

Missing notification to 7430 Wilderness Drive. Please revise and include certified mailing receipt to that address.

May 30, 2020

NOTICE TO PROPERTY OWNERS

Dear Property 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 Preliminary Plan and a Final Plat of the Fox Creek Estates. The proposed development intends to establish 7 single family lots with a minimum acreage of 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](mailto:shay@lodestar.design)

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

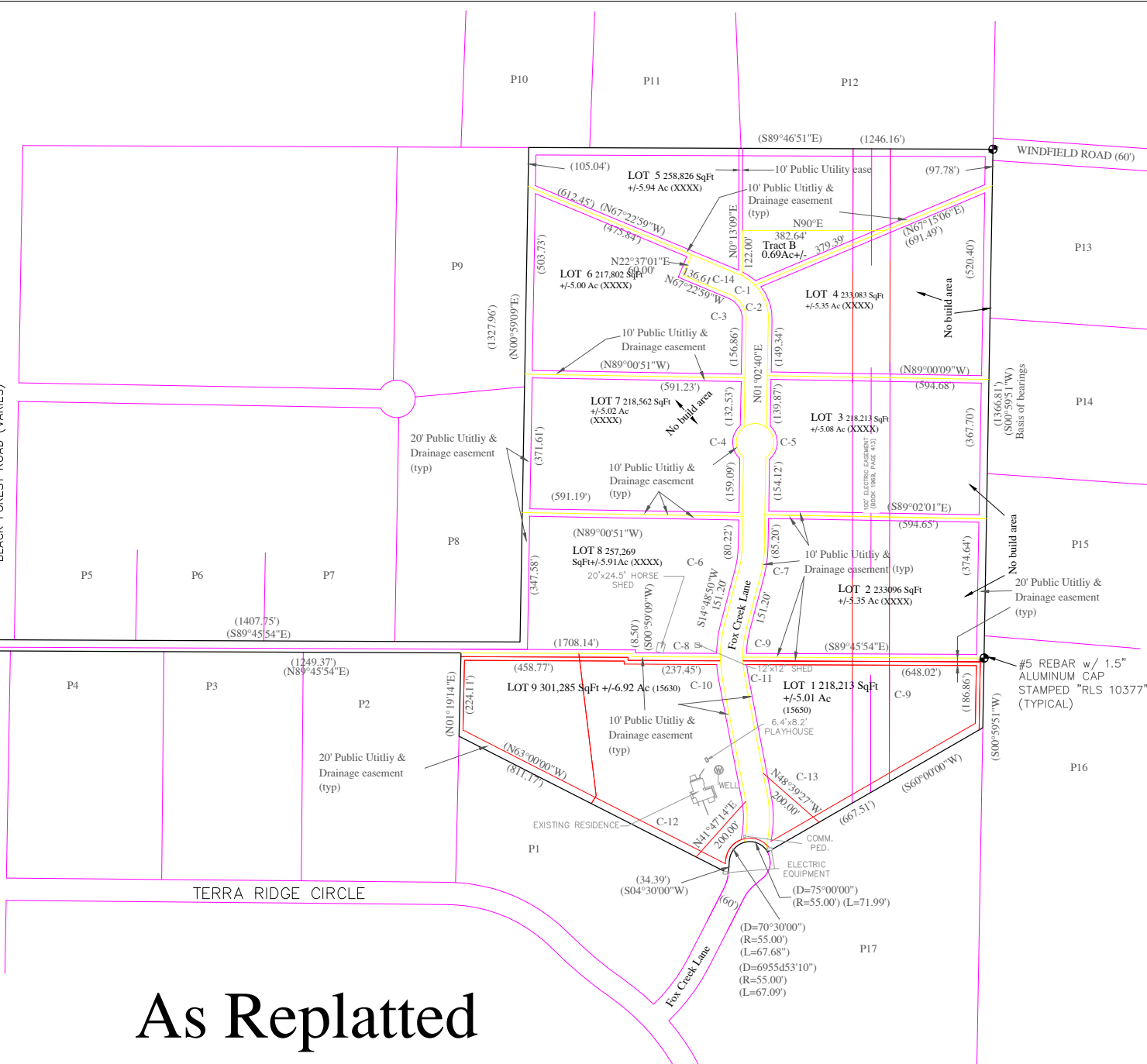
**Fox Creek Estates**

Adjacent Property Owners List

	Parcel No.	Owner/Address
1.	5129301005	Khaliqi, David 6985 Monty Place, Colorado Springs, CO 80908
2.	5129301004	Andrews, Todd 6990 Monty Place, Colorado Springs, CO 80909
3.	5129004013	Martinez, Richard R. 16116 Ridge Run Drive, Colorado Springs, CO 80908
4.	5129004012	Temmer Family Trust 16046 Ridge Run Drive, Colorado Springs, CO 80908
5.	5129004011	Tebrugge, Kimberly G. 16045 Ridge Run Drive, Colorado Springs, CO 80908
6.	5129005002	Heare, Roy S & Julie E 7360 Wilderness Drive, Colorado Springs, CO 80908
7.	5129005001	Sanning, Matthew G 7320 Wilderness Drive, Colorado Springs, CO 80908
8.	5129005003	Gavin, Paul L & Penny 7215 Pine Cone Road, Colorado Springs, CO 80908
9.	5129005004	Bedford, Edwin L 7275 Pine Cone Road, Colorado Springs, CO 80908
10.	5129302003	Davis, Mark K 15565 Terra Ridge Circle, Colorado Springs, CO 80908
11.	5129302002	Arnold, Daniel J 15605 Terra Ridge Circle, Colorado Springs, CO 80908
12.	5129302001	Mikuska, Eric 15645 Terra Ridge Circle, Colorado Springs, CO 80908
13.	5129301008	Gard, Diana M 6835 Monty Place, Colorado Springs, CO 80908
14.	5129301007	Bailey, Rhonda L 6915 Monty Place, Colorado Springs, CO 80908
15.	5129301006	Hamilton, Mark D 6945 Monty Place, Colorado Springs, CO 80908

BLACK FOREST ROAD  
