

Date: December 07, 2018

**NOTICE TO ADJACENT PROPERTY OWNERS:**

This letter is being sent to you because Mike Oberle, Mike Cole and Sarah Thompson are 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:

Jerome W. Hannigan and Associates, Inc., 19360 Spring Valley Rd., Monument, Co.,  
80132 Tel: 481-8292 Re: Job No. 17-007

Property Owners: Mike Oberle, 19421 Wildwood Way, Monument, Co. 80132

Mike Cole & Sarah Thompson, 19411 Wildwood Way, Monument, Co. 80132

3.) Site Address: 19421 & 19411 Wildwood Way, Monument, Co. 80132

location: on the cul de sac of Wildwood Way.

Parcel size: 2.82 acres

zoning: Existing Zoning is RR-0.5. To Remain RR-0.5

4. ) Request and Justification: Replat 3 lots into 2 lots. Please see enclosed Letter of Intent.

5.) Waiver Requests: None

6. Vicinity Map showing adjacent owners: Enclosed.

Adjacent Owners:

1.) David McKenney, Lori McKenney, 19425 Doewood Dr., Monument, Co. 80132-9502

2.) Karen Anderson, Levin Anderson, 19435 Doewood Dr., Monument, Co. 80132-9502

3.) Frank Blecha, Tiffany E. Blecha, 19475 Doewood Dr., Monument, Co. 80132-9502

4.) HP Colorado I LLC, 2 N. Riverside Plaza, Suite 1250, Chicago, Ill., 60606-2656

5.) Michael J. Rother & Kathleen A. Green, 1565 Blueberry Hills Rd., Monument, Co. 80132-9537

6.) John S. Boetjer, Bonita L. Boetjer, 1545 Blueberry Hills Rd., Monument, Co. 80132-9537

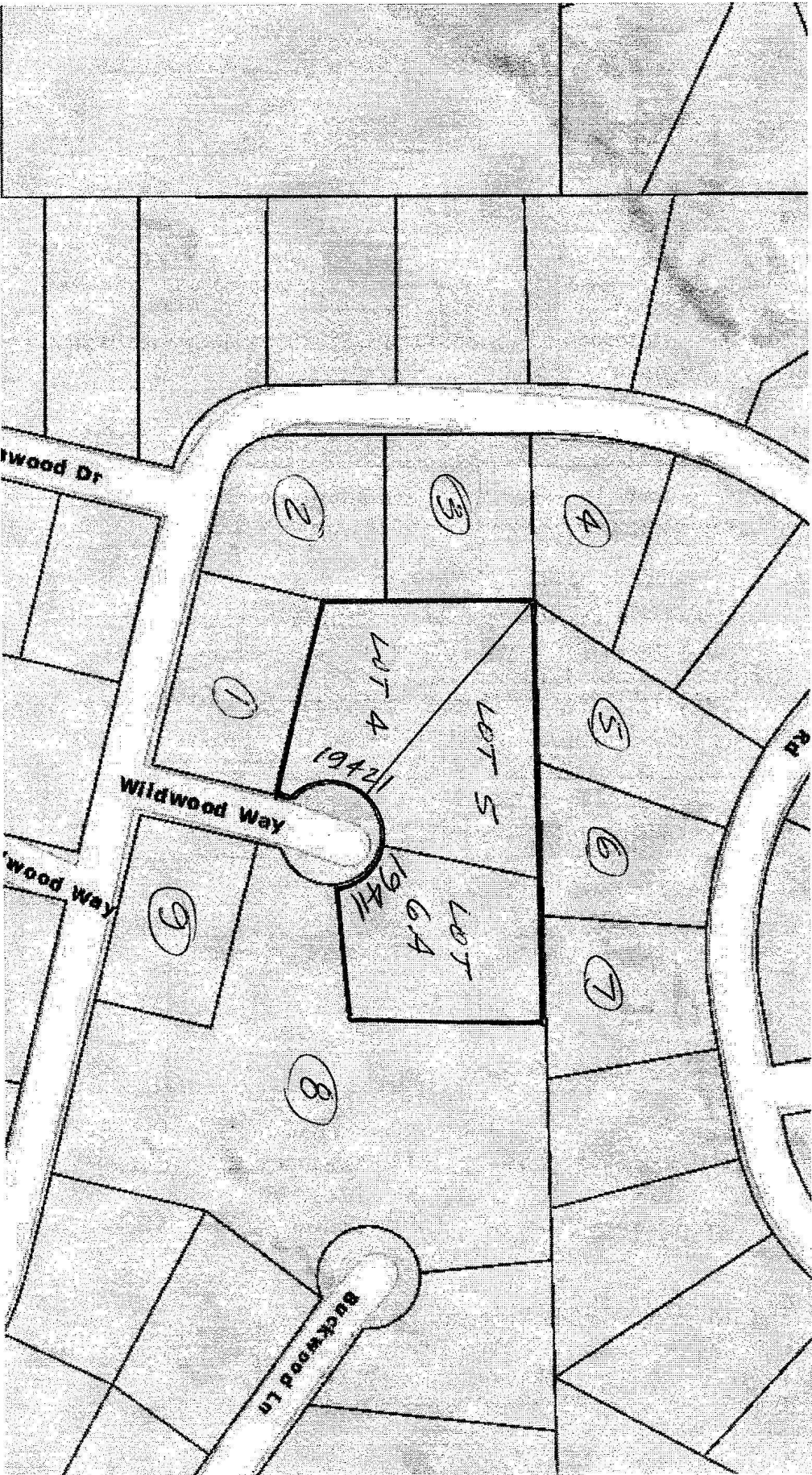
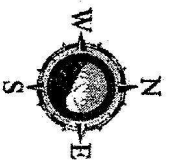
7.) Terrance Swenson, Suzanne Swenson, 1525 Blueberry Hills Rd., Monument, Co. 80132-9537

