

# EL PASO



# COUNTY

COMMISSIONERS:  
DARRYL GLENN (PRESIDENT)  
MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF  
LONGINOS GONZALEZ  
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR  
February 26, 2018

This letter is to inform you of the following petitions that have been submitted to El Paso County:

**PUDSP-17-003**

**FITZPATRICK**

**PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN  
THE BEACH AT WOODMOOR**

A request by Lake Woodmoor Holdings, LLC, for approval of a map amendment (rezoning) of 8.13 acres from R-4 (Planned Development) and 4.25 acres from RR-5 (Residential Rural) to PUD (Planned Unit Development) and approval of a preliminary plan for 40 single-family residential lots. The property is located on the north and south sides of Lake Woodmoor Drive approximately one-half (1/2) mile east of the Lake Woodmoor Drive and Woodmoor Drive intersection. (Parcel Nos. 71141-00-016 and 71141-07-015) (Commissioner District 1)

**SF-17-015**

**FITZPATRICK**

**FINAL PLAT  
THE BEACH AT WOODMOOR**

A request by Lake Woodmoor Holdings, LLC, for approval of a final plat to create 40 single-family residential lots. The 12.38 acre property is currently zoned R-4 (Planned Development) and RR-5 (Residential Rural). A concurrent PUD rezoning request is being considered with the final plat application. The property is located on the north and south sides of Lake Woodmoor Drive approximately one-half (1/2) mile east of the Lake Woodmoor Drive and Woodmoor Drive intersection. (Parcel Nos. 71141-00-016 and 71141-07-015) (Commissioner District 1)

**Type of Hearing: Quasi-Judicial**

\_\_\_\_\_ For

\_\_\_\_\_ Against

\_\_\_\_\_ No Opinion

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- **This item is scheduled to be heard by the El Paso County Planning Commission on March 6, 2018.** The meeting begins at 9:00 a.m. and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs.
- **The item will also be heard by the El Paso County Board of County Commissioners on March 27, 2018.** The meeting begins at 9:00 a.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs.
- The date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through El Paso County's Web site ([www.elpasoco.com](http://www.elpasoco.com)). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
- The Staff Report for this Agenda item can be found at: <http://adm.elpasoco.com/Development%20Services/Pages/PlanningCommission2017.aspx>

Your response will be a matter of public record and available to the applicant prior to the hearing. You are welcome to appear in person at the hearing to further express your opinion on this petition. If we can be of any assistance, please call 719-520-6300.

