



**El Paso County Planning and
Community Development
Department**

Rezone Application Packet

2880 International Circle, Suite 110
Colorado Springs, CO 80910
Phone 719-520-6300
Fax 719-520-6695
www.elpasoco.com

*NOTE: Please contact the Planner of the Day (719-520-6499) to discuss creating the special use application online.



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Type D Application Form (1-2C)

Please check the applicable application type (Note: each request requires completion of a separate application form):

- Appeal
- Approval of Location
- Board of Adjustment
- Certification of Designation
- Const. Drawings, Minor or Major
- Development Agreement
- Final Plat, Minor or Major
- Final Plat, Amendment
- Minor Subdivision
- Planned Unit Dev. Amendment, Major
- Preliminary Plan, Major or Minor
- Rezoning
- Road Disclaimer
- SIA, Modification
- Sketch Plan, Major or Minor
- Sketch Plan, Revision
- Solid Waste Disposal Site/Facility
- Special District
- Special Use
 - Major
 - Minor, Admin or Renewal
- Subdivision Exception
- Vacation
 - Plat Vacation with ROW
 - Vacation of ROW
- Variances
 - Major
 - Minor (2nd Dwelling or Renewal)
 - Tower, Renewal
- Vested Rights
- Waiver or Deviation
- Waiver of Subdivision Regulations
- WSEO
- Other: _____

This application form shall be accompanied by all required support materials.

PROPERTY INFORMATION: Provide information to identify properties and the proposed development. Attached additional sheets if necessary.

Property Address(es): 15630 Fox Creek Lane	
Tax ID/Parcel Numbers(s) 5129300002	Parcel size(s) in Acres: 39.72
Existing Land Use/Development: Barn	Zoning District: RR-5

- Check this box if **Administrative Relief** association with this application and Administrative Relief request form.
- Check this box if any **Waivers** are being requested with this application for development Waiver request form.

Legal description shows three lots, are all three lots being rezoned? If so add them to application

PROPERTY OWNER INFORMATION: Indicate organization(s) who own the property project. Attach additional sheets if there are multiple owners.

Name (Individual or Organization): Phillip Shay Miles	
Mailing Address: 15630 Fox Creek Lane	
Daytime Telephone: 719-352-8886	Fax:
Email or Alternative Contact Information: shay@milestoneeng.org	

Description of the request: (submit additional sheets if necessary):

This is a request to rezone the subject property to RR-2.5

For PCD Office Use:	
Date:	File :
Rec'd By:	Receipt #:
DSD File #:	



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APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s) (attach additional sheets if necessary)

Name (Individual or Organization): Phillip Shay & Jennifer L Miles
Mailing Address: 15630 Fox Creek Lane, Colorado Springs, CO 80908
Daytime Telephone: 719-352-8886 Fax:
Email or Alternative Contact Information:

AUTHORIZED REPRESENTATIVE(S): Indicate the person(s) authorized to represent the property owner and/or applicants (attach additional sheets if necessary).

Name (Individual or Organization):
Mailing Address:
Daytime Telephone: Fax:
Email or Alternative Contact Information:

AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S):

An owner signature is not required to process a Type A or B Development Application. An owner's signature may only be executed by the owner or an authorized representative where the application is accompanied by a completed Authority to Represent/Owner's Affidavit naming the person as the owner's agent

OWNER/APPLICANT AUTHORIZATION:

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial or revocation. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal may delay review, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval. I verify that I am submitting all of the required materials as part of this application and as appropriate to this project, and I acknowledge that failure to submit all of the necessary materials to allow a complete review and reasonable determination of conformance with the County's rules, regulations and ordinances may result in my application not being accepted or may extend the length of time needed to review the project. I hereby agree to abide by all conditions of any approvals granted by El Paso County. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I acknowledge that I understand the implications of use or development restrictions that are a result of subdivision plat notes, deed restrictions, or restrictive covenants. I agree that if a conflict should result from the request I am submitting to El Paso County due to subdivision plat notes, deed restrictions, or restrictive covenants, it will be my responsibility to resolve any conflict. I hereby give permission to El Paso County, and applicable review agencies, to enter on the above described property with or without notice for the purposes of reviewing this development application and enforcing the provisions of the LDC. I agree to at all times maintain proper facilities and safe access for inspection of the property by El Paso County while this application is pending.