8.) John E. Gross, 1384 Buckwood Lane, Monument, Co. 80132-9510

9.) Richard M. Moeglein, Nancy S. Moeglein Revocable Trust, 19395 Wildwood Way, Monument, Co., 80132-9511.

# El Paso County Assessor's Office

COPYRIGHT 2010 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained hereon may be reproduced, used to prepare derivative products, or distributed without the specific written approval of the Board of County Commissioners, El Paso County, Colorado. This document was prepared from the best data available at the time of plotting and is for internal use only. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained hereon.





Jerome W.

**HANNIGAN and ASSOCIATES, INC.**

Land Planning • Land Surveying • Land Development Consulting

Job No. 17-007

August 02, 2018

Rev:12-06-18

**LETTER of INTENT  
OBERLE VACATION and REPLAT**

This is a proposed Vacation and Replat in the Woodmoor portion of the Tri Lakes part of the County that will reconfigure three existing lots into two, each with a single residence on it. Mike Oberle owns Lots 4 and 5, Block 6, Woodmoor Filing No.1 and Mike Cole and Sarah Thompson own Lot 6A, Woodmoor Filing No. 1B which adjoins Oberle to the east. Lot 6A was created by a replat of the original Lot 6, Block 6, Woodmoor Filing No. 1, done in 2010. Similar to this proposal, the replat of Lot 6 added area to the lot adjoining it to the east thereby creating a larger lot for that existing home. In this case, Lot 4 and Lot 6A each have their respective owners homes on them. Lot 5 remains vacant and is the one that will be split increasing the size of each homesite. No additional construction is proposed.

