

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.

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

7015 0640 0007 6700 9707

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Extra Services & Fees (check box, add fee as appropriate)

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Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ 46⁵

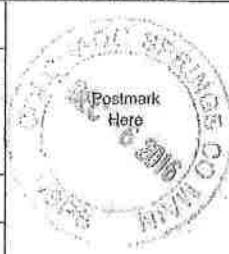
Total Postage and Fees \$ 60.46⁵

Sent To: Bonnie M Mosbarger

Street: 1655 Deer Creek Rd

City, St: Monument, CO 80132-9004

PS Form 3800, April 2015 PSN 7630-02-000-9047 See Reverse for Instructions



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Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ 46⁵

Total Postage and Fees \$ 60.46⁵

Sent To: John L and Leslie Y Pierce

Street: 2835 Hunters Glen Rd

City, St: Monument, CO 80132-9704

PS Form 3800, April 2015 PSN 7630-02-000-9047 See Reverse for Instructions



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Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ 46⁵

Total Postage and Fees \$ 60.46⁵

Sent To: Linda M Weber

Street: 1659 Deer Creek Rd

City, St: Monument, CO 80132-9004

PS Form 3800, April 2015 PSN 7630-02-000-9047 See Reverse for Instructions



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Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ 46⁵


Total Postage and Fees \$ 60.46⁵

Sent To: John C Fornof

Street: 545 3rd St #223

City, St: Monument, CO 80132-4509

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Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ 46⁵

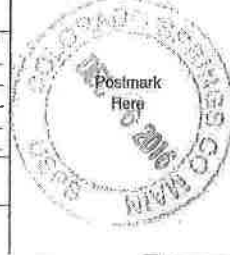
Total Postage and Fees \$ 60.46⁵

Sent To: Michael D Keane

Street: 963 E 10th Ave

City, St: Broomfield, CO 80020-1407

PS Form 3800, April 2015 PSN 7630-02-000-9047 See Reverse for Instructions



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Return Receipt (hardcopy) \$ 2.70

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ 46⁵

Total Postage and Fees \$ 60.46⁵

Sent To: Gary Mendenhall

Street: 1660 Deer Creek Rd

City, St: Monument, CO 80132-9004

PS Form 3800, April 2015 PSN 7630-02-000-9047 See Reverse for Instructions



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<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.70
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 465
Total Postage and Fees	\$ 6.465

Sent To
David P and Julie A Kuss
17375 Leggins Way
Monument, CO 80132-8586

Postmark Here
COLORADO SPRINGS CO MAIN
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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 465
Total Postage and Fees	\$ 6.465

Sent To
Debra Sue Heefner
1662 Deer Creek Rd
Monument, CO 80132-9004

Postmark Here
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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 465
Total Postage and Fees	\$ 6.465

Sent To
Mary E Tile C/O Mary E Wells
1115 Broadview Pl
Colorado Springs, CO 80904-1807

Postmark Here
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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 465
Total Postage and Fees	\$ 6.465

Sent To
Gregory R Morgan and Judy A Morgan
3591 E 1/2 Rd
Palsade, CO 81526-9562

Postmark Here
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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 465
Total Postage and Fees	\$ 6.465

Sent To
Kenneth E. and Brenda Ritchle
1676 Deer Creek Rd
Monument, CO 80132-9003

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 465
Total Postage and Fees	\$ 6.465

Sent To
Diane B Staler
PO Box 1264
Monument, CO 80132-1264

Postmark Here
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage	\$ 46 ⁵
Total Postage and Fees	\$ 6.46 ⁵

Sent To: Raechel Carrigan-Peterson
 Street: and Debra Rae Carrigan
 City: 1678 Deer Creek Rd
 Monument, CO 80132-9003

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage	\$ 46 ⁵
Total Postage and Fees	\$ 6.46 ⁵

Sent To: Alexander Reitor III
 Street: 7647 Orange Sunset Dr
 City: Colorado Springs, CO 80922-6322

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage	\$ 46 ⁵
Total Postage and Fees	\$ 6.46 ⁵

Sent To: Diane M Seifert
 Street: 1682 Deer Creek Rd
 City: Monument, CO 80132-9003

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage	\$ 46 ⁵
Total Postage and Fees	\$ 6.46 ⁵

Sent To: Sharon Ventura
 Street: 1675 Deer Creek Rd
 City, State: Monument, CO 80132-9003

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage	\$ 46 ⁵
Total Postage and Fees	\$ 6.46 ⁵

Sent To: Sasaki Gilmour Family Trust
 2015 Bramblewood
 Colorado Springs, CO 80920-1590

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage	\$ 46 ⁵
Total Postage and Fees	\$ 6.46 ⁵

Sent To: Cheryl Widhalm
 Street: 1679 Deer Creek Rd
 City, State: Monument, CO 80132-9003

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<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.70
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.465
Total Postage and Fees	\$ 6.465
Sent To	
Street	Catherine M McWhorter
City	1640 Deer Creek Rd
PS Form	Monument, CO 80132-9019

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<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.70
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.465
Total Postage and Fees	\$ 6.465
Sent To	
Street	Jere L & Mary L Elliott
City	1560 Deer Creek Rd
PS Form	Monument, CO 80132-9020

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<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.70
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.465
Total Postage and Fees	\$ 6.465
Sent To	
Street	Louis R and Eiko T Pierce
City	18945 Burnt Leaf Way
PS Form	Monument, CO 80132-9016

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.465
Total Postage and Fees	\$ 6.465
Sent To	
Street	Ellen C Privitera and Michael P Meyer
City	19615 Doewood Dr
PS Form	Monument, CO 80132-9501

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.465
Total Postage and Fees	\$ 6.465
Sent To	
Street	Mehdi G and Meredith A Pour
City	1580 Burning Oak Way
PS Form	Monument, CO 80132-9015

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.465
Total Postage and Fees	\$ 6.465
Sent To	
Street	Don L and Yong C Brooks
City	18930 Burnt Leaf Way
PS Form	Monument, CO 80132-9016

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage	\$.46 ^s
Total Postage and Fees	\$ 6.46 ^s

Sent To
 Recipient: Lake Woodmoor Holdings LLC
 1755 Telstar Dr Ste 211
 City: Colorado Springs, CO 80920-1018

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage	\$.46 ^s
Total Postage and Fees	\$ 6.46 ^s

Sent To
 Recipient: Woodmoor Improvement Assn.
 1691 Woodmoor Dr
 Monument, CO 80132-9071

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage	\$.46 ^s
Total Postage and Fees	\$ 6.46 ^s

Sent To
 Recipient: Woodmoor Water & Sanitation District No. 1
 PO Box 1407
 Monument CO 80132-1407

7015 0640 0007 6704 4852

Instruction

Instruction

Adjoining Property Ownership List

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

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

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

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

Water District

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