

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

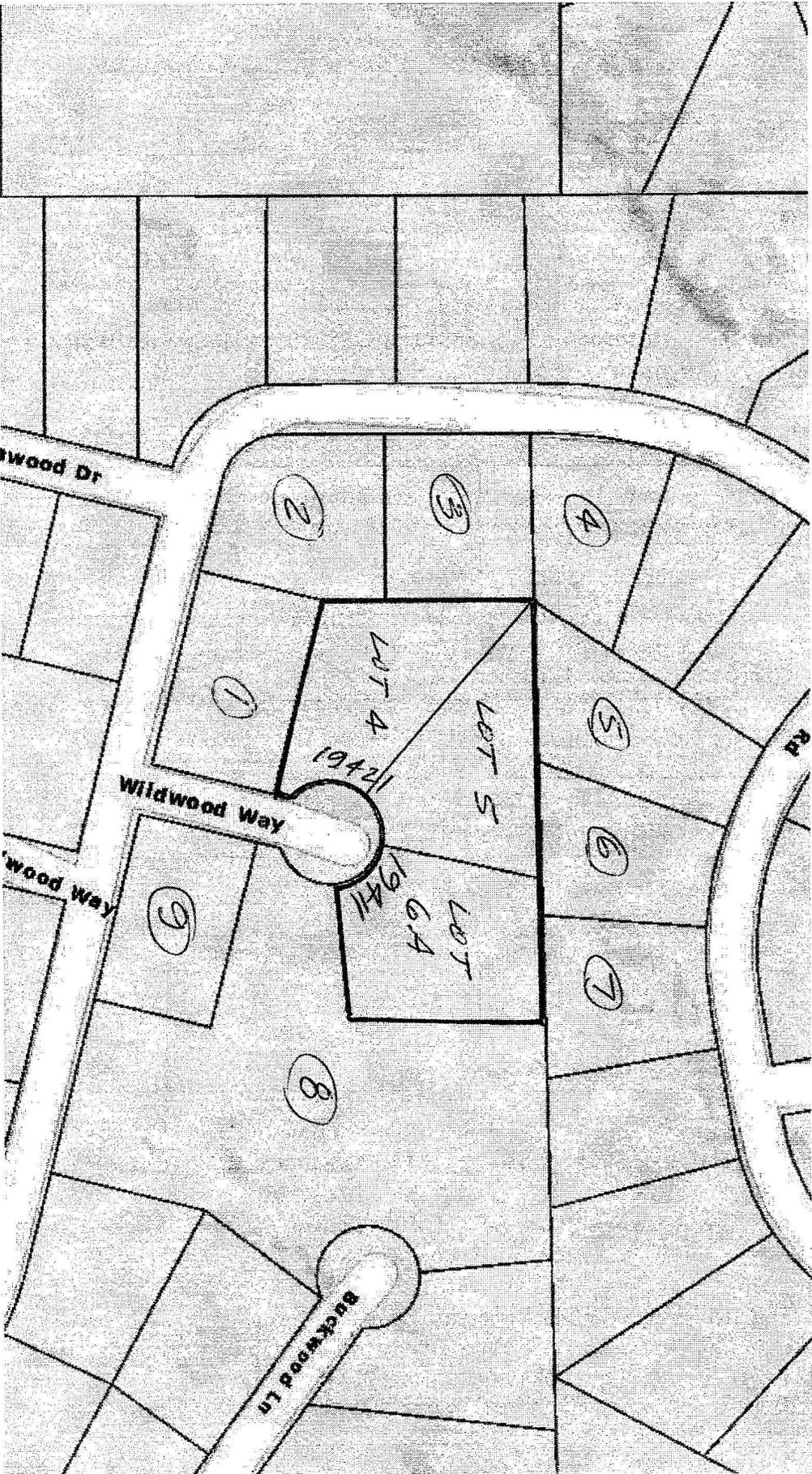
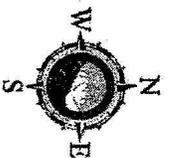
7.) Terrance Swenson, Suzanne Swenson, 1525 Blueberry Hills Rd., Monument, Co. 80132-9537

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

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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.

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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

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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

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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

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City, State, ZIP+4®: Monument, Co 80132-9537
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Street and Apt. No., or PO Box No.: 19435 Doerwood Dr
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Street and Apt. No., or PO Box No.: 1545 Blueberry Hills Rd
City, State, ZIP+4®: Monument, Co 80132-9537
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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

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John E. Gross
Street and Apt. No., or PO Box No.
1304 Sycamore Lane
City, State, ZIP+4®
Monument, Co 80132-9510

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Postage	\$0.50
Total Postage and Fees	\$6.70

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Sent To
Terrance Sorenson, Suzanne Sorenson
Street and Apt. No., or PO Box No.
1525 Blueberry Hills Rd
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Monument, Co. 80132-9537

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