Owner (s) Signature: Shay Miles Date: 4/29/22
Owner (s) Signature: Jennifer L. Miles Date: 4/29/22
Applicant (s) Signature: Shay Miles Date: 4/29/22



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**EL PASO COUNTY PLANNING AND
 COMMUNITY DEVELOPMENT
 DEPARTMENT**

MAP AMENDMENT (REZONING) LETTER OF INTENT CHECKLIST

Revised: January 2022

Map Amendment		
<p>The purpose of zoning is to locate particular land uses where they are most appropriate, considering public utilities, road access, and the established development pattern. In addition to categorizing land by uses such as residential, commercial, and industrial, the LDC also specifies such details as building setback lines, the height and bulk of buildings, the size and location of open spaces, and the intensity to which the land may be developed. The zoning of parcels of land generally conforms to and promotes the County's Master Plan. Zoning protects the rights of property owners while promoting the general welfare of the community. By dividing land into categories according to use, and setting regulations for these categories, zoning governs private land use and segregates incompatible uses.</p>		
<p>The PCD Director may modify the applicable requirements, including requiring additional items or removing items, based upon the project and site-specific circumstances.</p>		
	Applicant	PCD
<p>NOTE: Please confirm each item below has been included by placing a check mark in the "Applicant" column. See right for an example. The "PCD" column is for office use only.</p>	✓	Office use only
Letter of Intent		
1	Owner name, contact telephone number, and email for responsible party	X
2	Applicant name (if not owner), contact telephone number, and email for responsible party	X
3	Property address	X
4	Property tax schedule number	X
5	Current zoning of the property	X
6	A discussion detailing the specific request to include the requested zoning district and size of the area included in the request.	X
7	A discussion identifying and acknowledging any applicable overlay zoning (e.g., CAD-O, etc.)	N/A
8	A detailed analysis summarizing how the request complies with each of the Criteria of Approval in Chapter 5 of the Land Development Code.	X
9	A discussion summarizing the proposed request and compliance with the applicable requirements of the Land Development Code.	X
10	A discussion regarding how the proposed request complies with the definition of the proposed use and any applicable use specific standards within the Land Development Code.	X
11	A discussion summarizing how the proposed map amendment (rezoning) is consistent with the El Paso County Master Plan, including all applicable elements of the Master Plan (e.g., Water Master Plan, Parks Master Plan, etc.).	X
12	A discussion summarizing the provision of utilities.	X
13	A discussion summarizing any potentially sensitive natural or physical features (e.g., wetlands, protected species habitat, floodplain, etc.) within the area included within the request.	X
14	A discussion summarizing any community outreach efforts by the applicant that have occurred or are planned as part of the request.	X
15	A discussion regarding anticipated traffic generation and access, unless a separate traffic study is required and is being provided.	X



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Map Amendment

Revised: July 2019

Rezone		
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	Applicant	PCD
<p>NOTE: Please confirm each item below has been included by placing a check mark in the "Applicant" column. See right for an example. The "PCD" column is for office use only.</p>	✓	Office use only
Rezone Map to include the following elements, as appropriate:		
1	Boundary description of the subject property, which shall illustrate the legal description	X
2	Existing land uses and zoning on the property and within five hundred (500) feet of the boundary	X
3	Adjoining property ownership	X
4	Existing private roads	X
5	Existing structures	X
6	Existing easements	X
7	Name and address of the petitioner, owners of all interests (including mineral interests), in the property, and preparer	X



April 29, 2022

NOTICE TO MINERAL RIGHTS OWNER

Dear Mineral Rights Owner:

This letter is being sent to you as Lodestar Engineering, LLC, on behalf of Phillip and Jennifer Miles, is proposing a land use project in El Paso County on 39.72 +/- acres, currently zoned RR-5, is bounded by Ridgeview Acres to the north, Whispering Hills Estates to the west Wildwood Village to the east, and Terra Ridge Estates to the south. This information is being provided prior to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact below. 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 Development Services Department. At that time, you will be given the El Paso County contact information, the file number and the opportunity to respond.

