

Date: November 15, 2019

**NOTICE TO ADJACENT PROPERTY OWNERS:**

This letter is being sent to you because the Brookmoor Homeowner's Association is proposing a land use project in El Paso County at the referenced location (see item #3) This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact in item #2.

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.

2. For questions specific to this project, please contact:

Project Representative:  
Jerome W. Hannigan and Associates, Inc.  
19360 Spring Valley Road  
Monument, Co. 80132  
719-481-8292

Applicant: Brookmoor Homeowner's Association  
c/o Reb Bennett, President  
1670 Moveen Heights  
Monument, Co. 80132  
719-999-5772

3.) Site Address: Lake Woodmoor Dr., Monument, Co.  
location: South side of Lake Woodmoor Dr., 0.15 mile east of Woodmoor Dr.  
Parcel size: 32.85 acres  
zoning: PUD

4.) Request and Justification: Amend the PUD Plan to update wall details, remove restrictions on the use of the gated access from Symphony Heights to South Park Drive and to remove current commitments on the use of the Community Free Space. Please see enclosed Narrative.

5.) Waiver Requests: None.

6. Vicinity Map showing adjacent owners: Enclosed.



Jerome W.  
**HANNIGAN and ASSOCIATES, INC.**

Land Planning • Land Surveying • Land Development Consulting

Brookmoor PUD Amendment

Project No. 18-007

Rev: 7-20-18, 11-15-19

## LETTER of INTENT BROOKMOOR PUD AMENDMENT 2

This is a proposed amendment to the existing Brookmoor PUD, Amendment 1. Brookmoor Filings No. 1, 2 & 3 lie on the south side of Lake Woodmoor Drive, just east of it's intersection with Woodmoor Drive. Platted in the late 1990's and early 2000's, the subdivision is a gated community of 59 house lots with only one remaining vacant.

The Brookmoor Home Owner's Association has the legal authority to act on behalf of each and every one of the private lot owners as well as in it's capacity as owner of the community spaces. This amendment is sought by the HOA with the intent to accomplish three changes. Change number one involves correcting the PUD Plan to show that the previously anticipated split rail fencing has become stucco walls. Change number two concerns removing a restriction on the use of the gated access from Symphony Heights (a private internal road) to South Park Drive (an external public road). The cul-de-sac originally within the development at the end of South Park Drive has been deeded to the County and is now public road right of way. Finally, change number three concerns removal of prior obligations for building construction within the Community Park/Free Space (now designated Community Park) which is located internally in the south central part of the development. The use of this area is now desired to be open space/park rather than a community center building. Such a recreation or community center building would still be permitted in the future though, should the home owners then so desire.

Changes number one and three are in place at this time. Change number two will permit Brookmoor resident access to South Park Drive in addition to the currently existing emergency services usage, which continues. Resident access is made possible only through use of an HOA issued RFID transponder system, consequently members of the public cannot operate the gate. A Traffic Memo has been prepared by LSC Transportation Consultants, Inc. indicating that this amendment will have a minimal impact on the external public roadway system. This amendment will provide consistency with the Final Plat and fulfill the contractual obligations of that Settlement Agreement with the County dated 6 August, 2014.

These amendments to the approved plan meet the PUD approval criteria as outlined in Chapter 4 of the Land Development Code. The proposal remains in conformity with the Master Plan, the changes do not negatively effect the suitability or compatibility of the PUD, the Community Park still remains open space available to all residents and the changes do not overburden the capabilities of the existing roads, utilities or fire, police or other emergency services. Generally speaking, any 59 lot development approved today would require a second full access (which is what South Park Drive was platted to be) so, while this amendment will have some impact to the external roadway system, that impact remains well below what it is on similar public roads.

Adjacent Owners:

1.) Mountain Desert Investments LLC

630 Forest View Way

Monument, Co. 80132-8266

2.) Corevet Investment Group LLC

P.O. Box 38175

Colorado Springs, Co. 80937-8175

3. & 4.) Woodmoor Village LLC

1798 Lake Woodmoor Drive

Monument, Co. 80132-9215

5. & 6.) CS Land Company LLC

90 S. Cascade Ave Suite 1500

Colorado Springs, Co. 80903-1639

7. & 8.) Woodmoor Water & Sanitation District #1

P.O. Box 1407

Monument, Co. 80132-1407

9.) Lake Woodmoor Development Inc.

