

# Monument Ridge East RS-6000 Zoning Map

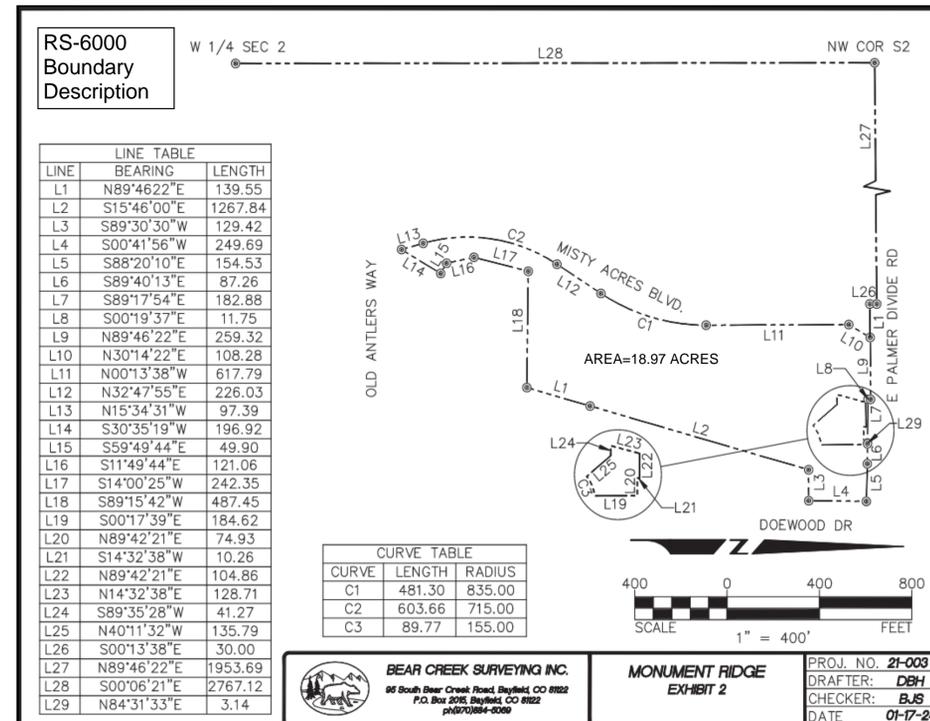
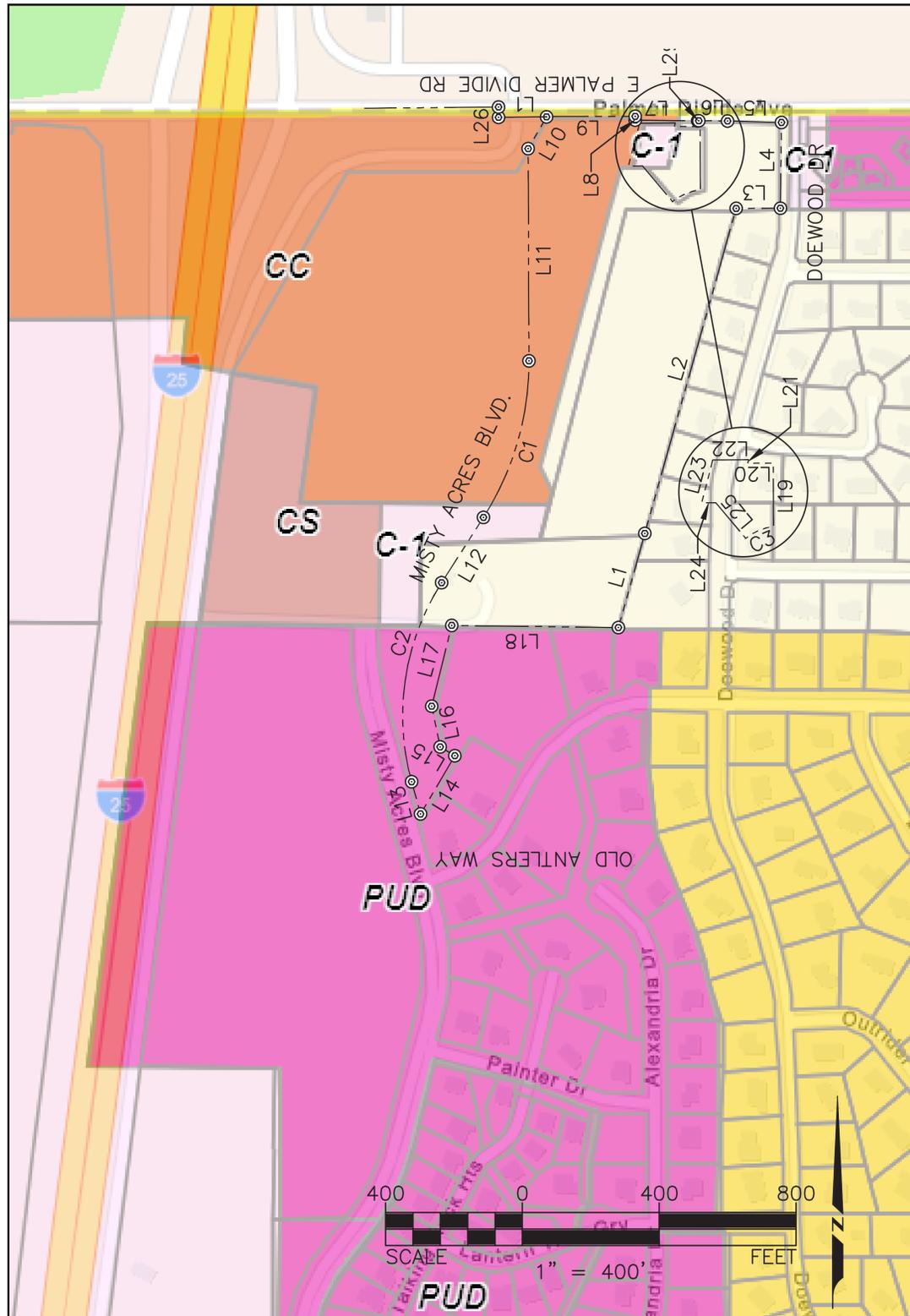
NW1/4 Section 2, Township 11, Range 67 W 6th PM