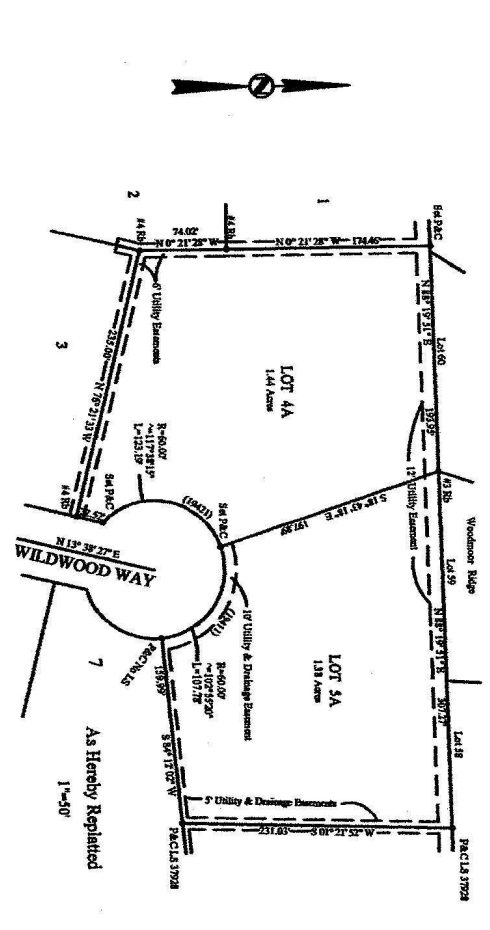
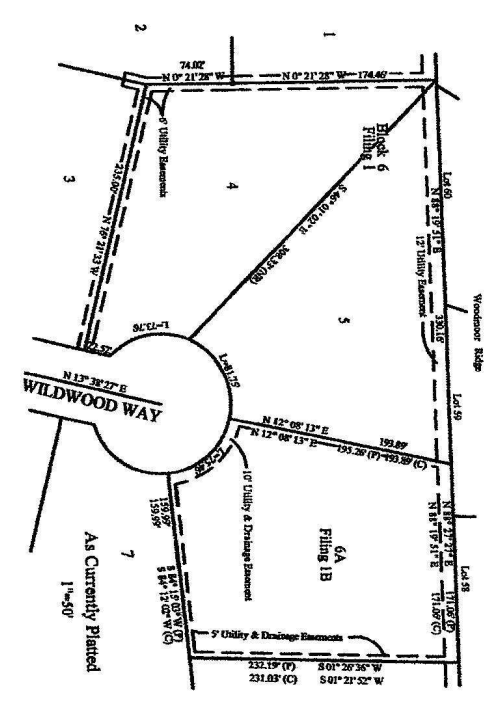
Zoning of the property is RR-0.5 which will remain. Applicable RR-0.5 zone district standards will not be reduced or lessened in any way with this request. In both cases the affected side yard setback will be increased to the new common lot line relative to the existing side yard setbacks. Existing Woodmoor Covenants and Controls currently apply to these three lots. Those will continue unchanged, applying to the two reconfigured lots.

As you might expect since two homes already exist on site, all service infrastructure already exists to supply those services. No relocation of service facilities will be necessary nor will additional facilities be required. Easements were platted with both previous Filings and those will continue as originally created in order to provide continuity of service to this and surrounding properties.

Water and Sewer service is provided by Woodmoor Water & Sanitation District. Fire Protection is provided by the Tri Lakes Monument Fire Protection District. Electricity is provided by Mountain View Electric and natural gas is provided by Black Hills Energy. All will continue to serve the property. Wildwood Way, which is the public cul-de-sac accessing both homes, is currently paved, dedicated and County maintained.

# OBERLE VACATION and REPLAT

## A Three Lot Vacation and Replat in Section 11, T 11 S, R 67 W of the 6th P. M., El Paso County, Colorado.



**NOTICE:** According to Colorado law, you must receive a copy of this plat before you can record it. You must receive a copy of this plat before you can record it. You must receive a copy of this plat before you can record it.

**NOTE:**

- \* - Monument as noted
- R - Radius
- L - Arc Length
- (N, S, E, W) - Direction
- (1", 50') - Scale

**PROPERTY DESCRIPTION:**  
 The above described property is located in the City of Colorado Springs, El Paso County, Colorado, Section 11, T 11 S, R 67 W of the 6th P. M., El Paso County, Colorado. The plat was recorded on 12/15/2010 under map number 201013040 of the El Paso County, Colorado records.

