

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

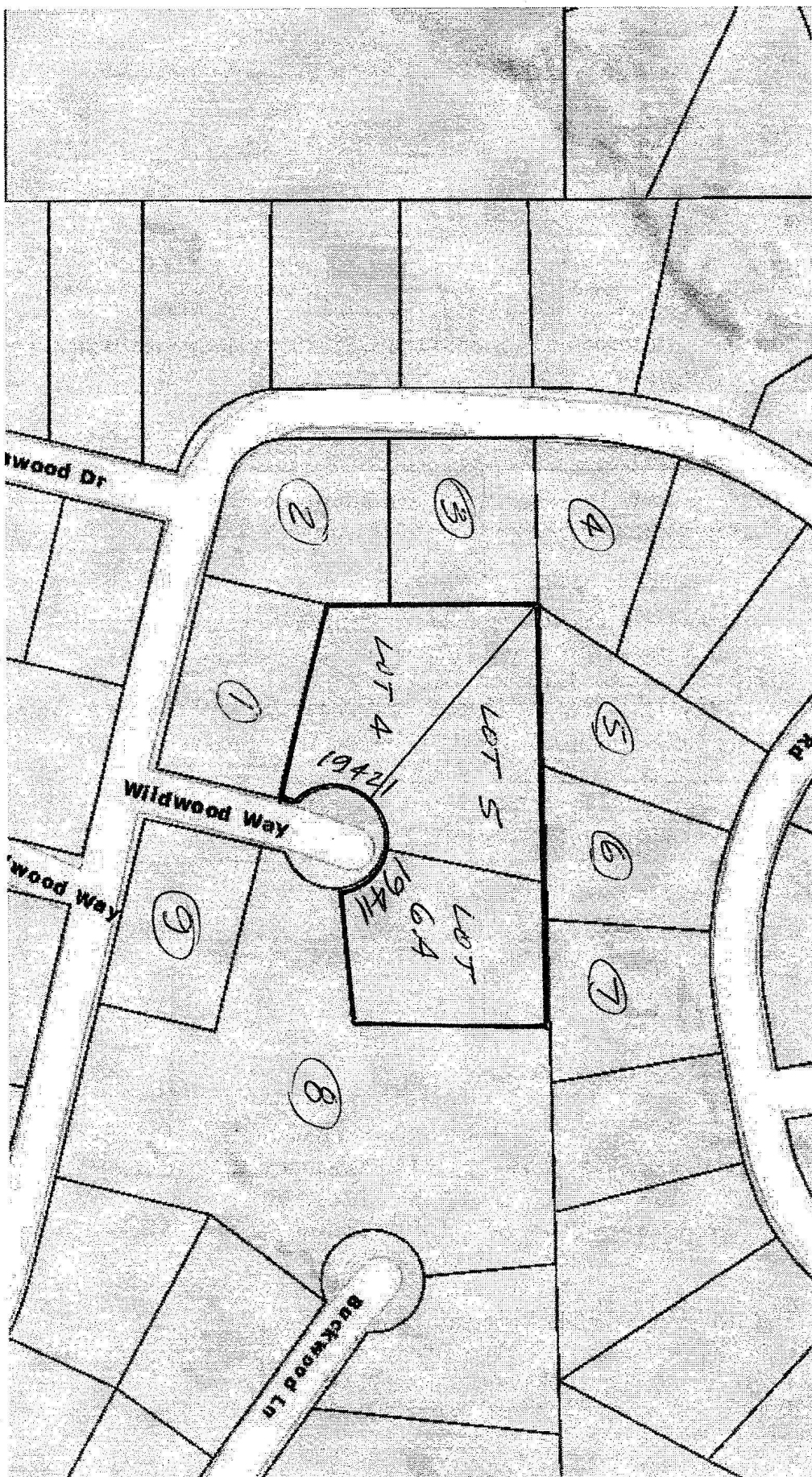
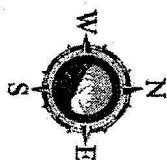
7.) Terrance Swenson, Suzanne Swenson, 1525 Blueberry Hills Rd., Monument, Co. 80132-9537

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

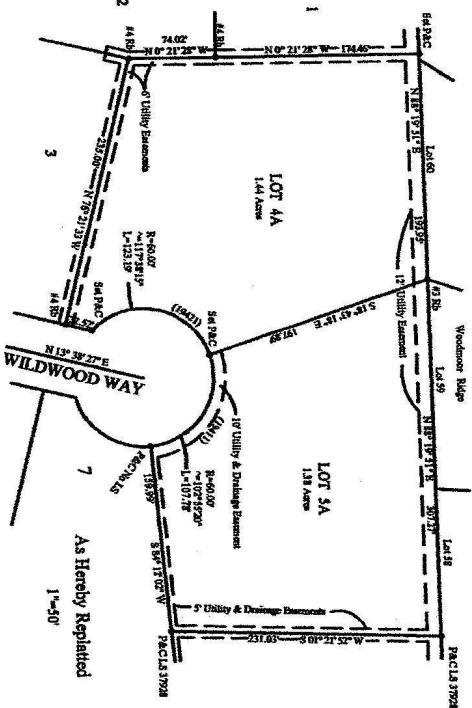
**LETTER of INTENT
OBERLE VACATION and REPLAT**

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.