Schedule Nos: 7102200013,  
7102200008, 7102200006,  
7102200010

Acres: 18.97 AC RS-6000

Current Zoning: PUD, CC,  
CS, C-1, RS-20000

Request: Request for  
approval of a map  
amendment (rezone) of 40.51  
acres to the RM-12  
(Residential Multi-Dwelling)  
zoning district.



NOTE: Existing dwelling and garage located at 20255 Monument Hill Road are to be demolished.

NO.	REVISION/ISSUE	DATE

Owner:  
Monument Ridge East, LLC  
5055 List Drive  
Colorado Springs, CO  
80919

Applicant:  
**VERTEX**  
Consulting Services  
455 E. Pikes Peak Avenue, Suite 101  
Colorado Springs, Colorado 80903  
719-733-8605

PROJECT NO.	SHEET
DATE 1/17/24	1
PREPARED NR	
APPROVED	

Property Location	Land Use	Owner Name	Mailing Address			
1660 OLD ANTLERS WAY	SINGLE FAMILY RESIDENTIAL	LACEY DWAIN ROBERT	1660 OLD ANTLERS WAY	MONUMENT	CO	80132-8042
1680 OLD ANTLERS WAY	SINGLE FAMILY RESIDENTIAL	PERCY JACQUELINE J	18910 PAGENTRY PL	MONUMENT	CO	80132
20205 TRUE VISTA CIR	SINGLE FAMILY RESIDENTIAL	FOY GRACE ALLISON	20205 TRUE VISTA CIR	MONUMENT	CO	80132-8087
20215 TRUE VISTA CIR	SINGLE FAMILY RESIDENTIAL	BRANDTS JILL L	20215 TRUE VISTA CIR	MONUMENT	CO	80132-8087
1720 OLD ANTLERS WAY	SINGLE FAMILY RESIDENTIAL	SCOTT MILO C	1720 OLD ANTLERS WAY	MONUMENT	CO	80132-8094
20385 TRUE VISTA CIR	SINGLE FAMILY RESIDENTIAL	VALORE SAMUEL J	20385 TRUE VISTA CIR	MONUMENT	CO	80132-8080
20375 TRUE VISTA CIR	SINGLE FAMILY RESIDENTIAL	PAUL & KRISTEN HUGHES	20375 TRUE VISTA CIR	MONUMENT	CO	80132-8080
20365 TRUE VISTA CIR	SINGLE FAMILY RESIDENTIAL	AEX2 LIVING TRUST	20365 TRUE VISTA CIR	MONUMENT	CO	80132
20355 TRUE VISTA CIR	SINGLE FAMILY RESIDENTIAL	SCOTT KEVIN L	20355 TRUE VISTA CIR	MONUMENT	CO	80132-8080
DOEWOOD DR	EXEMPT NONRESIDENTIAL LAND - COUNTY	EL PASO COUNTY	200 S CASCADE AVE STE 150	COLORADO SPRINGS	CO	80903
PINEY HILL PT	HOMEOWNERS ASSOCIATION	HIGH PINES PATIO HOME ASSN INC	20255 MONUMENT HILL RD	MONUMENT	CO	80132-8099
1656 PINEY HILL PT	SINGLE FAMILY RESIDENTIAL	BROWN DOUGLAS K	1656 PINEY HILL PT	MONUMENT	CO	80132-8628
PINEY HILL PT	HOMEOWNERS ASSOCIATION	HIGH PINES PATIO HOA	20381 HIGH PINES DR	MONUMENT	CO	80132-8318
1628 PINEY HILL PT	SINGLE FAMILY RESIDENTIAL	RICARDO ROCHELE	1628 PINEY HILL PT	MONUMENT	CO	80132-8628
PINEY HILL PT	HOMEOWNERS ASSOCIATION	HIGH PINES PATIO HOA	20381 HIGH PINES DR	MONUMENT	CO	80132-8318
1614 PINEY HILL PT	SINGLE FAMILY RESIDENTIAL	GRAFF JOSEPH	1614 PINEY HILL PT	MONUMENT	CO	80132-8628
1586 PINEY HILL PT	SINGLE FAMILY RESIDENTIAL	BROWN MICHAEL P	1586 PINEY HILL PT	MONUMENT	CO	80132-8631
1650 PINEY HILL PT	SINGLE FAMILY RESIDENTIAL	FLANNER CHERYL N	1650 PINEY HILL PT	MONUMENT	CO	80132-8628
1642 PINEY HILL PT	SINGLE FAMILY RESIDENTIAL	PATZ TIMOTHY T &	1642 PINEY HILL PT	MONUMENT	CO	80132-8628