**DEDICATION CERTIFICATE:**  
 KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being all the owners of the above described property, do hereby dedicate to the public use of the City of Colorado Springs, El Paso County, Colorado, the utility easements shown on this plat, and the utility easements shown hereon are dedicated for said public purposes.

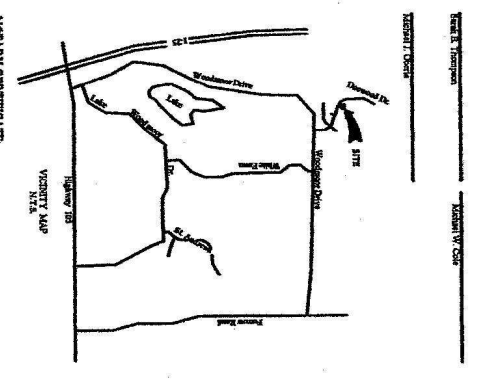
**NOTARY CERTIFICATE:**  
 I, \_\_\_\_\_, Notary Public for the State of Colorado, do hereby certify that the above described property is located in the City of Colorado Springs, El Paso County, Colorado, Section 11, T 11 S, R 67 W of the 6th P. M., El Paso County, Colorado. The plat was recorded on 12/15/2010 under map number 201013040 of the El Paso County, Colorado records.

**PLANNING and COMMUNITY DEVELOPMENT:**  
 Approved by the El Paso County Planning and Community Development Department on \_\_\_\_\_ 2011.

**BOARD OF COUNTY COMMISSIONERS:**  
 This plat was approved for filing by the El Paso County, Colorado, Board of County Commissioners on \_\_\_\_\_ 2011.

**SUBDIVISIONS CERTIFICATE:**  
 I, \_\_\_\_\_, Subdivisions & Easements Department, do hereby certify that the above described property is located in the City of Colorado Springs, El Paso County, Colorado, Section 11, T 11 S, R 67 W of the 6th P. M., El Paso County, Colorado. The plat was recorded on 12/15/2010 under map number 201013040 of the El Paso County, Colorado records.

**COUNTY CLERK AND RECORDER:**  
 I, \_\_\_\_\_, County Clerk and Recorder, do hereby certify that the above described property is located in the City of Colorado Springs, El Paso County, Colorado. The plat was recorded on 12/15/2010 under map number 201013040 of the El Paso County, Colorado records.



**NOTARY CERTIFICATE:**  
 I, \_\_\_\_\_, Notary Public for the State of Colorado, do hereby certify that the above described property is located in the City of Colorado Springs, El Paso County, Colorado. The plat was recorded on 12/15/2010 under map number 201013040 of the El Paso County, Colorado records.

**PLANNING and COMMUNITY DEVELOPMENT:**  
 Approved by the El Paso County Planning and Community Development Department on \_\_\_\_\_ 2011.

**BOARD OF COUNTY COMMISSIONERS:**  
 This plat was approved for filing by the El Paso County, Colorado, Board of County Commissioners on \_\_\_\_\_ 2011.

**SUBDIVISIONS CERTIFICATE:**  
 I, \_\_\_\_\_, Subdivisions & Easements Department, do hereby certify that the above described property is located in the City of Colorado Springs, El Paso County, Colorado, Section 11, T 11 S, R 67 W of the 6th P. M., El Paso County, Colorado. The plat was recorded on 12/15/2010 under map number 201013040 of the El Paso County, Colorado records.

**COUNTY CLERK AND RECORDER:**  
 I, \_\_\_\_\_, County Clerk and Recorder, do hereby certify that the above described property is located in the City of Colorado Springs, El Paso County, Colorado. The plat was recorded on 12/15/2010 under map number 201013040 of the El Paso County, Colorado records.