The proposal is for the approval of a Rezone and Preliminary Plan and a Final Plat of the Terra Ridge North. The proposed development intends to establish 11 single family lots with a minimum acreage of 2.5 acres and a public street right-of-way. The subdivision is planned with adequate provisions for site access, drainage, and utilities and is consistent with development proposed in the El Paso County Policy Plan.

For questions specific to this project, please contact:

Shay Miles,
Lodestar Engineering, LLC
PO Box 88461
Colorado Springs, CO 80908
(719) 352-8886
shay@lodestar.design

Respectfully submitted,
Shay Miles, P.E.
President, Lodestar Engineering, LLC

PostalAnnex NORTH GATE
13395 Voyager Parkway Suite 130
Colorado Springs, CO 80921
Ph: (719) 488-1077
Fax: (719) 488-1079
www.postalannex.com/15016

Shipment-----

USPS First Class Mail
Ship To:
EL PASO COUNTY
27 E VERMIJO AVE
COLORADO SPRINGS, CO 80903-2208
Package ID: 346500 5.42
Tracking #: 9407111108036469942786

Shipment-----

USPS First Class Mail
Ship To:
RON HENDERSHOT
PO BOX 147
CRANFILLS GAP, TX 76637-0147
Package ID: 346501 5.42
Tracking #: 9407111108036469942335

Shipment-----

USPS First Class Mail
Ship To:
WHEATLEY OIL COMPANY
387 MUSTANG BLVD
PORT ARANSAS, TX 78373-4916
Package ID: 346502 5.42
Tracking #: 9407111108036469940881

Shipment-----

USPS First Class Mail
Ship To:
EDWARD PATTON
12320 BRADSHAW RD
PEYTON, CO 80831-8613
Package ID: 346509 5.42
Tracking #: 9407111108036469940171

ST Book of 20 3 @ 12.40 37.20

SUBTOTAL	58.88
TAX	0.00
TOTAL	58.88
TEND Visa	58.88

Total shipments: 4
SHAY MILES 04/29/2022 03:39 PM
#114293
Workstation: 1 - Auxiliary Workstation #1
CCTran# Ofc71242-836e-4e70-bc0c-f684d33f39a1

Due to COVID-19: DHL, FedEx, and UPS may not guarantee commitment times!!!

All Stamp Sales Are Final

DHL/FedEx/UJPS/USPS Drop Center|Packaging|Box Sales|Private Mailbox Rentals|B/W & Color Copies|Scanning|Fax|Document Lamination & Binding|Shredding|Key Duplication|Passport Photos|Notary|Office Supplies|Greeting Cards

Email your files to:
pa15016@postalannex.com
Thank you for your business

STANDARD DSD PLAT NOTES

- THE FOLLOWING REPORTS WILL BE SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND WILL BE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; NATURAL FEATURES REPORT;
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- UNLESS OTHERWISE INDICATED, ALL SIDE AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL FRONT LINES WITH A 15 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS RELATED TO THE LISTED SPECIES IDENTIFIED IN THE PROJECTS ENVIRONMENTAL ASSESSMENT.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND US POSTAL SERVICE REGULATIONS. EXCEPT AS OTHERWISE NOTED ON THE PRELIMINARY PLAN, INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER AND DEVELOPMENT COD SECTION 6.3.3.C.2 AND 6.2.2.C.3.

