

# Monument Ridge East RM-12 Zoning Map

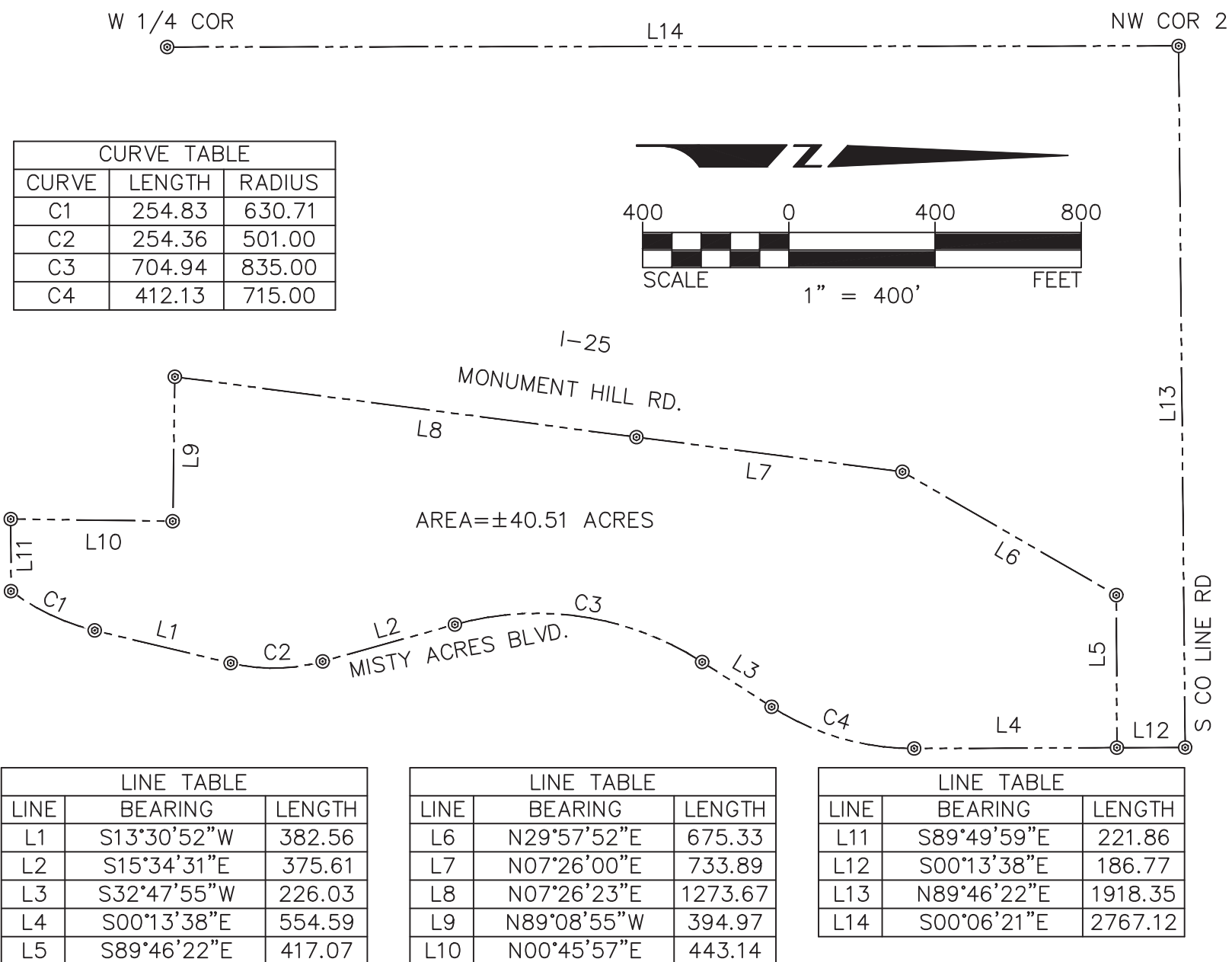
NW1/4 Section 2, Township 11, Range 67 W 6th PM