1755 Telstar Dr. Suite 211

Colorado Springs, Co. 80920-1018

10.) Lewis-Palmer School District 38

1315 Lake Woodmoor Dr.

Monument, Co. 80132

11.) Jacob A. Davis, Emily D. Davis

1360 South Park Dr.

Monument, Co. 80132-8911

12.) Board of County Commissioners

200 S. Cascade Ave.

Colorado Springs, Co. 80903-2202

13.) James A. Maguire, Donna J. Maguire

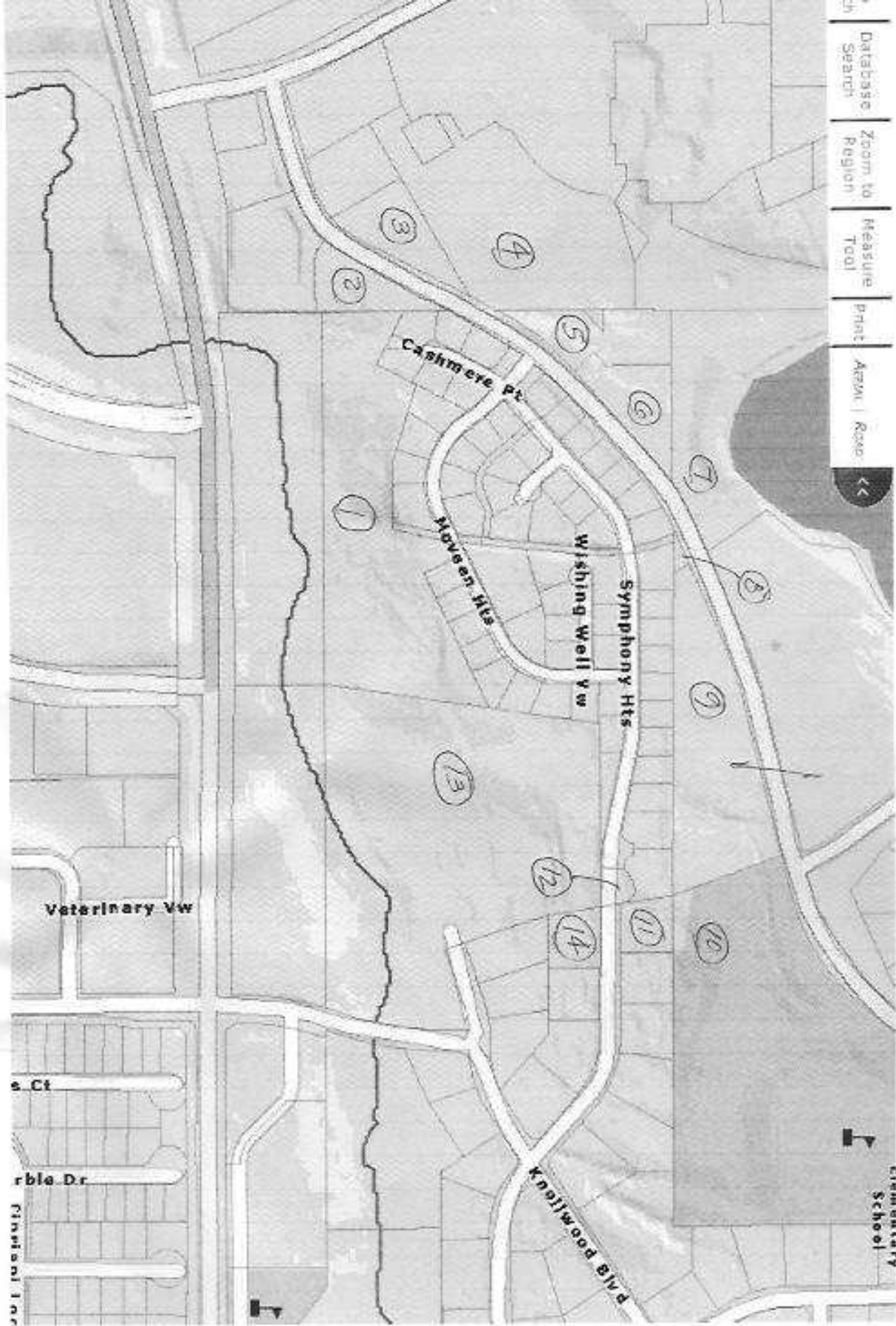
18110 Knollwood Blvd.

Monument, Co. 80132-8912

14.) Jerry L. Berg, Marlysa Berg

1345 South Park Drive

Monument, Co. 80132-8901



Cashmere Pt

Moven Hts

Wishing Well Yw

Symphony Hts

Veterinary Vw

Knollwood Blvd

ELEMENTARY School

e Ct

rble Dr

Financial Inc

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