



Jerome W.

HANNIGAN and ASSOCIATES, INC.

Land Planning • Land Surveying • Land Development Consulting

Job No. 17-007
August 02, 2018
Rev:12-06-18

Note that driveway access permits must be obtained for both lots. Application forms can be found at the PCD front counter.

**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. RR-0.5 zone district standards will not be reduced or lessened in any way by 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.

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.

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.

Add this information as notes on the plat.

Add PCD File No. VR1819

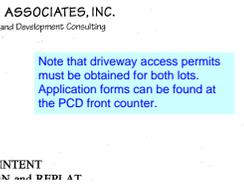
Markup Summary

Daniel Torres (2)



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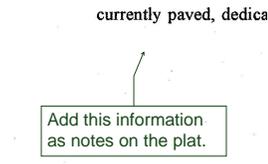
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dskendall (1)



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Add this information as notes on the plat.