**LEGAL DESCRIPTION:**

A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 2, AND THE WEST 1/2 OF SECTION 11 TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTH WEST SECTION CORNER OF SAID SECTION 2 WHENCE THE WEST 1/4 CORNER OF SAID SECTION 2 BEARS SOUTH 00°06'21" EAST, A DISTANCE OF 2767.12 FEET;  
 THENCE NORTH 89°46'22" EAST, A DISTANCE OF 1918.35 FEET;  
 THENCE SOUTH 00°13'38" EAST, A DISTANCE OF 186.77 FEET TO THE TRUE POINT OF BEGINNING;  
 THENCE FROM THE POINT OF BEGINNING, SOUTH 00°13'38" EAST, A DISTANCE OF 554.59 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A LENGTH OF 412.13 FEET, A RADIUS OF 715.00 FEET  
 THENCE SOUTH 32°47'55" WEST, A DISTANCE OF 226.03 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A LENGTH OF 704.94 FEET, A RADIUS OF 835.00 FEET;  
 THENCE SOUTH 15°34'31" EAST, A DISTANCE OF 375.61 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A LENGTH OF 254.36 FEET, A RADIUS OF 501.00 FEET;  
 THENCE SOUTH 13°30'52" WEST, A DISTANCE OF 382.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WITH A LENGTH OF 254.82 FEET, A RADIUS OF 630.71 FEET;  
 THENCE SOUTH 89°49'59" EAST A DISTANCE OF 221.86 FEET, ALONG THE NORTH LINE OF A DEED RECORDED UNDER RECEPTION NUMBER 220189049 RECORDS OF EL PASO COUNTY;  
 THENCE NORTH 00°45'57" EAST A DISTANCE OF 443.14 FEET;  
 THENCE NORTH 89°08'55" WEST A DISTANCE OF 394.97 FEET;  
 THENCE NORTH 07°26'23" EAST A DISTANCE OF 1273.67 FEET, ALONG THE WEST LINE OF A DEED RECORDED UNDER RECEPTION NUMBER 99035205 RECORDS OF EL PASO COUNTY;  
 THENCE NORTH 07°26'00" EAST A DISTANCE OF 733.89 FEET;  
 THENCE NORTH 29°57'52" EAST A DISTANCE OF 675.33 FEET;  
 THENCE SOUTH 89°46'22" EAST A DISTANCE OF 417.07 FEET TO THE POINT OF BEGINNING.  
 SAID PARCEL CONTAINS 40.51 ACRES MORE OR LESS.

Include existing zoning on the property and within five hundred (500) feet of the boundary. Existing land uses were provided but not zoning  
 Show existing easements that were platted with Heights Filing One specifically the access easement that runs east west from monument hill road

RM-12  
Boundary  
Description



Schedule Nos: 7102200013, 7102200008, 7102200006, 7102201001, 7102201014

Acreage: 40.51 AC

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.

NO.	REVISION/ISSUE	DATE

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

Applicant/Preparer:

455 E. Pikes Peak Avenue, Suite 101  
 Colorado Springs, Colorado 80903  
 719-733-8605

PROJECT NO.	SHEET
DATE	1
PREPARED	APPROVED
NR	

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	

22007 MISTY ACRES BLVD	VACANT RESIDENTIAL LOTS	MONUMENT RIDGE EAST LLC	5055 LIST DR	COLORADO SPRINGS	CO	80919
MISTY ACRES BLVD	EXEMPT NONRESIDENTIAL LAND - POLITICAL SUBDIVISION	MISTY ACRES METROPOLITAN DISTRICT	30 E PIKES PEAK AVE STE 293	COLORADO SPRINGS	CO	80903-1561
1825 OLD ANTLERS WAY	SINGLE FAMILY RESIDENTIAL	BENNETT FLOYD R	1825 OLD ANTLERS WAY	MONUMENT	CO	80132-8169
1845 OLD ANTLERS WAY	SINGLE FAMILY RESIDENTIAL	MCEL RATH COLIN	1845 OLD ANTLERS WAY	MONUMENT	CO	80132-8169
1865 OLD ANTLERS WAY	SINGLE FAMILY RESIDENTIAL	WILSON PAUL G	1865 OLD ANTLERS WAY	MONUMENT	CO	80132-8169
20024 MEPHAM CT	SINGLE FAMILY RESIDENTIAL	KAMENETSKIY DMITRIY	20024 MEPHAM CT	MONUMENT	CO	80132-3440
1822 PAINTER DR	SINGLE FAMILY RESIDENTIAL	SNYDER CHRISTOPHER CHARLES	1822 PAINTER RD	MONUMENT	CO	80132-3438
1802 PAINTER DR	SINGLE FAMILY RESIDENTIAL	ZANE RUSSELL A	1802 PAINTER DR	MONUMENT	CO	80132-3438
20045 MEPHAM CT	SINGLE FAMILY RESIDENTIAL	RIVERA SANTOS JR	20045 MEPHAM CT	MONUMENT	CO	80132-3440
20025 MEPHAM CT	SINGLE FAMILY RESIDENTIAL	MILLER WILLIAM T	20025 MEPHAM CT	MONUMENT	CO	80132-3440
1722 PAINTER DR	SINGLE FAMILY RESIDENTIAL	WESTERHAUS ANDREW	1722 PAINTER DR	MONUMENT	CO	80132-3439
20056 ALEXANDRIA DR	EXEMPT NONRESIDENTIAL LAND - POLITICAL SUBDIVISION	MISTY ACRES METROPOLITAN DISTRICT	30 E PIKES PEAK AVE STE 293	POMPANO BEACH	FL	33062-1561
BEACON LITE RD	SINGLE FAMILY RESIDENTIAL	INTERSTATE 25 PROPERTIES LTD	970 CORRAL VALLEY RD	COLORADO SPRINGS	CO	80929-9315
19925 MONUMENT HILL RD	OFFICES	ARAUNAH GROUP LLC	PO BOX 3488	MONUMENT	CO	80132-3488
19825 MONUMENT HILL RD	SINGLE FAMILY RESIDENTIAL	JT RESORTS LLC	PO BOX 961	MONUMENT	CO	80132-0961
MISTY ACRES BLVD	VACANT LAND, LESS THAN 1.0	ARAUNAH GROUP LLC	8605 EXPLORER DRIVE #250	COLORADO SPRINGS	CO	80920-1013
19997 TALKING ROCK HTS	SINGLE FAMILY RESIDENTIAL	SUSAN ANNE MURRAY LIVING TRUST	19997 TALKING ROCK HTS	MONUMENT	CO	80132-3455
19981 TALKING ROCK HTS	SINGLE FAMILY RESIDENTIAL	LEWANDOWSKI DARIN P	19981 TALKING ROCK HTS	MONUMENT	CO	80132-3455
19965 TALKING ROCK HTS	SINGLE FAMILY RESIDENTIAL	HINDE MICHAEL G	19965 TALKING ROCK HTS	MONUMENT	CO	80132-3455
19933 TALKING ROCK HTS	SINGLE FAMILY RESIDENTIAL	PATTERSON JOHN	19933 TALKING ROCK HTS	MONUMENT	CO	80132-3455
1866 LANTERN TREE GRV	SINGLE FAMILY RESIDENTIAL	MOREY DAVID M	1866 LANTERN TREE GRV	MONUMENT	CO	80132-3456
1836 LANTERN TREE GRV	SINGLE FAMILY RESIDENTIAL	FOGEL MICHAEL P	1836 LANTERN TREE GRV	MONUMENT	CO	80132-3456
1730 HAMMOCK OAKS CT	SINGLE FAMILY RESIDENTIAL	GARNER THOMAS GILBERT III	1730 HAMMOCK OAKS CT	MONUMENT	CO	80132-3458
1723 PAINTER DR	SINGLE FAMILY RESIDENTIAL	TETLEY JULIE	1723 PAINTER DR	MONUMENT	CO	80132-3439
1835 LANTERN TREE GRV	SINGLE FAMILY RESIDENTIAL	PATTERSON TRACY W	1835 LANTERN TREE GRV	MONUMENT	CO	80132-3456
1845 LANTERN TREE GRV	SINGLE FAMILY RESIDENTIAL	SAWYER CHESTER B	1845 LANTERN TREE GRV	MONUMENT	CO	80132-3456