DEVELOPMENT NOTES:

- TRACT A - PRIVATE OPEN SPACE AND DRAINAGE DETENTION IS TO BE OWNED AND MAINTAINED BY THE TERRA RIDGE NORTH HOMEOWNERS ASSOCIATION AND SUBJECT TO APPROPRIATE DETENTION POND AND BMP MAINTENANCE AGREEMENTS.
- THE DEVELOPER INTENDS TO PAY SCHOOL FEES IN LIEU OF LAND DEDICATION AND TO PAY REGIONAL PARK FEES IN LIEU OF LAND DEDICATION.
- "NO-BUILD AREAS": NO PERMANENT DWELLING UNIT, WATER WELL OR WASTEWATER TREATMENT SYSTEM MAY BE CONSTRUCTED IN "NO BUILD AREAS" INDICATED ON THIS PRELIMINARY PLAN INCLUDING ANY PERMANENT STRUCTURE, TEMPORARY STRUCTURE, SHED, FENCE AND OUTBUILDING. DRAINAGE FACILITIES AND UNDERGROUND UTILITIES LOCATED WITHIN PLATTED EASEMENTS ARE ALLOWED WITHIN THIS AREA.
- ALL STREETS WITHIN THIS SUBDIVISION SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND WILL BE OWNED AND MAINTAINED BY EL PASO COUNTY.
- WATER TO BE PROVIDED VIA INDIVIDUAL ON SITE WELLS OPERATED THROUGH A STATE APPROVED WATER REPLACEMENT PLAN.
- WASTE WATER TO BE INDIVIDUAL ON SITE SEPTIC SYSTEMS.
- THIS PROPERTY IS LOCATED WITHIN AND SERVICED BY MOUNTAIN VIEW ELECTRIC ASSOC SERVICE DISTRICT, THE BLACK FOREST FIRE PROTECTION DISTRICT, THE LEWIS-PALMER SCHOOL DISTRICT NO. 38 AND THE BLACK HILLS ENERGY CORPORATION SERVICE DISTRICT.
- BUILDING SETBACKS FOR FRONT, SIDE AND REAR YARDS - 25'
- STANDARD DRAINAGE AND UTILITY EASEMENTS: FRONT - 10', SIDE - 10', REAR - 10' AND PERIMETER - 20'.
- AL ROADWAYS AND DRAINAGE FACILITIES LOCATED WITHIN DEDICATED COUNTY RIGHT-OF-WAYS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND SHALL BE OWNED AND MAINTAINED BY EL PASO COUNTY.
- PROPOSED METHOD OF GUARANTEEING FUNDS SHALL BE APPROVED BY AND ACCEPTABLE TO THE EL PASO ATTORNEYS OFFICE.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION NO. 12-382), AS AMENDED, AT THE TIME OF BUILDING PERMIT APPLICATION.

WILDLAND FIRE INFORMATION

AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE BLACK FOREST FIRE PROTECTION DISTRICT, WHICH HAS ADOPTED A FIRE CODE REQUIRING RESIDENTIAL FIRE SPRINKLER REQUIREMENTS FOR STRUCTURES OVER 6000 SQUARE FEET IN SIZE, AND OTHER FIRE MITIGATION REQUIREMENTS DEPENDING UPON THE LEVEL OF FIRE RISK ASSOCIATED WITH THE PROPERTY AND STRUCTURES. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE EXACT DEVELOPMENT REQUIREMENTS RELATIVE TO THE ADOPTED FIRE CODE. DUE TO WILDFIRE CONCERNS, HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE CSFS AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE CSFS.

DEVELOPMENT DATA:

SINGLE FAMILY LOTS - 11 LOTS - 2.5 AC (98.8%)
 TRACT A - DRAINAGE - 0.7 AC (0.2%)
 ROW DEDICATION (X) - 1.66 AC (1.0%)
 TOTAL - 39.72 AC

AVE LOT SIZE - 3.4 AC
 MIN LOT SIZE - 2.5 AC
 GR DENSITY - 1 LOT / 3.61 AC

DEVELOPMENT CRITERIA (SINGLE FAMILY LOTS)

