

January 6, 2017

Dear Adjacent Property Owner:

RE: NORTH BAY AT LAKE WOODMOOR

I am writing to inform you of an upcoming neighborhood meeting with regard to the above land use project, which is located southeast of the intersection of Woodmoor Drive and Deer Creek Road and to the north of Lake Woodmoor.

The request to the Town is submitted by N.E.S. Inc. on behalf of Lake Woodmoor Holdings LLC and is for the following applications:

1. A Rezone from R-4 (Planned Development District – Obsolete) to PUD (Planned Unit Development District);
2. A Preliminary/PUD Development Plan for North Bay at Lake Woodmoor for a 28 unit townhome development on 7.23 acres, at a gross density of 3.87 dwelling units per acre and a maximum height of 30 feet; and
3. A Final Plat for North Bay at Woodmoor for 28 lots and 5 tracts on 7.23 acres.

The neighborhood meeting will take place on **WEDNESDAY JANUARY 18th, 2016 at 6:00 P.M.**, and will be held at **THE BARN** located at **1691 WOODMOOR DRIVE, MONUMENT, CO 80132.**

Further notification will be sent to adjacent property owners prior to any public hearing on this proposal, giving the time and place of the public hearing. 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.

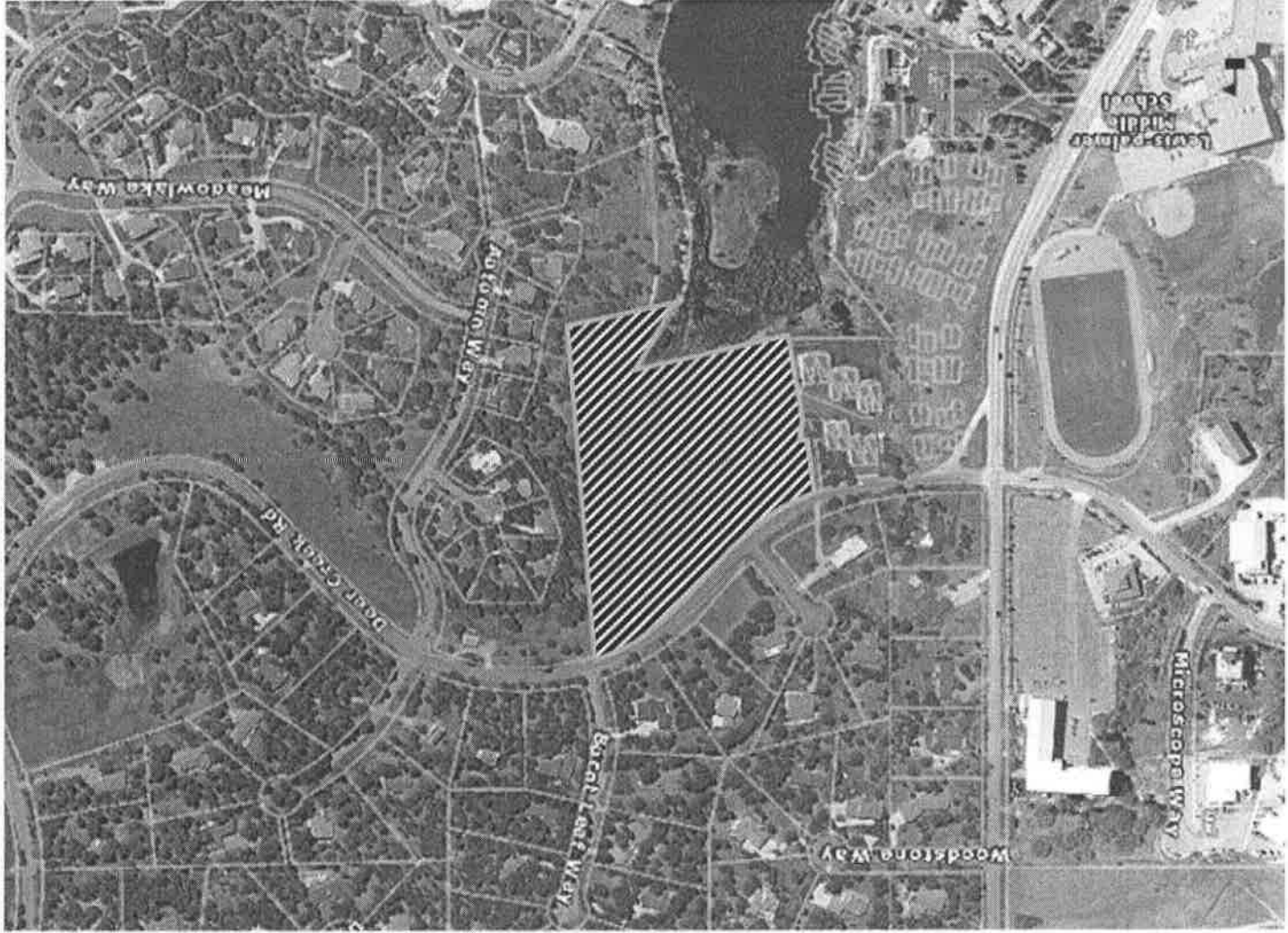
If you are unable to attend the neighborhood meeting but have questions about the project, please contact me at 719-471-0073 or abarlow@nescolorado.com.

Sincerely,



Andrea Barlow, AICP
N.E.S. Inc.
Associate

619 N. CASCADE AVE., SUITE 200 • COLORADO SPRINGS, CO 80903 • 719.471.0073
www.nescolorado.com



Nor Mtg 1/18/17 e 6pm

April - Andrea, Cody, Morgan

* Pre Mtg in April

* Approx 17 res pres

- * Andrea gave a gen overview of the plan
 - Pre conc was parking area
 - o propose stripe + add parking areas to campers.
- * Bob will email the slides + contact info for all ppl
- * Andrea went over gen proc for review

Questions

- how fix blind turn dome into ~~park~~ south condos?
 - o stop sign + ped ~~park~~ walkway
- where put snow? several spaces for snow
 - o Are there any specific snow issues we can addr? Area to N of park as 9th area?
- will you repair driveway/park? yes
 - o Water line? Casement
- Concern w/ Deer Crk - extra traffic + need maint. Will you be improving? No, not req based on traffic
 - o Deer Creek improvements?? No
 - o Concern w/ kids walk/run on road
- How will parking be dedded? Will change?
 - Exist occ agm in place so no change
- Told never built on bc flood. Change?
 - adj flood
- Considered donate land? No
- Req det pads? No req. Water quality but no food
- Consider enlarge access to south? Can consider
 - rest elect box dif to mat

- PJM? No

- Impact to school? pay fees

- Trail on W side? We were angry w/ WZA to connect trails, Part master trail plan w/ WZA (Bdo)

- Is LaPlata going to build other site soon? No plans e time

- When build? after apr 4-6mo infasru (hope March 2018) \$ mo model

- When plans final? at BOCC

- The Buses has not been btt in 3yrs. Same? Hope not

- Where start? devel all once

* Stop sign e Deer Crk + Woodmeor