BLACK FOREST ROAD (VARIES)

(N00°59'09"E)  
(30.00')



As Replatted

ADJACENT PROPERTY DESCRIPTION	
P1	Not a part of this subdivision Robb Peters 51293--02-004 Lot 4, Terra Ridge Fil. No 1 Zoned RR-5
P2	Not a part of this subdivision Mark Davis 51293--02-003 Lot 3, Terra Ridge Fil. No 1 Zoned RR-5
P3	Not a part of this subdivision Justin Sumpster 51293--02-002 Lot 2, Terra Ridge Fil. No 1 Zoned RR-5
P4	Not a part of this subdivision Eric Mikuska 51293--02-001 Lot 1, Terra Ridge Fil. No 1 Zoned RR-5
P5	Not a part of this subdivision Diana Gard 51293--01-008 Lot 8, Whispering Hills Estates Zoned RR-5
P6	Not a part of this subdivision Rhonda Barr 51293--01-007 Lot 7, Whispering Hills Estates Zoned RR-5
P7	Not a part of this subdivision Christopher Humlicek 51293--01-006 Lot 6, Whispering Hills Estates Zoned RR-5
P8	Not a part of this subdivision David Khalafiq 51293--01-005 Lot 5, Whispering Hills Ests Zoned RR-5
P9	Not a part of this subdivision Todd Andrews 51293--01-004 Lot 4, Whispering Hills Ests Zoned RR-5
P10	Not a part of this subdivision Richard Martinez 51290--04-013 Lot 8, Ridgeview Acres Zoned RR-5
P11	Not a part of this subdivision Temmer Family Trust 51290--04-012 Lot 7, Ridgeview Acres Zoned RR-5
P12	Not a part of this subdivision Kimberly Tebrugge 51290--04-011 Lot 6, Ridgeview Acres Zoned RR-5
P13	Not a part of this subdivision Roy & Julie Heare 51290--05-002 Lot 148, Wildwood Village Unit 3 Zoned RR-5
P14	Not a part of this subdivision David Porter 51290--05-001 Lot 149, Wildwood Village Unit 3 Zoned RR-5
P15	Not a part of this subdivision Paul Gavin 51290--05-001 Lot 149, Wildwood Village Unit 3 Zoned RR-5
P16	Not a part of this subdivision Edwm Bedford 51290--05-004 Lot 151, Wildwood Village Unit 4 Zoned RR-5
P17	Not a part of this subdivision Hugo Oregel 51293--02-007 Lot 1, Terra Ridge Fil No. 2 Zoned RR-5