DRAINAGE & UTILITY EASEMENTS (UNLESS OTHERWISE INDICATED)
 FRONT - 10'
 SIDE - 10'
 REAR - 10'
 MAX. BUILDING HEIGHT - 30' (AS MEASURED PER EL PASO CO LDC)

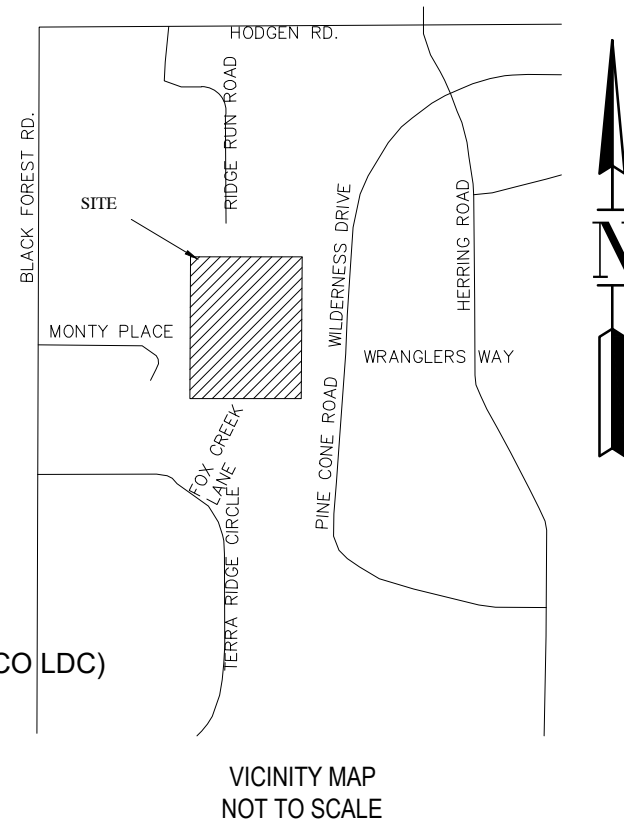
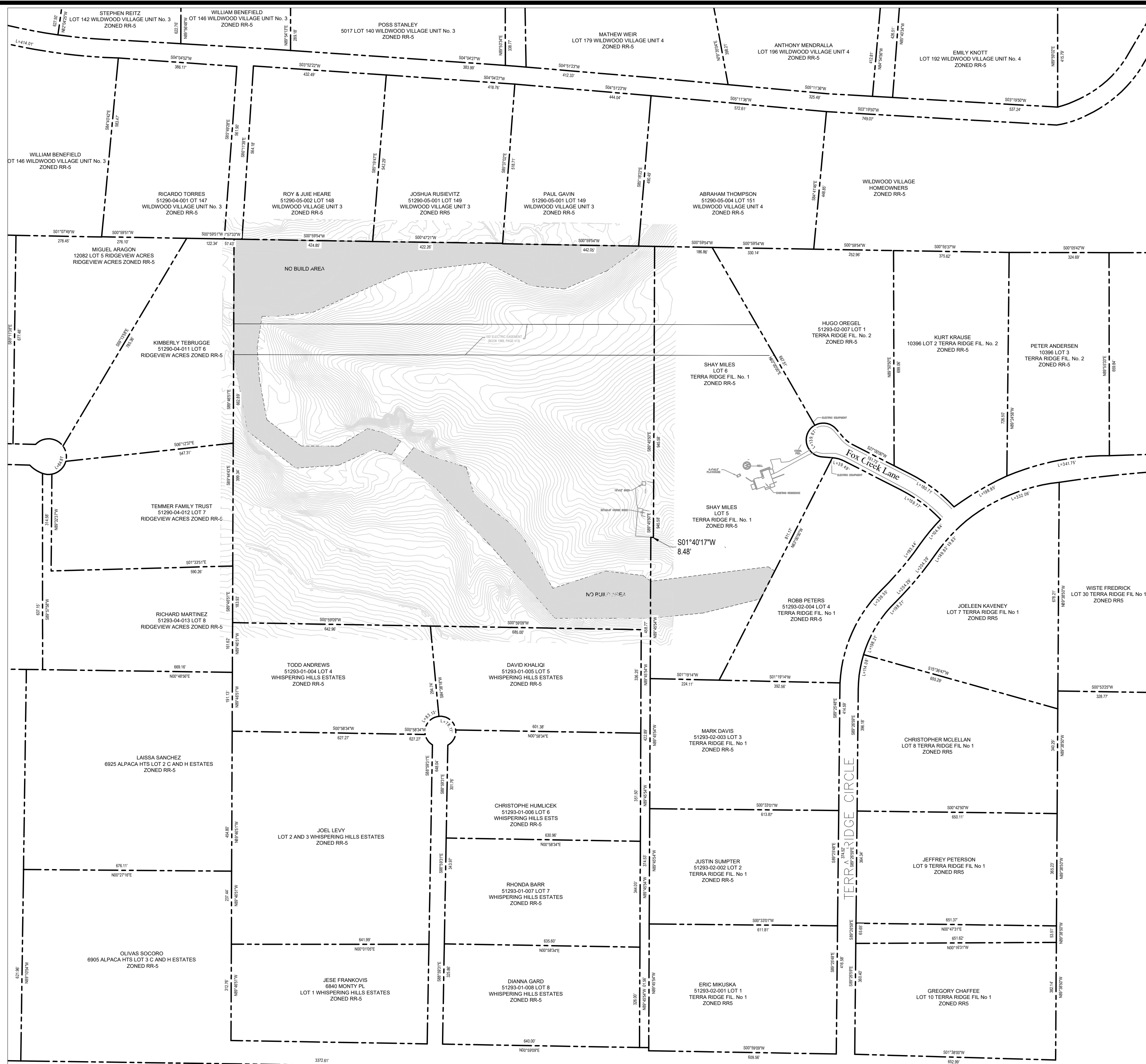
BUILDING SETBACKS (UNLESS OTHERWISE INDICATED)
 FRONT - 25'
 SIDE - 25'
 REAR - 25'

