



March 2, 2021

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

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

Fox Creek Estates

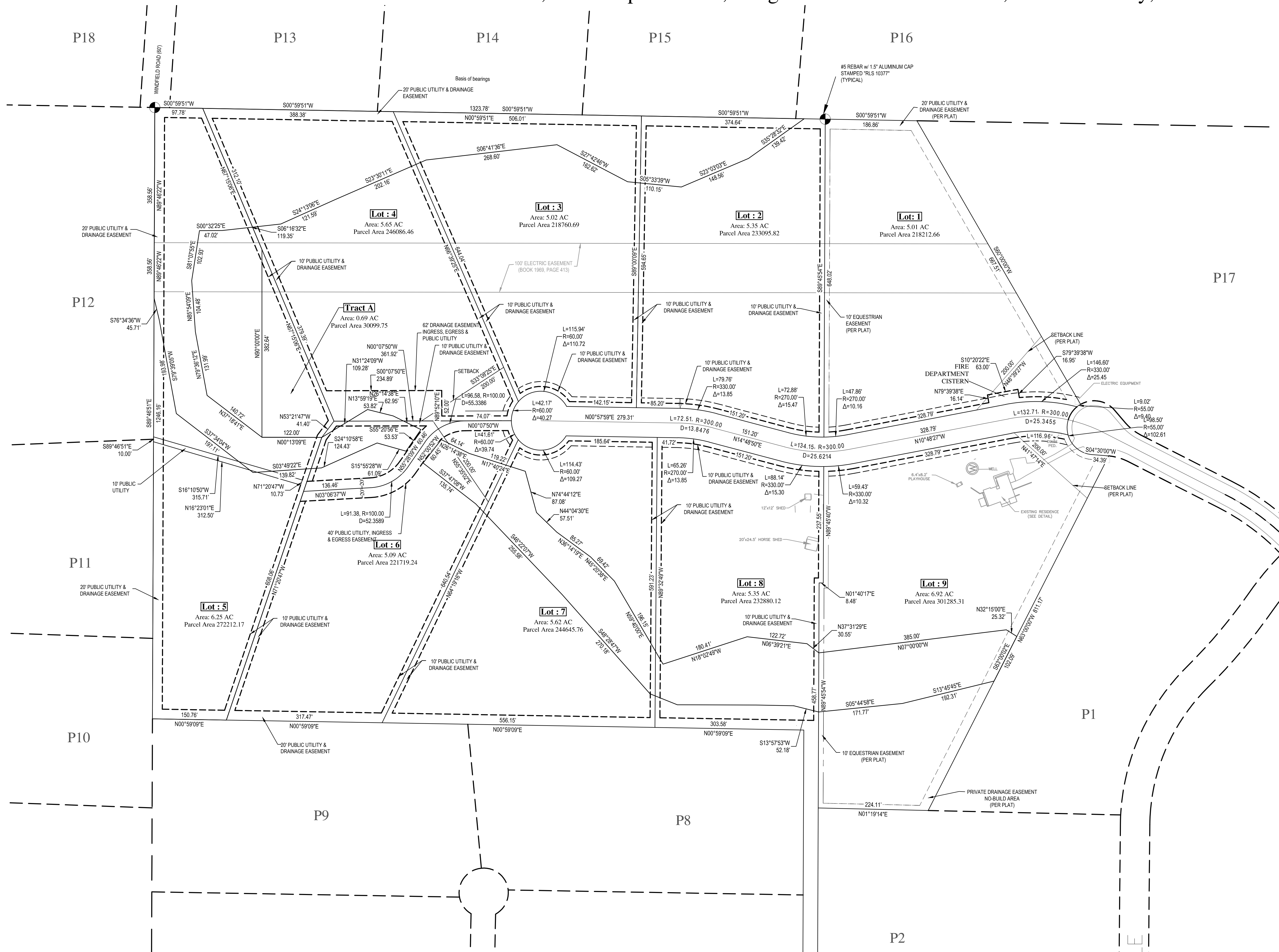
Adjacent Property Owners List

	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	Porter, David 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	Sumpter, Justin 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	Barr, Rhonda L 6915 Monty Place, Colorado Springs, CO 80908
15.	5129301006	Hamilton, Mark D 6945 Monty Place, Colorado Springs, CO 80908
16.	5129004001	Torres, Ricardo 7430 Wilderness Dr., Colorado Springs, CO 80908
17.	5129302004	Peters, Robb 15525 Terra Ridge Circle, Colorado Springs, CO 80908
18.	5129302007	Oregel, Hugo 15635 Fox Creek Ln., Colorado Springs, CO 80908