PINEY HILL PT	HOMEOWNERS ASSOCIATION	HIGH PINES PATIO HOMES ASSOCIATIO	1642 PINEY HILL PT	MONUMENT	CO	80132
20350 TRUE VISTA CIR	SINGLE FAMILY RESIDENTIAL	KELLAR FAMILY REVOCABLE LIVING TR	20350 TRUE VISTA CIR	MONUMENT	CO	80132-8080
20360 TRUE VISTA CIR	SINGLE FAMILY RESIDENTIAL	DURBIN ANDREW L	20360 TRUE VISTA CIR	MONUMENT	CO	80132-8080
20370 TRUE VISTA CIR	SINGLE FAMILY RESIDENTIAL	SIMPSON MASON C	20370 TRUE VISTA CIR	MONUMENT	CO	80132-8080
20380 TRUE VISTA CIR	SINGLE FAMILY RESIDENTIAL	HAMILTON MICHAEL CARL JR	20380 TRUE VISTA CIR	MONUMENT	CO	80132-8080
1620 PLOWMAN PL	SINGLE FAMILY RESIDENTIAL	WARREN ROBERT LEE	1620 PLOWMAN PL	MONUMENT	CO	80132-8098
1610 PLOWMAN PL	SINGLE FAMILY RESIDENTIAL	COLLISON LEVI L	1610 PLOWMAN PL	MONUMENT	CO	80132-8098
20275 DOEWOOD DR	SINGLE FAMILY RESIDENTIAL	HODGSON JASON D	20270 DOEWOOD DR	MONUMENT	CO	80132-8050
1630 PLOWMAN PL	SINGLE FAMILY RESIDENTIAL	ANGELY CHRISTINE	1630 PLOWMAN PL	MONUMENT	CO	80132-8098
1640 PLOWMAN PL	SINGLE FAMILY RESIDENTIAL	HPA BORROWER 2016 ML LLC	120 S. RIVERSIDE PLAZA STE 2000	CHICAGO	IL	60606
1625 PLOWMAN PL	SINGLE FAMILY RESIDENTIAL	GROTZ DARRELL S	1625 PLOWMAN PL	MONUMENT	CO	80132-8098
1615 PLOWMAN PL	SINGLE FAMILY RESIDENTIAL	CURTIS CORY R	1615 PLOWMAN PL	MONUMENT	CO	80132-8098
1605 PLOWMAN PL	SINGLE FAMILY RESIDENTIAL	SEIFERT TIMOTHY D	1605 PLOWMAN PL	MONUMENT	CO	80132-8098
20230 TRUE VISTA CIR	SINGLE FAMILY RESIDENTIAL	MARQUARDT BRADLEY	20230 TRUE VISTA CIR	MONUMENT	CO	80132-8087
20220 TRUE VISTA CIR	SINGLE FAMILY RESIDENTIAL	KOCH TIMOTHY W	20220 TRUE VISTA CIR	MONUMENT	CO	80132-8087
20210 TRUE VISTA CIR	SINGLE FAMILY RESIDENTIAL	WELLS CHARLES A	20210 TRUE VISTA CIR	MONUMENT	CO	80132-8087
20320 DOEWOOD DR	SINGLE FAMILY RESIDENTIAL	OKEEFE CATHERINE	20320 DOEWOOD DR	MONUMENT	CO	80132-3412
20290 DOEWOOD DR	SINGLE FAMILY RESIDENTIAL	LONGSTREET ANGELA	20290 DOEWOOD DR	MONUMENT	CO	80132-8050
20280 DOEWOOD DR	SINGLE FAMILY RESIDENTIAL	LUNDSTROM CURTIS	20280 DOEWOOD DR	MONUMENT	CO	80132-8050
BEACON LITE RD	VACANT LAND, 1.0 TO 4.99	CABLE HOLDCO EXCHANGE I LLC	ONE COMCAST CENTER 32ND FL	PHILADELPHIA	PA	19103-2855
COUNTY LINE RD	EXEMPT NONRESIDENTIAL LAND - POLITICAL SUBDIVISION	WOODMOOR WATER & SANITATION	1845 WOODMOOR DR	MONUMENT	CO	80132-9066
COUNTY LINE RD	EXEMPT NONRESIDENTIAL LAND - POLITICAL SUBDIVISION	WOODMOOR WATER & SANITATION	1845 WOODMOOR DR	MONUMENT	CO	80132-9066
COUNTY LINE RD	VACANT LAND, 1.0 TO 4.99	MONUMENT RIDGE WEST LLC	5055 LIST DR	COLORADO SPRINGS	CO	80919
COUNTY LINE RD	VACANT LAND, 10.0 TO 34.99	MONUMENT RIDGE WEST LLC	5055 LIST DR	COLORADO SPRINGS	CO	80919
20255 MONUMENT HILL RD	SINGLE FAMILY RESIDENTIAL	MONUMENT RIDGE EAST LLC	5055 LIST DR	COLORADO SPRINGS	CO	80919