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695

*COPY  
mailed  
2/26/18*

Sincerely,



Raimere Fitzpatrick, Project Manager/Planner II

Your Name: \_\_\_\_\_  
*(printed)* *(signature)*

Address: \_\_\_\_\_

Property Location: \_\_\_\_\_ Phone \_\_\_\_\_

# El Paso County Parcel Information

File Name: PUDSP-17-003/SF--17-015

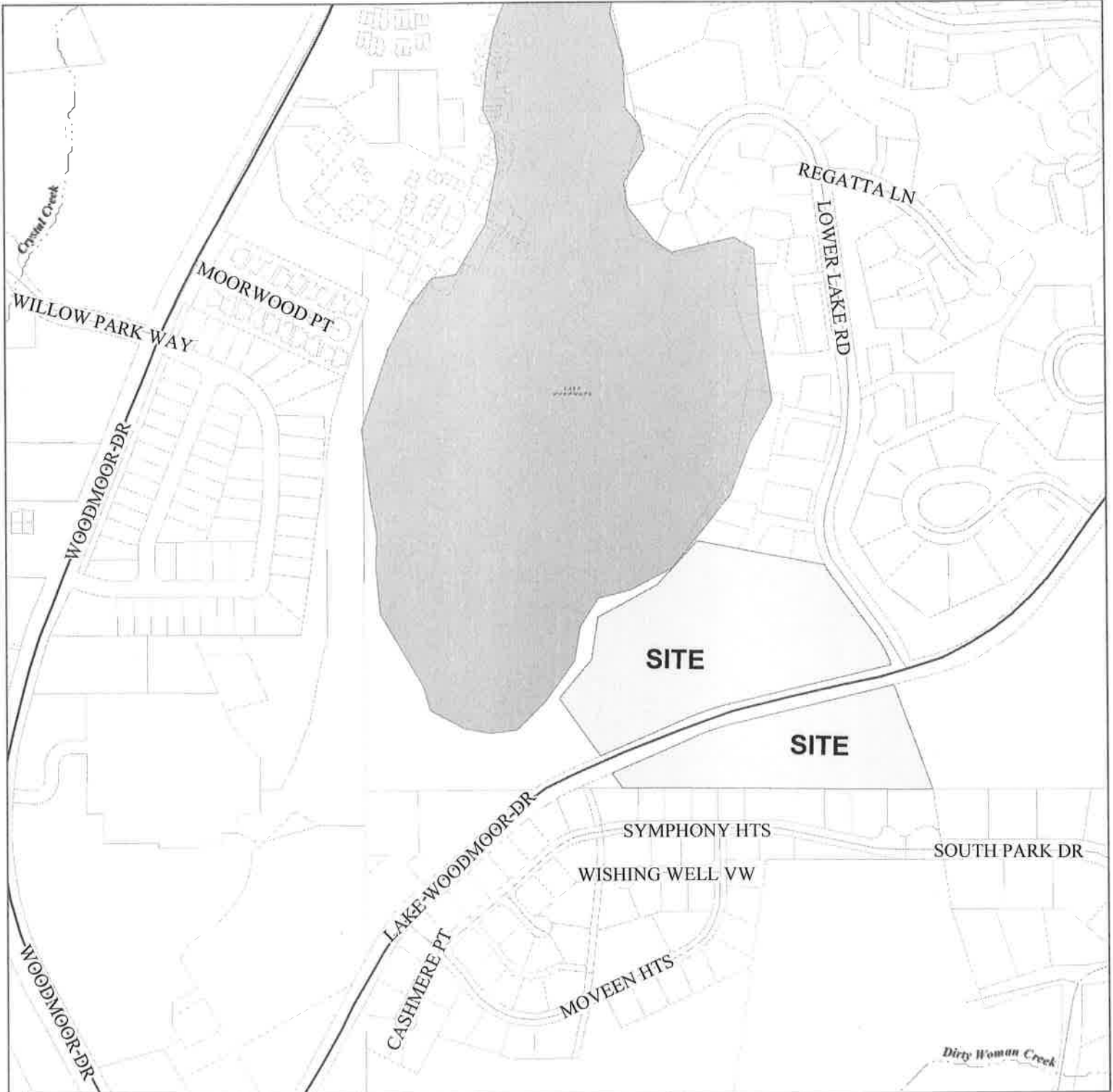
PARCEL	NAME
7114107015	LAKE WOODMOOR HOLDINGS LLC
7114100016	LAKE WOODMOOR HOLDINGS LLC

Zone Map No.: --

Date: February 26, 2018

ADDRESS	CITY	STATE
1755 TELSTAR DR STE 211	COLORADO SPRINGS	CO
1755 TELSTAR DR STE 211	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80920	1018
80920	1018



Please report any parcel discrepancies to:  
 El Paso County Assessor  
 1675 W. Garden of the Gods Rd.  
 Colorado Springs, CO 80907



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7114205014  
ASPEN VIEW HOMES LLC  
7910 GATEWAY E #102  
EL PASO, TX 79915