PROPERTY OWNERS
 PHILLIP S. & JENNIFER MILES
 15630 FOX CREEK LANE
 COLORADO SPRINGS, CO 80908

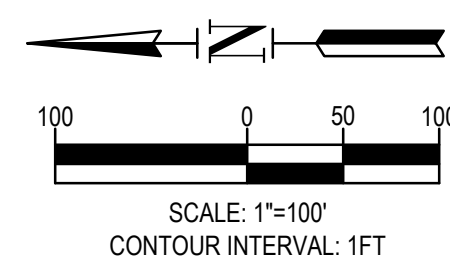
EL PASO COUNTY PARCEL NUMBERS
 PARCEL NO. 5129300002 - PARCEL A

GEOLOGY STATEMENT

THE LOTS MAY BE IMPACTED BY ONE OR MORE OF THE FOLLOWING GEOLOGIC CONSTRAINTS: EXPANSIVE AND POTENTIALLY COMPRESSIBLE SOILS, POTENTIALLY SHALLOW GROUNDWATER, CORROSIVE MINERALS, RADON AND SEISMICITY. MITIGATION MEASURES AND A MAP OF THE GEOLOGY CAN BE FOUND IN THE SOILS AND GEOLOGY STUDY FOR TERRA RIDGE NORTH SUBDIVISION PREPARED BY RMG - ROCKY MOUNTAIN GROUP, LAST DATED MARCH 30, 2022.

