of the 118 lots will increase in size by .2 acres to .5 acres. In order for WOSC LLC to raise enough money to purchase and protect the open space, its members will receive a small portion of the Property to add to their own lots. The replat will protect and preserve the bulk of the Property as open space while enlarging certain adjacent lots whose owners financially contributed to the preservation of the open space, which will provide recreational opportunities for South Woodmoor residents. WOSC LLC intends to convey South Woodmoor Preserve to a nonprofit organization after completion of the land use project, with a permanent restriction that the open space may not be developed or used for any purpose other than as open space.

There are no existing facilities or structures on the Property, with the exception of social trails. WOSC LLC intends South Woodmoor Preserve to be developed as a natural open space area, with trails, benches, signs, trailheads, pet waste stations, and other structures consistent with keeping the open space in a natural condition. Installation of any structures on adjacent lots that will be enlarged as a result of the replat will be subject to covenant restrictions governed by the Woodmoor Improvement Association.

Attachment 1 is a vicinity map with proposed trails, showing the location of all adjacent property owners who are receiving this notice. Attachment 2 is a picture of 1 of the 5 signs that are posted on the property, indicating all South Woodmoor residents are welcome on the South Woodmoor Preserve trails. For questions specific to this project, please contact Tish Norman, Director, WOSC LLC, 902 Caribou Drive West, Monument, CO 80132; (719) 534-3495; waltersopenspace@gmail.com.

Sincerely,

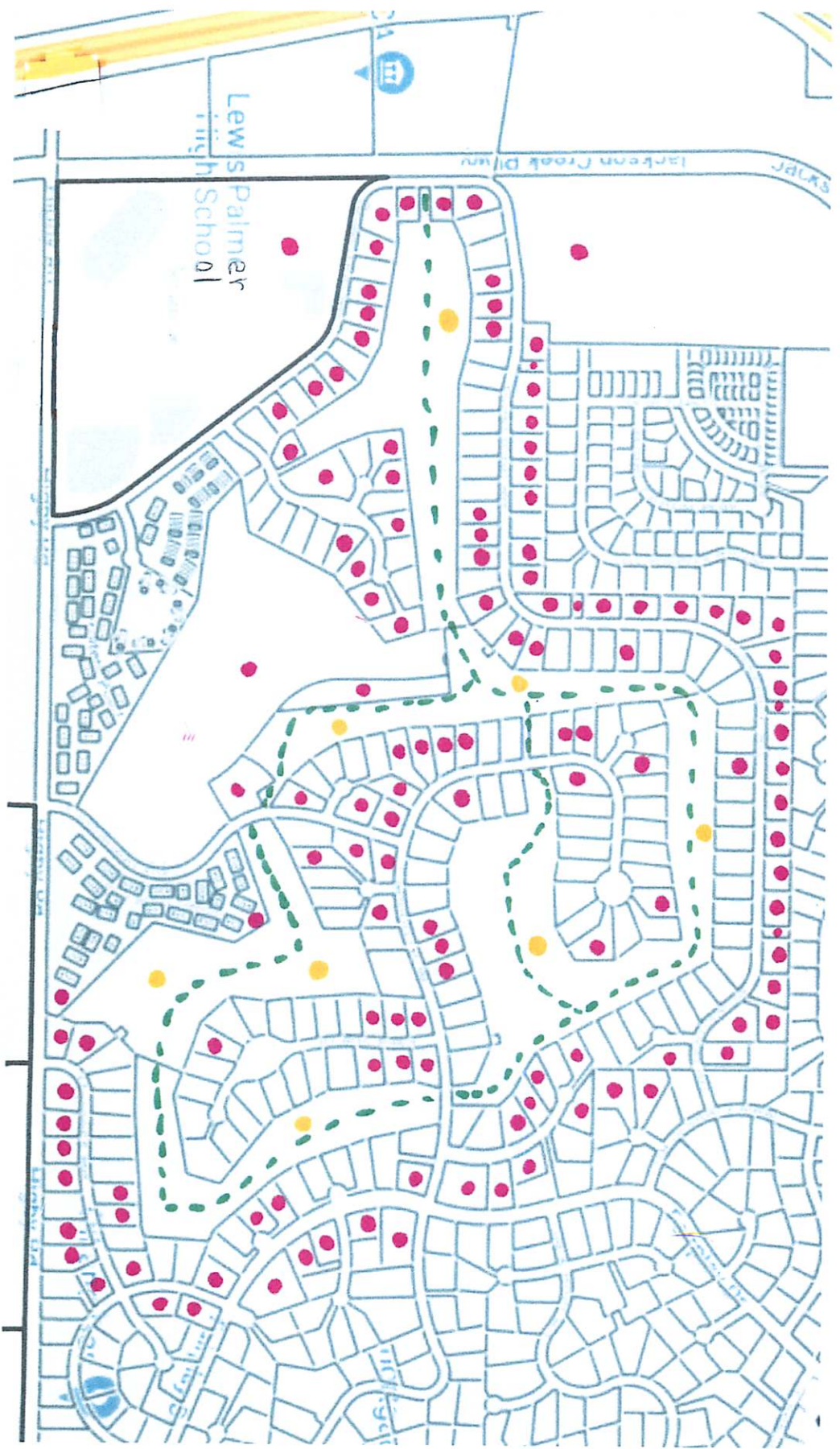
Tish Norman
Director
WOSC LLC
waltersopenspace@gmail.com

2 Attachments

1. WOSC LLC Vicinity Map w/Projected Trails
2. South Woodmoor Preserve Signage

WOSC LLC Vicinity Map w/ Projected Trail

- = adjacent owners notified
- = WOSC LLC land
- - - = projected trail



Attch. 1



South Woodmoor Preserve

South Woodmoor Residents & Their Guests Only

Use at Your Own Risk

All Pets Must Be Leashed or Responsive to Electronic Control

Please Pick Up Pet Waste and Litter

No Smoking/No Open Fires/No Motorized Vehicles w/o Permission

WOSC LLC: waltersopenspace@gmail.com

Atch 2