7114107012  
BARNHART ROBIN G  
18370 LOWER LAKE RD  
MONUMENT, CO 80132

7114109014  
BIRCH DALE D  
1440 SYMPHONY HTS  
MONUMENT, CO 80132

7114109009  
BROOKMOOR HOME OWNERS ASSOC  
109 E FONTENERO ST  
COLORADO SPRINGS, CO 80907

7114109020  
BROWN CHARLES WILSON III  
1370 SYMPHONY HTS  
MONUMENT, CO 80132

7114112001  
CS LAND COMPANY LLC  
90 S CASCADE AVE STE 1500  
COLORADO SPRINGS, CO 80903

7114101006  
DAVIS JACOB A  
1360 S PARK DR  
MONUMENT, CO 80132

7114109013  
EVERETT CHARLES K  
15954 JACKSON CREEK PKWY B-272  
MONUMENT, CO 80132

7114106009  
EVERSOLE RALEIGH E  
1395 MASTHEAD WAY  
MONUMENT, CO 80132

7114109005  
FOLLETT PAULETTE R  
1530 SYMPHONY HTS  
MONUMENT, CO 80132

7114107011  
GARRISON VERNON D  
18360 LOWER LAKE RD  
MONUMENT, CO 80132

7114109019  
HODGE DONALD L  
1380 SYMPHONY HTS  
MONUMENT, CO 80132

7114109007  
JONES JENNIFER KRISTEN  
16132 OLD FOREST PT APT 202  
MONUMENT, CO 80132

7114205030  
LAKE WOODMOOR DEVELOPMENT INC  
1701 JET STREAM DR STE 100  
COLORADO SPRINGS, CO 80921

7114107015  
LAKE WOODMOOR HOLDINGS LLC  
1755 TELSTAR DR STE 211  
COLORADO SPRINGS, CO 80920

7114100005  
LEWIS-PALMER SCHOOL DISTRICT 38  
MONUMENT, CO 80132

7114109016  
MAISEL MARK F  
1420 SYMPHONY HTS  
MONUMENT, CO 80132

7114109008  
MARSDEN DANA S  
1490 SYMPHONY HTS  
MONUMENT, CO 80132

7114109012  
MOUNTAIN DESERT INVESTMENTS LLC  
630 FOREST VIEW WAY  
MONUMENT, CO 80132

7114106010  
PARNELL ROY  
1410 MASTHEAD WAY  
MONUMENT, CO 80132

7114109010  
PITTS MICHAEL J  
1480 SYMPHONY HTS  
MONUMENT, CO 80132

7114109006  
RIDGES VANCE S  
1520 SYMPHONY HTS  
MONUMENT, CO 80132

7114109017  
RING CHRISTOPHER  
PO BOX 766  
BRACKETTVILLE, TX 78832

7114109011  
SCHAEFFER REINER H  
1470 SYMPHONY HTS  
MONUMENT, CO 80132

7114106008  
SCHWARZ DANIEL J  
1385 MASTHEAD WAY  