NOTE:

- Measurement as noted
- R-Radius
- ~ Degrees of Curve
- L=Arc Length
- (N.B.) ~ is not radial

NOTE:

1) Building design license on hand of owner at Woodhouse, "Filing No. 13," the "Red Book" portion of Woodhouse Filing No. 13 does not display any dated executed licensing information for 1st, 4th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th, 101st, 102nd, 103rd, 104th, 105th, 106th, 107th, 108th, 109th, 110th, 111th, 112th, 113th, 114th, 115th, 116th, 117th, 118th, 119th, 120th, 121st, 122nd, 123rd, 124th, 125th, 126th, 127th, 128th, 129th, 130th, 131st, 132nd, 133rd, 134th, 135th, 136th, 137th, 138th, 139th, 140th, 141st, 142nd, 143rd, 144th, 145th, 146th, 147th, 148th, 149th, 150th, 151st, 152nd, 153rd, 154th, 155th, 156th, 157th, 158th, 159th, 160th, 161st, 162nd, 163rd, 164th, 165th, 166th, 167th, 168th, 169th, 170th, 171st, 172nd, 173rd, 174th, 175th, 176th, 177th, 178th, 179th, 180th, 181st, 182nd, 183rd, 184th, 185th, 186th, 187th, 188th, 189th, 190th, 191st, 192nd, 193rd, 194th, 195th, 196th, 197th, 198th, 199th, 200th, 201st, 202nd, 203rd, 204th, 205th, 206th, 207th, 208th, 209th, 210th, 211st, 212th, 213th, 214th, 215th, 216th, 217th, 218th, 219th, 220th, 221st, 222nd, 223rd, 224th, 225th, 226th, 227th, 228th, 229th, 230th, 231st, 232nd, 233rd, 234th, 235th, 236th, 237th, 238th, 239th, 240th, 241st, 242nd, 243rd, 244th, 245th, 246th, 247th, 248th, 249th, 250th, 251st, 252nd, 253rd, 254th, 255th, 256th, 257th, 258th, 259th, 260th, 261st, 262nd, 263rd, 264th, 265th, 266th, 267th, 268th, 269th, 270th, 271st, 272nd, 273rd, 274th, 275th, 276th, 277th, 278th, 279th, 280th, 281st, 282nd, 283rd, 284th, 285th, 286th, 287th, 288th, 289th, 290th, 291st, 292nd, 293rd, 294th, 295th, 296th, 297th, 298th, 299th, 300th, 301st, 302nd, 303rd, 304th, 305th, 306th, 307th, 308th, 309th, 310th, 311st, 312nd, 313th, 314th, 315th, 316th, 317th, 318th, 319th, 320th, 321st, 322nd, 323rd, 324th, 325th, 326th, 327th, 328th, 329th, 330th, 331st, 332nd, 333rd, 334th, 335th, 336th, 337th, 338th, 339th, 340th, 341st, 342nd, 343rd, 344th, 345th, 346th, 347th, 348th, 349th, 350th, 351st, 352nd, 353rd, 354th, 355th, 356th, 357th, 358th, 359th, 360th, 361st, 362nd, 363rd, 364th, 365th, 366th, 367th, 368th, 369th, 370th, 371st, 372nd, 373rd, 374th, 375th, 376th, 377th, 378th, 379th, 380th, 381st, 382nd, 383rd, 384th, 385th, 386th, 387th, 388th, 389th, 390th, 391st, 392nd, 393rd, 394th, 395th, 396th, 397th, 398th, 399th, 400th, 401st, 402nd, 403rd, 404th, 405th, 406th, 407th, 408th, 409th, 410th, 411st, 412nd, 413th, 414th, 415th, 416th, 417th, 418th, 419th, 420th, 421st, 422nd, 423rd, 424th, 425th, 426th, 427th, 428th, 429th, 430th, 431st, 432nd, 433rd, 434th, 435th, 436th, 437th, 438th, 439th, 440th, 441st, 442nd, 443rd, 444th, 445th, 446th, 447th, 448th, 449th, 450th, 451st, 452nd, 453rd, 454th, 455th, 456th, 457th, 458th, 459th, 460th, 461st, 462nd, 463rd, 464th, 465th, 466th, 467th, 468th, 469th, 470th, 471st, 472nd, 473rd, 474th, 475th, 476th, 477th, 478th, 479th, 480th, 481st, 482nd, 483rd, 484th, 485th, 486th, 487th, 488th, 489th, 490th, 491st, 492nd, 493rd, 494th, 495th, 496th, 497th, 498th, 499th, 500th, 501st, 502nd, 503rd, 504th, 505th, 506th, 507th, 508th, 509th, 510th, 511st, 512nd, 513th, 514th, 515th, 516th, 517th, 518th, 519th, 520th, 521st, 522nd, 523rd, 524th, 525th, 526th, 527th, 528th, 529th, 530th, 531st, 532nd, 533rd, 534th, 535th, 536th, 537th, 538th, 539th, 540th, 541st, 542nd, 543rd, 544th, 545th, 546th, 547th, 548th, 549th, 550th, 551st, 552nd, 553rd, 554th, 555th, 556th, 557th, 558th, 559th, 560th, 561st, 562nd, 563rd, 564th, 565th, 566th, 567th, 568th, 569th, 570th, 571st, 572nd, 573rd, 574th, 575th, 576th, 577th, 578th, 579th, 580th, 581st, 582nd, 583rd, 584th, 585th, 586th, 587th, 588th, 589th, 590th, 591st, 592nd, 593rd, 594th, 595th, 596th, 597th, 598th, 599th, 600th, 601st, 602nd, 603rd, 604th, 605th, 606th, 607th, 608th, 609th, 610th, 611st, 612nd, 613th, 614th, 615th, 616th, 617th, 618th, 619th, 620th, 621st, 622nd, 623rd, 624th, 625th, 626th, 627th, 628th, 629th, 630th, 631st, 632nd, 633rd, 634th, 635th, 636th, 637th, 638th, 639th, 640th, 641st, 642nd, 643rd, 644th, 645th, 646th, 647th, 648th, 649th, 650th, 651st, 652nd, 653rd, 654th, 655th, 656th, 657th, 658th, 659th, 660th, 661st, 662nd, 663rd, 664th, 665th, 666th, 667th, 668th, 669th, 670th, 671st, 672nd, 673rd, 674th, 675th, 676th, 677th, 678th, 679th, 680th, 681st, 682nd, 683rd, 684th, 685th, 686th, 687th, 688th, 689th, 690th, 691st, 692nd, 693rd