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$0.55
\$	
<b>Total Postage and Fees</b>	<b>\$4.10</b>
\$	



Sent To Robb Peters

Street and Apt. No. or PO Box No. 15525 Terra Ridge Circle

City, State, ZIP+4® COS CO 80908

7020 1290 0001 8433 1793



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Postage \$0.55  
\$

**Total Postage and Fees**  
\$4.10  
\$



Sent To: Justin Sumpter  
Street and Apt. No., or PO Box No.: 15605 Terra Ridge Circle  
City, State, ZIP+4®: Colorado Springs, CO 80908

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 2970 0000 8107 0023

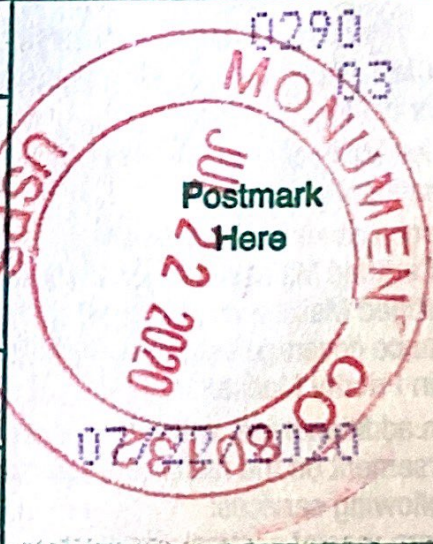


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Postage	\$0.70
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<b>Total Postage and Fees</b>	<b>\$4.25</b>
\$	



Sent To Mark Davis  
Street and Apt. No., or PO Box No. 15565 Terra Ridge Circle  
City, State, ZIP+4® Colorado Springs, CO 80908

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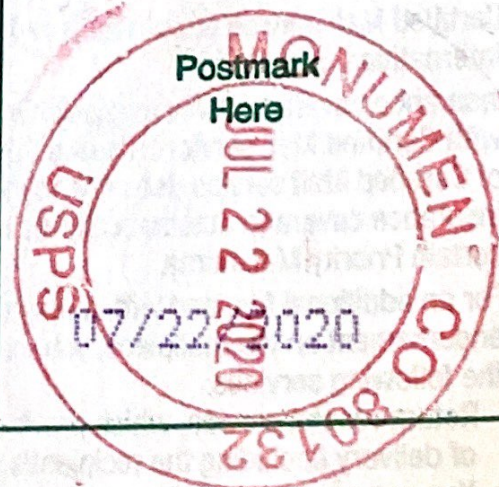
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<b>Total Postage and Fees</b>	<b>\$4.25</b>
\$	

0290  
03



Sent To  
**Erik Mikuska**  
Street and Apt. No., or PO Box No.  
**15645 Terra Ridge Circle**  
City, State, ZIP+4®  
**Colorado Springs, CO 80908**

7019 2970 0000 8107 0047



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Postage	\$0.70
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<b>Total Postage and Fees</b>	<b>\$4.25</b>
\$	



Sent To: Diana Gard  
Street and Apt. No., or PO Box No. 6835 Monty Place  
City, State, ZIP+4® Colorado Springs, CO 80908

7019 2970 0000 8107 0054



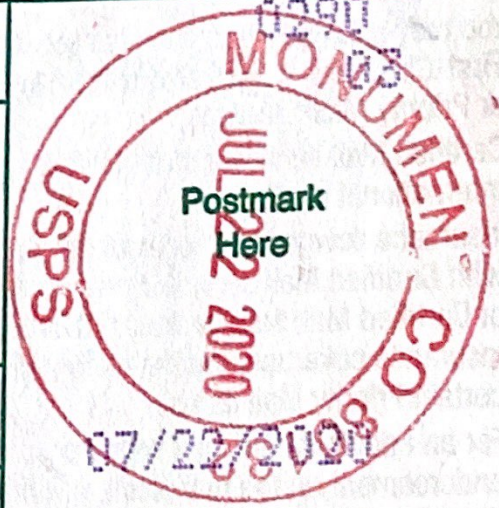
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Postage	\$0.70
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<b>Total Postage and Fees</b>	<b>\$4.25</b>
\$	



Sent To Rhonda Barr  
Street and Apt. No., or PO Box No. 6915 Monty Place  
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7019 2970 0000 8107 0061  
7019 2970 0000 0262 6102



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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.70
\$	\$4.25
<b>Total Postage and Fees</b>	
\$	

0290  
03



Sent To Christopher Humlicek  
 Street and Apt. No., or PO Box No. 6945 Monty Place  
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7019 2970 0000 8107 0078



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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
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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	\$0.70
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<b>Total Postage and Fees</b>	<b>\$4.25</b>
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Sent To Richard Martinez

Street and Apt. No., or PO Box No. 16116 Ridge Run Dr.