MONUMENT, CO 80132

7114109004  
WARTMAN LONNY  
1540 SYMPHONY HTS  
MONUMENT, CO 80132

7114109015  
WELDON ROBERT G  
1430 SYMPHONY HTS  
MONUMENT, CO 80132

7114109018  
WIRTEMBURG DANE A  
1390 SYMPHONY HTS  
MONUMENT, CO 80132

711404032  
WOODMOOR IMPROVEMENT ASSN  
1691 WOODMOOR DR  
MONUMENT, CO 80132

7114100015  
WOODMOOR WATER & SANITATION  
PO BOX 1407  
MONUMENT, CO 80132

# El Paso County Parcel Information

File Name: PUDSP-17-003/SF--17-015

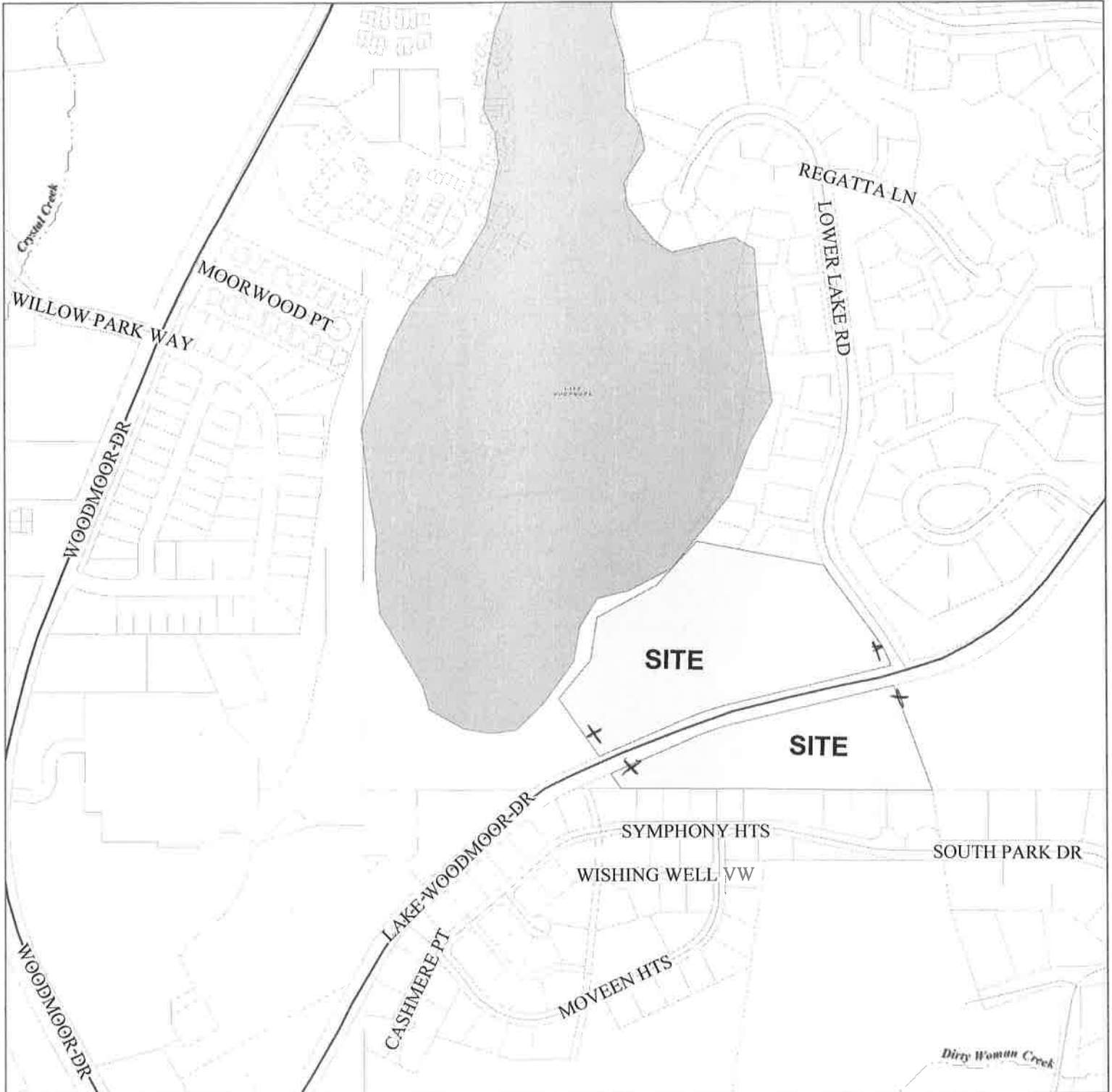
Zone Map No.: --

PARCEL	NAME
7114107015	LAKE WOODMOOR HOLDINGS LLC
7114100016	LAKE WOODMOOR HOLDINGS LLC

Date: February 26, 2018

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EL PASO COUNTY  
**NOTICE**

Late Woodmoor Holdings, LLC

NOTICE TO THE PUBLIC CONCERNING THE PROPOSED DEVELOPMENT OF A PLANNED UNIT DEVELOPMENT (PUD) AND FINAL PLAT FOR THE BEACH AT WOODMOOR, A COMMUNITY DEVELOPMENT PROJECT, IN THE CITY OF EL PASO, TEXAS. THE PROPOSED DEVELOPMENT IS LOCATED AT THE INTERSECTION OF WOODMOOR DRIVE AND WOODMOOR DRIVE, EL PASO, TEXAS. THE PROPOSED DEVELOPMENT IS A COMMUNITY DEVELOPMENT PROJECT AND IS SUBJECT TO THE EL PASO COUNTY ZONING ORDINANCES AND THE EL PASO COUNTY SUBDIVISION ACT.

**PLANNED UNIT DEVELOPMENT  
PRELIMINARY PLAN AND FINAL PLAT  
THE BEACH AT WOODMOOR**

THE PROPOSED DEVELOPMENT IS A COMMUNITY DEVELOPMENT PROJECT AND IS SUBJECT TO THE EL PASO COUNTY ZONING ORDINANCES AND THE EL PASO COUNTY SUBDIVISION ACT. THE PROPOSED DEVELOPMENT IS A COMMUNITY DEVELOPMENT PROJECT AND IS SUBJECT TO THE EL PASO COUNTY ZONING ORDINANCES AND THE EL PASO COUNTY SUBDIVISION ACT.

**MEETING**  
DATE: MARCH 6, 2018, TIME: 9:00 AM  
LOCATION: 1000 CH 27, 2018, TIME: 9:00 AM

FOR MORE INFORMATION, CONTACT THE EL PASO COUNTY ENGINEER'S OFFICE AT (915) 765-1234 OR VISIT THE WEBSITE AT WWW.ELPASOCOUNTYENGINEER.COM.