Preliminary Plat JENISHAY FARMS

Title Vacation & Replat of Lots 5 and 6, Terra Ridge Filing No. 1, Together with 7 Lots in JeniShay Farms
A Portion of Section 29, Township 11 South, Range 65 West of the 6th P.M., El Paso County, Colorado

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 Sumpter 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 Hambeck 51293-01-006 Lot 6, Whispering Hills Estates Zoned RR-5
P8	Not a part of this subdivision David Khalig 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 Martinec 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 Edwin 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
P18	Not a part of this subdivision Ricardo Torres 51290-04-001 Lot 147, Wildwood Village Unit No 3 Zoned RR-5

NOTES:

- All points found indicated by --- are as shown on plat.
- All points set indicated by --- are rebar with attached Surveyor's cap mkd "PLS 23890" unless otherwise shown on plat.
- All measured, used or pro-rated information indicated by S0°12'10"E-518.51'.
- All record information indicated by (S0°12'10"E-518.90').
- All bearings are relative to the east line of JeniShay Farms as monumented and shown, and was assumed S00°12'10"E.
- All research for recorded easements or rights-of-way was done by EmpireTitle of Colorado Springs, LLC., File No. 54837ECS, dated: May 29, 2018.

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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	\$
Postage	\$0.55
\$	
Total Postage and Fees	\$4.10
\$	



Sent To **Robb Peters**
Street and Apt. No. or PO Box No. **15525 Terra Ridge Circle**
City, State, ZIP+4® **CO5 CO 80908**

7020 1290 0001 8433 1793

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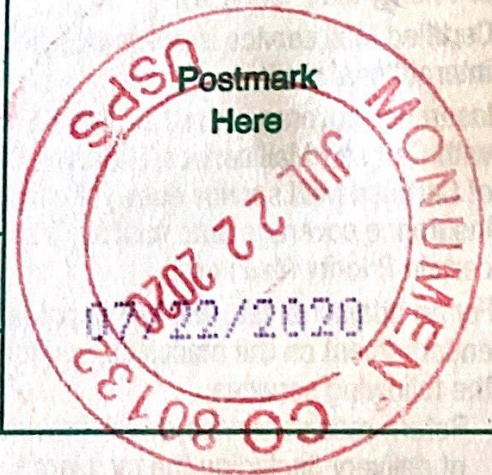
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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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<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	\$0.70
\$	
Total Postage and Fees	\$4.25
\$	



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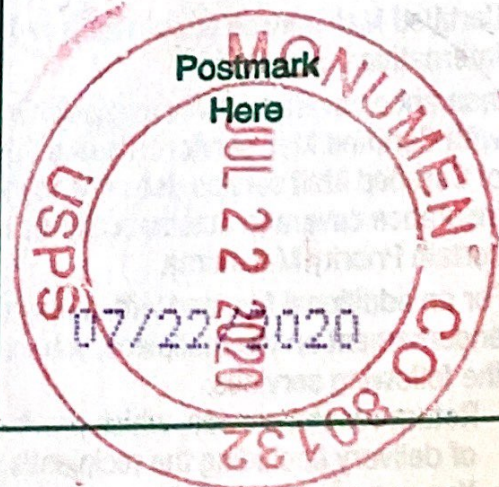
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.70
\$	
Total Postage and Fees	\$4.25
\$	

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

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

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



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

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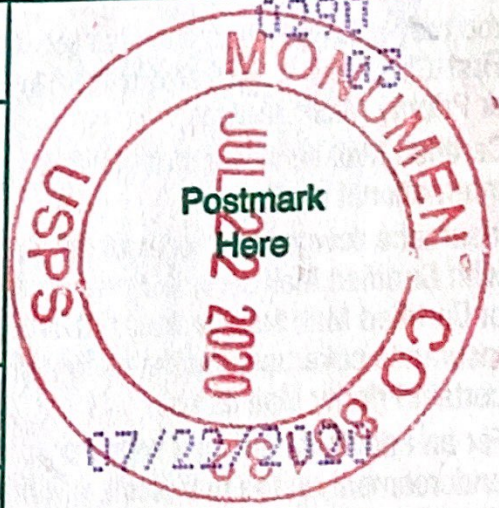
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\$	\$0.00
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.70

Total Postage and Fees \$4.25



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 6702

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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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Total Postage and Fees	\$4.25
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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

7019 2280 0001 8620 8516

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\$ 3.60

Extra Services & Fees (check box, add fee as appropriate)

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- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postage

0.55

\$

Total Postage and Fees

4.15

\$

Sent To

Mark Hamilton

Street and Apt. No., or PO Box No.