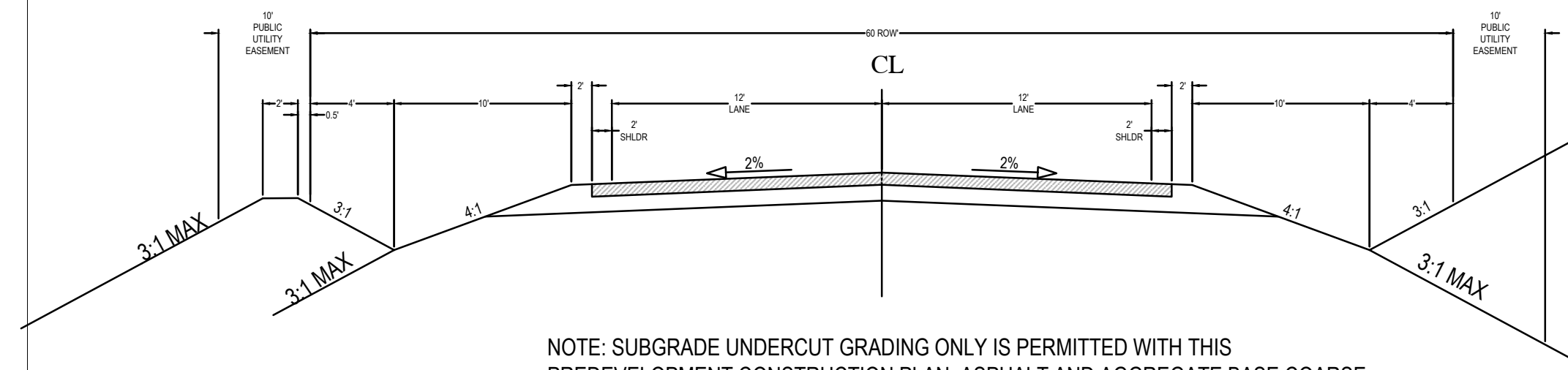


LEGEND



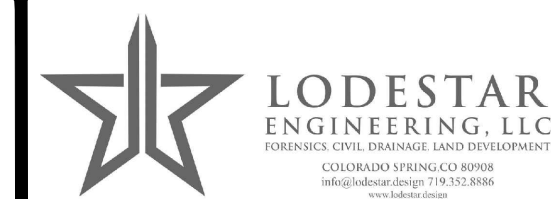
LEGAL DESCRIPTION:

LOTS 5 AND 6 IN TERRA RIDGE FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER;
 THENCE S89°46'29"E ALONG THE SOUTH LINE OF WHISPERING HILLS ESTATES AS RECORDED IN PLAT BOOK Z-2 AT PAGE 2 OF SAID COUNTY RECORDS, 1407.75 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N00°58'34"E, 1327.96 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S89°47'26"E, 1245.16 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER, SAID NORTHEAST CORNER ALSO BEING ON THE WEST LINE OF WILDWOOD VILLAGE UNIT 3 AS RECORDED IN PLAT BOOK H-3 AT PAGE 57 OF SAID COUNTY RECORDS; THENCE S00°59'16"W ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER AND THE WEST LINE OF SAID WILDWOOD VILLAGE UNIT 3 AND WILDWOOD VILLAGE UNIT 4 AS RECORDED IN PLAT BOOK M-3 AT PAGE 46 OF SAID COUNTY RECORDS, 1366.91 FEET; THENCE N89°46'29"W, 945.48 FEET; THENCE N00°58'34"E, 8.50 FEET; THENCE N89°46'29"W, 1708.14 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE N00°58'34"E, 30.00 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO., SAID DESCRIBED TRACT CONTAINS 52.63 ACRES +/-



NOTE: SUBGRADE UNDERCUT GRADING ONLY IS PERMITTED WITH THIS PREDEVELOPMENT CONSTRUCTION PLAN. ASPHALT AND AGGREGATE BASE COARSE SHALL NOT BE CONSTRUCTED WITH THE PREDEVELOPMENT GRADING.

**RURAL LOCAL - PAVED
 TYPICAL SECTION**
 SCALE N.T.S.



Project:
 TERRA RIDGE NORTH
 SUBDIVISION
 REZONING MAP

Address:
 PARCEL NO. 5129300002 -
 PARCEL A

Revisions
 REVDATE
 Revision#
 REVNUM

Mark	Date	Description

Checked By: SM

Drawn By: JT

Dwg File: MilesSubdivision_Zoning.DWG

Date: 04/01/22

Sheet Title
 ZONING
 MAP

Sheet
 1