20230 DOEWOOD DR	SINGLE FAMILY RESIDENTIAL	VAN MATRE MICHAEL	20230 DOEWOOD DR	MONUMENT	CO	80132-8050
20240 DOEWOOD DR	SINGLE FAMILY RESIDENTIAL	POLLACK DUSTIN G	20240 DOEWOOD DR	MONUMENT	CO	80132-8050
20250 DOEWOOD DR	SINGLE FAMILY RESIDENTIAL	SPARKES & EDH LIVING TRUST	20250 DOEWOOD DR	MONUMENT	CO	80132-8050
20260 DOEWOOD DR	SINGLE FAMILY RESIDENTIAL	SFR BORROWER 2021-2 LLC	120 S. RIVERSIDE PLAZA STE 2000	CHICAGO	IL	60606
20270 DOEWOOD DR	SINGLE FAMILY RESIDENTIAL	LARSON HAROLD WILLIAM	20270 DOEWOOD DR	MONUMENT	CO	80132-8050
20220 DOEWOOD DR	SINGLE FAMILY RESIDENTIAL	DEATON REBECCA CLAIRE	20220 DOEWOOD DR	MONUMENT	CO	80132
1740 OLD ANTLERS WAY	SINGLE FAMILY RESIDENTIAL	WENCHELL CHRISTOPHER W	1740 OLD ANTLERS WAY	MONUMENT	CO	80132-8077
1760 OLD ANTLERS WAY	SINGLE FAMILY RESIDENTIAL	KADNUCK JOHN L	1760 OLD ANTLERS WAY	MONUMENT	CO	80132-8077
1820 OLD ANTLERS WAY	SINGLE FAMILY RESIDENTIAL	MITCHELL KONRAD PATRICK	1820 OLD ANTLERS WAY	MONUMENT	CO	80132-8169
1840 OLD ANTLERS WAY	SINGLE FAMILY RESIDENTIAL	GARCIA REBECCA M	1840 OLD ANTLERS WAY	MONUMENT	CO	80132-8169

NO.	REVISION/ISSUE	DATE
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Monument Ridge East, LLC  
5055 List Drive  
Colorado Springs, CO  
80919



PROJECT NO.	SHEET
DATE 1/17/24	2
PREPARED NR	





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

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

**MAP AMENDMENT (REZONING) CHECKLIST**

Revised: October 2023

**Map Amendment (Rezoning) Requirements**

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.

The PCD Director may modify the applicable requirements, including requiring additional items or removing items, based upon the project and site-specific circumstances.

**Plan Requirements**

- Owner name and contact information for responsible party
- Applicant name (if not owner) and contact information for responsible party
- Report preparer name and contact information for responsible party
- Name of proposed development centered on the top of the plan and at the top of each sheet. On each sheet a subtitle, in smaller lettering, shall indicate the quarter section(s)(1/4), section, township and range in which the proposed or development is located
- Lot/parcel size
- Date, north arrow and a graphic scale
- Boundary description of the subject property, which shall illustrate the legal description
- Existing land uses and zoning on the property and within five hundred (500) feet of the boundary
- Adjoining property ownership
- Existing private roads
- Existing structures **To be demolished per note**
- Existing easements **Easements to be established via the required platting process. A concurrent preliminary plan and final plat are under review.**