

July 2022

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:

**Waterside at Lake Woodmoor – PUD Development Plan/Preliminary Plan**

- A 52-unit townhome development on 7.53 acres.
- Existing Zone : R-4
- Proposed Zone : PUD

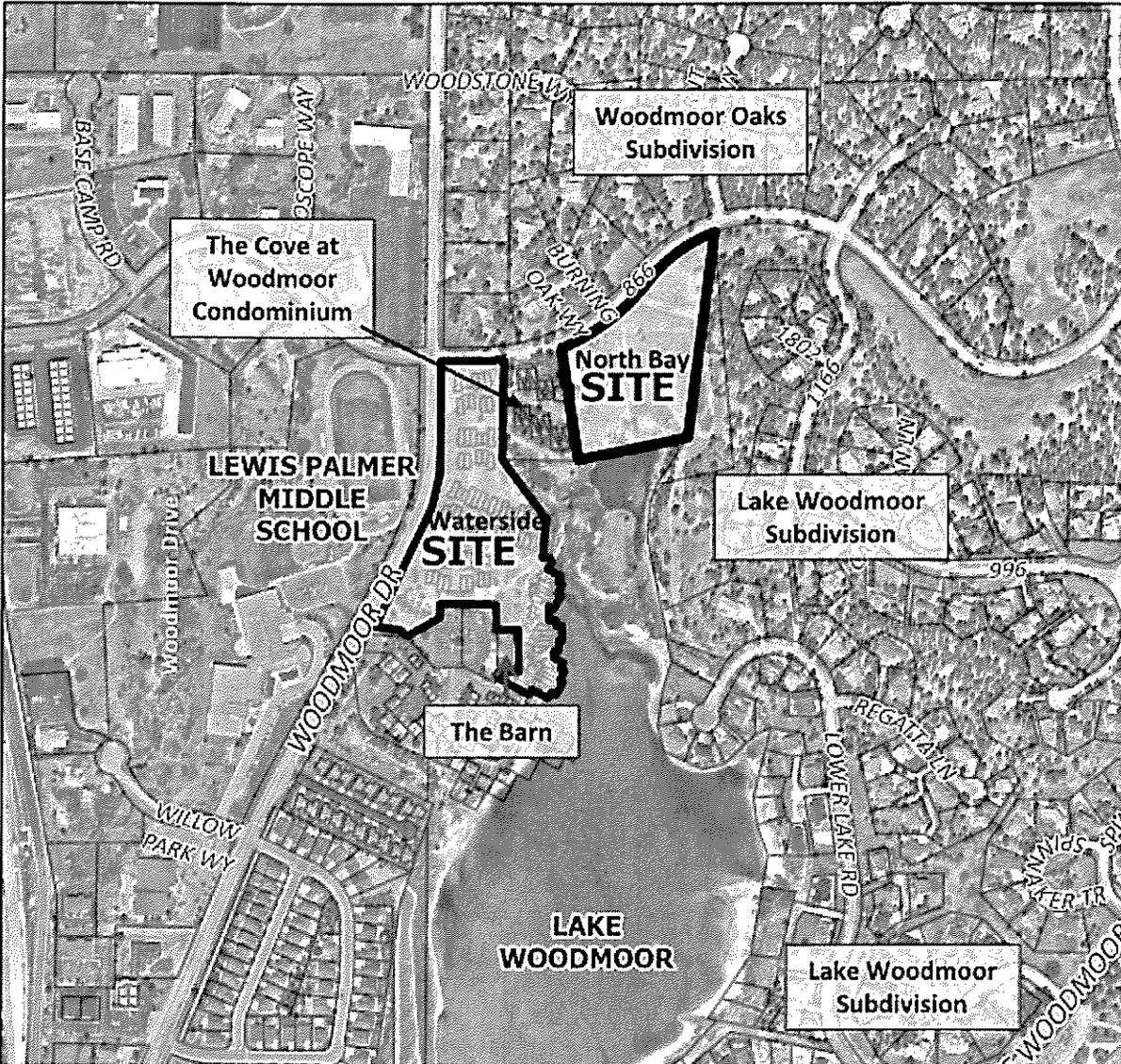
Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time, you will be given the El Paso County contact information, the file number and an opportunity to 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](mailto:bswenson@nescolorado.com)  
719-471-0073  
Or  
Ryan Howser  
El Paso County Planning and Community Development  
[rhowser@elpasoco.com](mailto:rhowser@elpasoco.com)  
719-520-6300