City, State, ZIP+4® Colorado Springs Co 80908

7039 2970 0000 8107 0108



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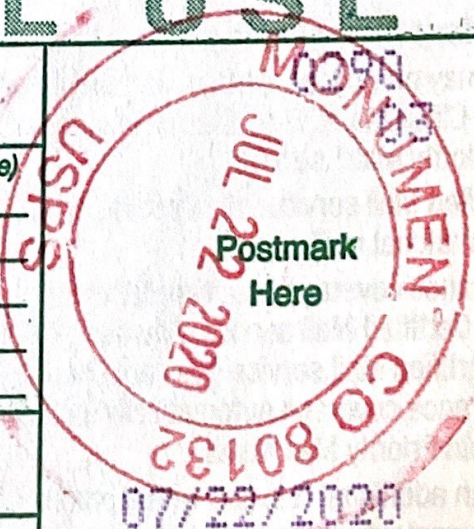
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\$	\$0.00
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Postage \$0.70  
\$

**Total Postage and Fees** \$4.25  
\$



Sent To *Todd Andrews*  
Street and Apt. No. or PO Box No. *6990 Monty Place*  
City, State, ZIP+4® *Colorado Springs, CO 80908*

7019 2970 0000 8107 0092



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<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage	\$0.70
\$	
<b>Total Postage and Fees</b>	<b>\$4.25</b>
\$	



Sent To David Khaigi  
Street and Apt. No., or PO Box No. 6985 Monty Place  
City, State, ZIP+4® Colorado Springs, CO 80908

7019 2970 0000 8107 0085



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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$0.70
\$	
<b>Total Postage and Fees</b>	<b>\$4.25</b>
\$	

0290  
03



Sent To Temmer Family Trust  
 Street and Apt. No., or PO Box No. 16046 Ridge Run Dr.  
 City, State, ZIP+4® Colorado Springs, CO 80908

7019 2970 0000 8107 0115  
 5707 0115



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Postage	\$0.70
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<b>Total Postage and Fees</b>	<b>\$4.25</b>
\$	



Sent To Kimberly Tebrugge  
Street and Apt. No., or PO Box No. 16045 Ridge Run Dr.  
City, State, ZIP+4® Colorado Springs CO 80908

7019 2970 0000 8107 0122



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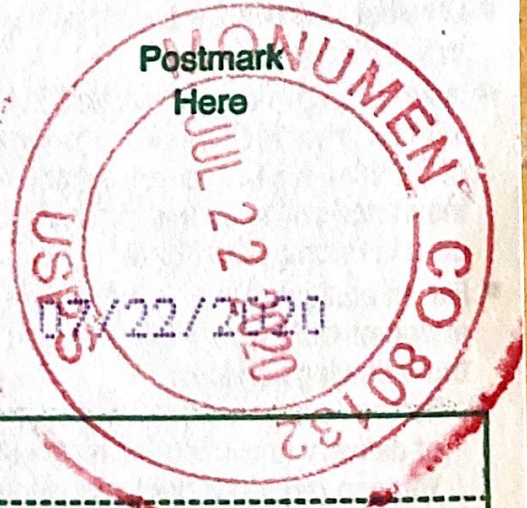
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Postage	\$0.70
<b>Total Postage and Fees</b>	<b>\$4.25</b>

0290  
03

Postmark  
Here



Sent To **Hugo Oregel**  
Street and Apt. No. or PO Box No. **15633 Fox Creek Ln**  
City, State, ZIP+4® **Colorado Springs, CO 80908**

7019 2970 0000 8107 0177



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Postage	\$0.70
\$	

<b>Total Postage and Fees</b>	<b>\$4.25</b>
\$	

Sent To **Edwin Bedford**  
Street and Apt. No., or PO Box No. **1275 Pine Cone Rd**  
City, State ZIP+4® **CO5, CO 80908**