7) All property within the jurisdiction is subject to a Declaration of Concomitant as recorded in Book 200, Page 200, of the 2003 edition of the B1 Plan covering the entire B1 Plan area.

8) The address shown on this plan are for information purposes only. They are not a legal description and are subject to change.

9) Water and Wetland Areas for this subdivision is provided by Woodhouse, Water and Sewerage District subject to all District rules, regulations, specifications and policies regarding water and wastewater.

10) The following property have been released in association with the Final Plan and are on file at the B1 Plan County Planning and Community Development office:

[illegible]

NOTARY CERTIFICATE
State of _____ }
County of _____ }
The Declaration herein was acknowledged before me on _____, 2018, by Michael J. Obello.

Barbara H. Thompson

Michael W. Coe

Abstract

PLANNING AND COMMUNITY DEVELOPMENT:
Approved By The El Paso County Planning and Community Development Department Executive Director this _____ day of _____, 2018.

Planning and Community Development Executive Director

BOARD OF COUNTY COMMISSIONERS

and any conditions included in the Memorandum of Approval. The declaration of public emergency has hereby accepted.

Presidents, Board of County Commissioners

Date:

SURVEYOR'S CERTIFICATE

1. *Journal W. H. Hester, a duly licensed professional land surveyor in the State of Colorado, do hereby certify that the said plat and survey, represents the results of a survey made on July 11, 2011, by me or under my direct supervision and that it conforms to the rules and regulations of the State Surveyors Board and that it is a true and correct copy of the same as the same appears on the records of the State Surveyors Board.*

2. *I hereby certify that the said plat and survey was made in the State of Colorado, dealing with boundaries, subdivisions, surveys of land and to the best of my knowledge, all applicable provisions of the State Planning and Development Code.*

Colomado P.L.S. No. 25624

COUNTY CLERK AND RECORDER

I hereby certify that this instrument was filed for record in my office at _____, Colorado, _____
this _____ day of _____, 2018, and is duly recorded in Reception Number _____.
In the records of El Paso County, Colorado.

County Clerk & Records

County Clerk & Records

School Fees

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Diphenyl Ether

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CD File # YR

ANTIGAN-140

Vacations & Ret

AND DEVELOPMENT

El Paso County,

11-8292 •

STUDENT

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☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.50

Total Postage and Fees \$6.70

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12/10/2018

Sent To David McKerny, Lori McKerny
Street and Apt. No., or PO Box No. 19435 Doewood 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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Street and Apt. No., or PO Box No. 20 Riverside Plaza, Ste 1250
City, State, ZIP+4® Chicago, IL 60606-2656

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City, State, ZIP+4® Monument, Co, 80132-9502

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<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	
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<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	