Sincerely,

**Brooks Swenson**  
Project Manager





# Certificate of Mailing — Firm

Name and Address of Sender  N.E.S. INC. 619 N. CASCADE AVE, STE 200 COLORADO SPRINGS, CO 80903	TOTAL NO. of Pieces Listed by Sender  <div style="font-size: 2em; font-weight: bold;">28</div>	TOTAL NO. of Pieces Received at Post Office™  <div style="font-size: 2em; font-weight: bold;">28</div>	Affix Stamp Here <i>Postmark with Date of Receipt.</i>   <div style="text-align: right;">             U.S. POSTAGE PAID            COLORADO SPRINGS, CO            80903            JUL 05 22            AMOUNT  <div style="font-size: 1.5em; font-weight: bold;">\$13.16</div>            R2305K135020-22         </div> <div style="text-align: center; margin-top: 20px;">             0000         </div>
Postmaster, per (name of receiving employee)  <div style="font-size: 1.5em; font-weight: bold;">Kirsten</div>			

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	TRI-LAKES CHAPEL INC 1750 DEER CREEK RD MONUMENT CO, 80132				
7111301010					
2.	WOODMOOR WATER AND SANITATION PO BOX 1407 MONUMENT CO, 80132				
7111304063					
3.	WILLIAMS WALTER G 1690 DEER CREEK RD MONUMENT CO, 80132				
7111403010					
4.	MCWHORTER CATHERINE M 1640 DEER CREEK RD MONUMENT CO, 80132				
7111403011					
5.	WILLIAMS KAREN E 1676 DEER CREEK RD MONUMENT CO, 80132				
7111404089					
6.	LYON PAMELA 1675 DEER CREEK RD MONUMENT CO, 80132				
7111404090					



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1.  7111404091	LIPETZKY KEVIN 3610 HARRISON ST SOUTH FARGO ND, 58104				
2.  7111404092	1678 DEER CREEK RD LLC 106 N TEJON ST COLORADO SPRINGS CO, 80903				
3.  7111404093	HUGHES HILLARY 15789 DAWSON CREEK DR MONUMENT CO, 80132				
4.  7111404094	REITOR ALEXANDER III 1680 DEER CREEK RD MONUMENT CO, 80132				
5.  7111404095	SEIFERT DIANE M 1682 DEER CREEK RD MONUMENT CO, 80132				
6.  7111404096	STARR CINDY 1681 DEER CREEK RD MONUMENT CO, 80132				



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1.  7111404097	CHAMBERLIN CAREY 1666 DEER CREEK RD MONUMENT CO, 80132				
2.  7111404098	MAYER BRENDA STEWART 1665 DEER CREEK RD MONUMENT CO, 80132				
3.  7111404099	MORGAN GREGORY R 3591 E 1/2 RD PALISADE CO, 81526				
4.  7111404100	LEE SEUNG HO 1664 DEER CREEK RD MONUMENT CO, 80132				
5.  7111404101	HEEFNER DEBRA SUE 1662 DEER CREEK RD MONUMENT CO, 80132				
6.  7111404102	DUNCAN DAWN R 1661 DEER CREEK RD MONUMENT CO, 80132				



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1.	NAYLOR CHRISTOPHER JAMES				
7111404103	1659 DEER CREEK RD MONUMENT CO, 80132				
2.	MORSE THOMAS & MORSE DOROTHY				
7111404104	1660 DEER CREEK RD MONUMENT CO, 80132				
3.	NAEGELY BRIAN M				
7111404105	149 ROTANDA ROTONDA WEST FL, 33947				
4.	HILLYARD CATHY L				
7111404106	1657 DEER CREEK RD MONUMENT CO, 80132				
5.	MOSBARGER BONNIE M				
7111404107	1655 DEER CREEK RD MONUMENT CO, 80132				
6.	FORNOF JOHN C				
7111404108	545 3RD ST # 223 MONUMENT CO, 80132				



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1.  7111404111	LAKE WOODMOOR HOLDINGS LLC 9540 FEDERAL DR STE 200 COLORADO SPRINGS CO, 80921				
2.  7111406004	WOODMOOR IMPROVEMENT ASSOC 1691 WOODMOOR DR MONUMENT CO, 80132				
3.  7111406026	QUIGLEY MATTHEW E 1787 WOODMOOR DR MONUMENT CO, 80132				
4.  7111406055	WOODMOOR LAKEHOUSE ASSN INC 2910 N ACADEMY BLVD STE 205 COLORADO SPRINGS CO, 80917				
5.  					
6.  					