



# Woodmoor

## IMPROVEMENT ASSOCIATION

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May 15, 2024

Timothy L. & Jana D. Jordan  
18675 Saint Andrews Drive  
Monument, CO 80132

Dear Mr. & Mrs. Jordan

The meeting minutes were not attached as stated so I emailed WIA via the email above and asked for them. Bob provided meeting minutes from 1968 as well as a letter from Planning staff in 1989. However, the meeting minutes were only discussing a change of zoning from A-5 to PUD with no mention of who has authority over setback regulations. The letter he provided mentioned authority however, it was over Lake Woodmoor Subdivision which is within the boundaries of the PUD established in the BoCC meeting minutes. The property in question is not in Lake Woodmoor Subdivision nor is it part of the PUD established via these documents.

RE: SETBACKS  
LOT 131 WOODMOOR COUNTY CLUB  
TAX ID# 71125-05-003

As per our previous phone and in camera conversations concerning the setbacks for your property which is referenced above, I have compiled the following statement of the facts;

1. Your property was platted as part of the Woodmoor Country Club subdivision. The plat was recorded with the El Paso County Clerk and Recorder on May 11, 1965 at Plat book H-1, Page 13, Reception number 410657, Plat number 02471.
2. On October 9, 1968, the Board of County Commissioner's reviewed and approved a request by Steve Arnold, President of the Woodmoor Corporation, to allow the Woodmoor Architectural Control Committee the authority to control building setbacks. The pertinent minutes from that Commissioner's meeting are attached.
3. Woodmoor has operated under the assumption that this approval by the County Commissioners applied to all of the subdivisions within Woodmoor that fall under the purview of the Woodmoor Architectural Control Committee.
4. The application of Woodmoor's authority to control setbacks was utilized as recently as 2019, when the setbacks for a building addition to The Barn offices were set to zero (0) feet to accommodate the addition footprint. The Barn is located within the Lake Woodmoor Townhomes III subdivision.

The configuration of the setbacks for your lot were reviewed and approved by the Architectural Control Committee on November 25, 2014 as part of a major modification building addition project undertaken by the previous owner. Given the unique shape of the lot, coupled with the Woodmoor covenant requirements for setbacks, the shape and configuration of the setbacks is somewhat unorthodox. However this shape was determined by the ACC to allow the owners to have maximum utilization of the property while living in harmony with the other homes within the community and subdivision.

The El Paso County Planning Commission has the right to require their own setback requirements when reviewing and approving a project under its oversight. That being said, Woodmoor Improvement Association would hope that the Planning Commission would review the above referenced facts and allow this setback configuration for this resident's proposed project.

If you have any further questions regarding this matter, please contact me here at the WIA office.

Sincerely,

Robert "Bob" Pearsall  
Architectural Control Administrator  
[bob@woodmoor.org](mailto:bob@woodmoor.org)