**PCDD File # VR \_\_\_\_\_**

**EL PASO COUNTY**  
 HARRISMAN - ASSOCIATES, INC.  
 LAND SURVEYING & PLANNING  
 1111 S. W. 11th Street, Suite 100  
 Colorado Springs, CO 80904  
 Phone: 719.575.1234  
 Fax: 719.575.1234

7018 0360 0002 0096 6868

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

MONUMENT, CO 80132

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70

0290 09  
Postmark Here  
DEC 10 2018  
MONUMENT, CO 80132

Sent To: David McKeeney, Lon McKeeney  
Street and Apt. No., or PO Box No.: 19435 Doerwood Dr  
City, State, ZIP+4®: Monument, Co, 80132-9502  
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0360 0002 0096 6820

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

CHICAGO, IL 60606

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70

0290 09  
Postmark Here  
DEC 10 2018  
MONUMENT, CO 80132

Sent To: HP Colorado F, Inc  
Street and Apt. No., or PO Box No.: 20 Riverside Plaza, Ste 1250  
City, State, ZIP+4®: Chicago, Ill. 60606-2656  
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0360 0002 0096 6875

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

MONUMENT, CO 80132

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70

0290 09  
Postmark Here  
DEC 10 2018  
MONUMENT, CO 80132

Sent To: Karen Anderson, Lorin Anderson  
Street and Apt. No., or PO Box No.: 19435 Doerwood Dr  
City, State, ZIP+4®: Monument, Co, 80132-9502  
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 1130 0000 8792 4065

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

MONUMENT, CO 80132

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70

0290 09  
Postmark Here  
DEC 10 2018  
MONUMENT, CO 80132

Sent To: Michael Rother, Kathleen Green  
Street and Apt. No., or PO Box No.: 1565 Blueberry Hills Rd  
City, State, ZIP+4®: Monument, Co 80132-9537  
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 1130 0000 8792 4072

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

MONUMENT, CO 80132

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70

0290 09  
Postmark Here  
DEC 10 2018  
MONUMENT, CO 80132

Sent To: Frank Blecha, Tiffany Blecha  
Street and Apt. No., or PO Box No.: 19435 Doerwood Dr  
City, State, ZIP+4®: Monument, Co 80132-9502  
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 1130 0000 8792 4058

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

MONUMENT, CO 80132

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70

0290 09  
Postmark Here  
DEC 10 2018  
MONUMENT, CO 80132

Sent To: John Boetjer, Bowita Boetjer  
Street and Apt. No., or PO Box No.: 1545 Blueberry Hills Rd  
City, State, ZIP+4®: Monument, Co 80132-9537  
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 1130 0000 8792 4089

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

MONUMENT, CO 80132 OFFICIAL USE

Certified Mail Fee	\$3.45	0290
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here  12/10/2018
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	
Sent To Richard Weatkin, Nancy Moxlein Street and Apt. No., or PO Box No. 19395 Wildwood Way City, State, ZIP+4® Monument, Co. 80132-9511		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 1130 0000 8792 4096

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

MONUMENT, CO 80132 OFFICIAL USE

Certified Mail Fee	\$3.45	0290
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here  12/10/2018
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	
Sent To John E. Gross Street and Apt. No., or PO Box No. 1304 Sycamore Lane City, State, ZIP+4® Monument, Co 80132-9510		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 1130 0000 8792 4102

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

MONUMENT, CO 80132 OFFICIAL USE

Certified Mail Fee	\$3.45	0290
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here  12/10/2018
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	
Sent To Terrance Sorenson, Suzanne Sorenson Street and Apt. No., or PO Box No. 1525 Blueberry Hills Rd City, State, ZIP+4® Monument, Co. 80132-9537		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

2018 0360 0096 6882  
2899 9600 2000 09E0 9T02

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

MONUMENT, CO 80132 **OFFICIAL USE**

Certified Mail Fee	\$3.50
\$	\$2.80
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
\$	\$0.55
Total Postage and Fees	\$6.85
\$	\$6.85

0290  
09  
Postmark  
Here  
JAN 31 2019  
01/31/2019

Sent To  
JENNIS DURAN, ERIN DURAN  
Street and Apt. No., or PO Box No.  
1930 S HILWOOD WAY  
City, State, ZIP+4®  
MONUMENT, CO, 80132-9511