6945 Monty Place

City, State, ZIP+4®

Colorado Springs, CO 80908



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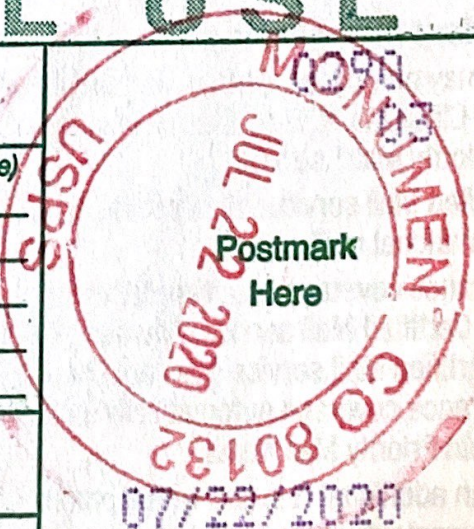
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\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 0.00
<input type="checkbox"/> Return Receipt (electronic)	\$ 0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 0.00
<input type="checkbox"/> Adult Signature Required	\$ 0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 0.00

Postage \$0.70
\$

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

Postage	\$0.70
\$	
Total Postage and Fees	\$4.25
\$	



Sent To David Khaigi
Street and Apt. No., or PO Box No. 6985 Monty Place
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7019 2970 0000 8107 0085

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Postage \$0.70

\$ 0.00

Total Postage and Fees \$4.25

\$ 0.00

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Sent To Temmer Family Trust

Street and Apt., No., or PO Box No. 16046 Ridge Run Dr.

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7019 2970 0000 8107 0115

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



Sent To Kimberly Tebrugge

Street and Apt. No., or PO Box No. 16045 Ridge Run Dr.

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

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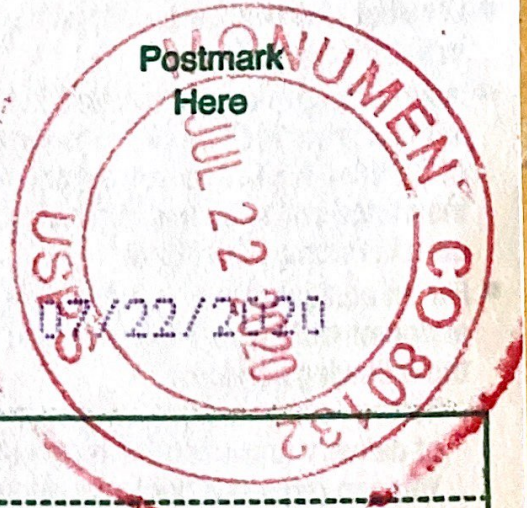
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.70
Total Postage and Fees	\$4.25

0290
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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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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$0.70

Total Postage and Fees \$4.25

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

7019 2970 0000 8107 0160
6702

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\$0.00

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- Adult Signature Restricted Delivery \$0.00

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"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage	\$0.70
\$	

Total Postage and Fees	\$4.25
\$	



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



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

7020 2450 0007 7639 9746

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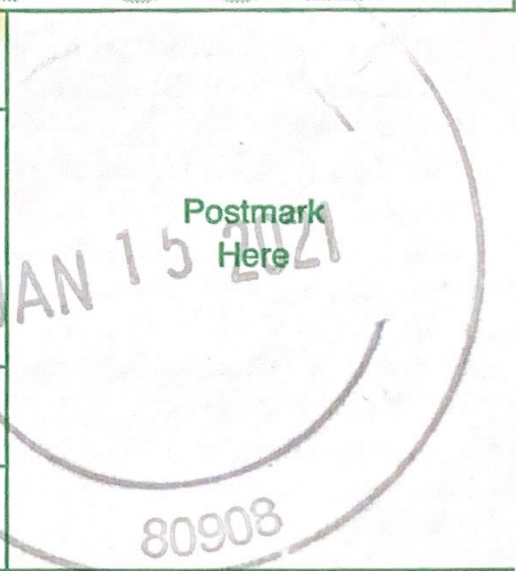
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\$ 355

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- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postage
\$ 55

Total Postage and Fees
\$ 410.



Sent To Mr. Ricardo Torres
Street and Apt. No., or PO Box No. 7430 Wilderness Dr
City, State, ZIP+4® Colocado Springs, CO 80908