THE EL PASO COUNTY ENGINEER'S OFFICE IS A DIVISION OF THE EL PASO COUNTY ENGINEER'S OFFICE, 1000 CH 27, 2018, EL PASO, TEXAS 79968.

02 27 2018 15:30



EL PASO COUNTY  
**NOTICE**

Joe Reddinger, Holding & LLC  
DUE DILIGENCE DEVELOPMENT  
REBURY PLAN AND FINAL PLAT  
REBACH AT WOODMOOR

Public Hearing Time: 8:00 AM  
on 02/27/2018 Time: 5:00 AM

02.27.2018 15:30

**EL PASO COUNTY**  
**NOTICE**

Lake Woodmoor Holdings, LLC

PLANNED UNIT DEVELOPMENT  
PRELIMINARY PLAN AND FINAL PLAN  
THE BEACH AT WOODMOOR

APPROVED BY  
EL PASO COUNTY TRAIL BOARD  
ON: MARCH 27, 2018, THE 8:00 P.M.

02.27.2018 15:32





# EL PASO COUNTY **NOTICE**

Lake Woodmoor Holdings, LLC

**PLANNED UNIT DEVELOPMENT  
PRELIMINARY PLAN AND FINAL PLAN  
THE BEACH AT WOODMOOR**

NOTICE TO THE PUBLIC: THE PLANNED UNIT DEVELOPMENT (PUD) PRELIMINARY PLAN AND FINAL PLAN FOR THE BEACH AT WOODMOOR, A COMMUNITY DEVELOPMENT PROJECT, IS BEING REVIEWED BY THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS (BOCC) ON MARCH 20, 2018, AT 8:00 AM. THE BOCC MEETING WILL BE HELD AT THE EL PASO COUNTY COURTHOUSE, 200 N. GARDEN STREET, EL PASO, TEXAS 79912. THE BOCC MEETING WILL BE OPEN TO THE PUBLIC. THE BOCC WILL CONSIDER THE PUD PRELIMINARY PLAN AND FINAL PLAN AND MAY APPROVE, DISAPPROVE, OR REQUEST MODIFICATIONS TO THE PUD PRELIMINARY PLAN AND FINAL PLAN. THE BOCC WILL HOLD HEARINGS ON THE PUD PRELIMINARY PLAN AND FINAL PLAN ON MARCH 20, 2018, AT 8:00 AM. THE BOCC WILL HOLD HEARINGS ON THE PUD PRELIMINARY PLAN AND FINAL PLAN ON MARCH 20, 2018, AT 8:00 AM. THE BOCC WILL HOLD HEARINGS ON THE PUD PRELIMINARY PLAN AND FINAL PLAN ON MARCH 20, 2018, AT 8:00 AM.

02:27:2018 15:36

EL PASO COUNTY  
**NOTICE**

Lika Woodmoor Holdings, LLC

Planned Unit Development  
Preliminary Plan and Final Plat  
The Beach at Woodmoor

Notice is hereby given that the above-captioned Preliminary Plan and Final Plat for The Beach at Woodmoor, a Planned Unit Development, is on file for public review and comment. The public review period begins on the date of this notice and continues until the date of the public hearing. The public hearing will be held on the date and at the time specified below. The public hearing will be held at the El Paso County Courthouse, 1001 North El Paso Avenue, El Paso, Texas 79901. The public hearing will be held on the date and at the time specified below. The public hearing will be held at the El Paso County Courthouse, 1001 North El Paso Avenue, El Paso, Texas 79901. The public hearing will be held on the date and at the time specified below. The public hearing will be held at the El Paso County Courthouse, 1001 North El Paso Avenue, El Paso, Texas 79901.

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS  
ON MARCH 15, 2018, AT 9:00 AM  
2018 MARCH 27, 2018, TIME 9:00 AM

For more information, please contact the Planning Department at (915) 553-3333. The public hearing will be held on the date and at the time specified below. The public hearing will be held at the El Paso County Courthouse, 1001 North El Paso Avenue, El Paso, Texas 79901. The public hearing will be held on the date and at the time specified below. The public hearing will be held at the El Paso County Courthouse, 1001 North El Paso Avenue, El Paso, Texas 79901.

02.27.2018 15:37