0290  
03



7019 2970 0000 8107 0160  
6702



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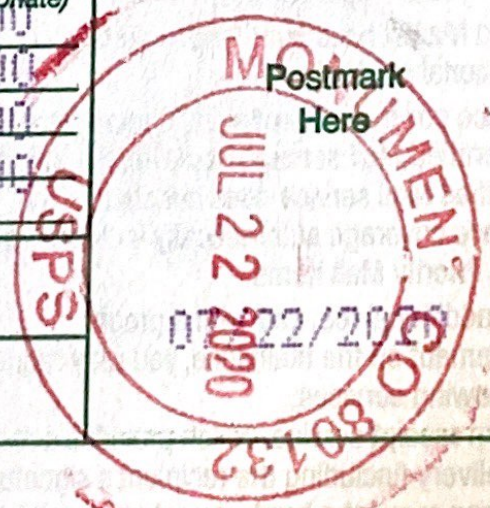
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\$	\$0.00
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Postage \$0.70

Total Postage and Fees \$4.25

0290  
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Sent To Paul Gavin

Street and Apt. No., or PO Box No. 1215 Pine Cone Rd

City, State, ZIP+4® COS, CO 80908

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage	\$0.70
\$	

<b>Total Postage and Fees</b>	<b>\$4.25</b>
\$	



Sent To **David Porter**

Street and Apt. No., or PO Box No.  
**7320 Wilderness Dr.**

City, State, ZIP+4®  
**Colorado Springs CO 80908**

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Postage	\$0.70
\$	
<b>Total Postage and Fees</b>	<b>\$4.25</b>
\$	



Sent To Roy Heare  
Street and Apt. No. (or PO Box No.) 7360 Wilderness Dr.  
City, State, ZIP+4® Colorado Springs CO 80908

7019 2970 0000 8107 0139  
6ET0 2070 0000 0260 0202



# Adjacent Property Owner Notification (Includes letter and certified mailing receipts)\_v1.pdf Markup Summary

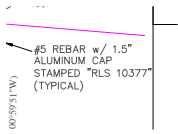
Cloud+ (1)



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**Page Label:** 1  
**Author:** John Green  
**Date:** 12/17/2020 4:26:07 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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(15)



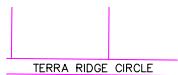
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**Page Label:** 3  
**Author:** AutoCAD SHX Text  
**Date:** 7/24/2020 1:44:48 PM  
**Status:**  
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**Space:**

#5 REBAR w/ 1.5" ALUMINUM CAP STAMPED "RLS 10377" (TYPICAL)



**Subject:**  
**Page Label:** 3  
**Author:** AutoCAD SHX Text  
**Date:** 7/24/2020 1:44:48 PM  
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**Space:**

BLACK FOREST ROAD



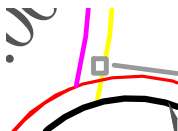
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TERRA RIDGE CIRCLE



**Subject:**  
**Page Label:** 3  
**Author:** AutoCAD SHX Text  
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**Layer:**  
**Space:**

BLACK FOREST ROAD (VARIES)



**Subject:**  
**Page Label:** 3  
**Author:** AutoCAD SHX Text  
**Date:** 7/24/2020 1:44:48 PM  
**Status:**  
**Color:** □  
**Layer:**  
**Space:**

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**Color:**   
**Layer:**  
**Space:**

COMM. PED.



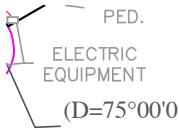
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EXISTING RESIDENCE



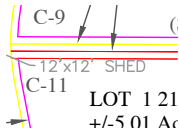
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WELL



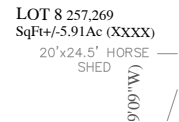
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ELECTRIC EQUIPMENT



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12'x12' SHED



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20'x24.5' HORSE SHED





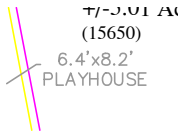
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100' ELECTRIC EASEMENT (BOOK 1969, PAGE 413)



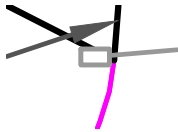
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EVL



**Subject:**  
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6.4'x8.2' PLAYHOUSE



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EVL