1855 LANTERN TREE GRV	SINGLE FAMILY RESIDENTIAL	CUNNINGHAM DWAYNE L	1855 LANTERN TREE GRV	MONUMENT	CO	80132-3456
1865 LANTERN TREE GRV	SINGLE FAMILY RESIDENTIAL	TAMBOS MICHAEL J	1865 LANTERN TREE GRV	MONUMENT	CO	80132-3456
19837 TALKING ROCK HTS	SINGLE FAMILY RESIDENTIAL	MCGARY GEORGE COLE	19837 TALKING ROCK HTS	MONUMENT	CO	80132-3449
19984 LINDENMERE DR	SINGLE FAMILY RESIDENTIAL	RINTALA BRYSON M	19984 LINDENMERE DR	MONUMENT	CO	80132-3476
19754 SERENITY SPRINGS PT	SINGLE FAMILY RESIDENTIAL	DALRYMPLE RICHARD N	19754 SERENITY SPRINGS PT	MONUMENT	CO	80132-3457
19806 TALKING ROCK HTS	SINGLE FAMILY RESIDENTIAL	SCHAD MICHAEL R	19806 TALKING ROCK HTS	MONUMENT	CO	80132-3449
19822 TALKING ROCK HTS	SINGLE FAMILY RESIDENTIAL	RIST MARVIN LEE	19822 TALKING ROCK HTS	MONUMENT	CO	80132-3449
19838 TALKING ROCK HTS	SINGLE FAMILY RESIDENTIAL	TOMLINSON ELLIS FRANK	19838 TALKING ROCK HTS	MONUMENT	CO	80132-3449
19854 TALKING ROCK HTS	SINGLE FAMILY RESIDENTIAL	KLEINSMITH MARK P	19854 TALKING ROCK HTS	MONUMENT	CO	80132-3449
19870 TALKING ROCK HTS	SINGLE FAMILY RESIDENTIAL	BIESTERFELD ANGIE D	19870 TALKING ROCK HTS	MONUMENT	CO	80132-3449
19886 TALKING ROCK HTS	SINGLE FAMILY RESIDENTIAL	PERKINS BRYSON D	19886 TALKING ROCK HTS	MONUMENT	CO	80132-3449
19902 TALKING ROCK HTS	SINGLE FAMILY RESIDENTIAL	STERLING STEPHEN M SR	19902 TALKING ROCK HTS	MONUMENT	CO	80132-3455
19918 TALKING ROCK HTS	SINGLE FAMILY RESIDENTIAL	VERSTEEGT AARON J	19918 TALKING ROCK HTS	MONUMENT	CO	80132-3455
19934 TALKING ROCK HTS	SINGLE FAMILY RESIDENTIAL	SUDING FAMILY LIVING TRUST	19934 TALKING ROCK HTS	MONUMENT	CO	80132-3455
19950 TALKING ROCK HTS	SINGLE FAMILY RESIDENTIAL	SPARKS FAMILY TRUST	19950 TALKING ROCK HTS	MONUMENT	CO	80132
1823 PAINTER DR	SINGLE FAMILY RESIDENTIAL	HENTIG JAMES THOMAS JR	1823 PAINTER DR	MONUMENT	CO	80132
1803 PAINTER DR	SINGLE FAMILY RESIDENTIAL	PADGETT RYAN V	513 TWIN PEAKS DR	FAIRFIELD	CA	94535-1159
TALKING ROCK HTS	EXEMPT NONRESIDENTIAL LAND - POLITICAL SUBDIVISION	MISTY ACRES METRO DISTRICT	8605 EXPLORER DRIVE #250	COLORADO SPRINGS	CO	80920-1013
TALKING ROCK HTS	EXEMPT NONRESIDENTIAL LAND - POLITICAL SUBDIVISION	MISTY ACRES METRO DISTRICT	8605 EXPLORER DRIVE #250	COLORADO SPRINGS	CO	80920-1013
TALKING ROCK HTS	HOMEOWNERS ASSOCIATION	MISTY ACRES HOA INC	13530 NORTHGATE ESTATES DR # 200	COLORADO SPRINGS	CO	80921-7651
PAINTER DR	EXEMPT NONRESIDENTIAL LAND - POLITICAL SUBDIVISION	MISTY ACRES METRO DISTRICT	30 E PIKES PEAK AVE STE 293	COLORADO SPRINGS	CO	80903-1561
19983 LINDENMERE DR	SINGLE FAMILY RESIDENTIAL	LILLEY CHRISTOPHER AARON	19983 LINDENMERE DR	MONUMENT	CO	80132
19973 LINDENMERE DR	SINGLE FAMILY RESIDENTIAL	JASTRZEBSKI MARIUSZ P	19973 LINDENMERE DR	MONUMENT	CO	80132-3477
19706 MISTY ACRES BLVD	EXEMPT NONRESIDENTIAL LAND - POLITICAL SUBDIVISION	MISTY ACRES METRO DISTRICT	8605 EXPLORER DR DR #250	COLORADO SPRINGS	CO	80920-1013

NO.	REVISION/ISSUE	DATE

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



PROJECT NO.	SHEET
DATE 1/17/24	3
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
- Existing easements

**Easements to be established via the required platting process. A concurrent preliminary plan and final plat are under review.**