

MILLER DOWNS  
LAND USE PLAN

THAT PORTION OF THE EAST HALF OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH  
P.M., COUNTY OF EL PASO, STATE OF COLORADO

LEGAL DESCRIPTION:

BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., MONUMENTED AT THE NORTH END WITH A #5 REBAR & 1.5" ALUMINUM CAP STAMPED "MSM/SP GROUP 6169" AND MONUMENTED AT THE SOUTH END WITH A #6 REBAR & 3.25" ALUMINUM CAP STAMPED "WATTS PLS 9853", AND IS ASSUMED TO BEAR S 00°06'23" W, A FIELD MEASURED DISTANCE OF 1,329.76 FEET.

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 8;  
THENCE S 00°06'23" W ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 1329.76 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8;  
THENCE N 89°06'33" E ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 500.15 FEET TO INTERSECT THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE RUTH K. ADAMS TRACT AS RECORDED UNDER BOOK 2088 AT PAGE 738 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE;  
THENCE N 00°01'48" W ALONG SAID SOUTHERLY EXTENSION OF SAID WEST LINE, A DISTANCE OF 897.10 FEET TO THE NORTHWEST CORNER OF SAID RUTH K. ADAMS TRACT, SAID CORNER ALSO BEING THE MOST SOUTHERLY CORNER OF THAT PARCEL OF LAND AS DESCRIBED UNDER THE QUITCLAIM DEED AS RECORDED UNDER RECEPTION NO. 225004903;  
THENCE THE FOLLOWING THREE (3) COURSES ALONG THE WEST AND NORTH LINES OF SAID PARCEL:  
1) N 00°41'29" W, A DISTANCE OF 432.17 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 8;  
2) N 00°41'29" W, A DISTANCE OF 38.00 FEET;  
3) N 89°09'21" E, PARALLEL TO SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8, A DISTANCE OF 205.51 FEET;  
THENCE N 00°10'20" E, A DISTANCE OF 336.96 FEET TO THE SOUTH LINE OF THE LOIS SLOCUM TRACT AS RECORDED UNDER BOOK 1537 AT PAGE 546 OF SAID RECORDS, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF THAT PARCEL OF LAND AS DESCRIBED UNDER THE QUITCLAIM DEED AS RECORDED UNDER RECEPTION NO. 225004903;  
THENCE THE FOLLOWING THREE (3) COURSES ALONG THE EAST, NORTH AND WEST LINES OF SAID PARCEL:  
1) N 00°10'20" E, A DISTANCE OF 18.50 FEET;  
2) S 89°49'06" W, A DISTANCE OF 697.41 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8;  
3) S 00°05'23" W, ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 8, A DISTANCE OF 18.50 FEET TO THE SOUTHWEST CORNER OF SAID LOIS SLOCUM TRACT;  
THENCE CONTINUING S 00°05'23" W ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 8, A DISTANCE OF 383.02 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 930,986 SQUARE FEET (21.372 ACRES) OF LAND, MORE OR LESS.

GENERAL NOTES:

- THIS PARCEL IS WITHIN THE SAND CREEK STREAMSIDE OVERLAY. ALL FUTURE DEVELOPMENT WILL BE SUBJECT TO STREAMSIDE OVERLAY REVIEW. SAND CREEK CHANNEL IMPROVEMENTS ARE UNDER A SEPARATE APPLICATION.
- ALL FUTURE LANDSCAPE AND COMMON AREAS WITHIN MILLER DOWNS AT WYOMING LANE WILL BE OWNED AND MAINTAINED BY THE MILLER DOWNS METROPOLITAN DISTRICT.
- LONG TERM MAINTENANCE RESPONSIBILITY FOR FUTURE WATER QUALITY/DETENTION FACILITIES IS PRIVATE AND WILL BE MAINTAINED BY THE MILLER DOWNS METROPOLITAN DISTRICT.
- A FISCAL IMPACT ANALYSIS AND CALCULATION OF TOTAL COSTS TO THE CITY TO PROVIDE INFRASTRUCTURE TO THE PROPOSED DEVELOPMENT FOR A PERIOD OF AT LEAST 10 YEARS WILL BE PROVIDED BY THE CITY OF COLORADO SPRINGS.
- THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT OR DEVELOPMENT AN AVIGATION EASEMENT FOR THE BENEFIT OF THE COLORADO SPRINGS AIRPORT WILL BE ESTABLISHED EITHER BY SUBDIVISION PLAT OR SEPARATE RECORDED INSTRUMENT.
- PARK LAND DEDICATION REQUIREMENTS WILL BE MET WITH FEES IN LIEU OF LAND DEDICATION. FEES WILL BE PAID PRIOR TO BUILDING PERMIT.
- SCHOOL SITE DEDICATION WILL BE MET WITH PAYMENT OF FEES IN LIEU OF LAND DEDICATION. FEES WILL BE PAID PRIOR TO BUILDING PERMIT.
- NEW MEADOW DRIVE AND SPRUCE HILL COURT EXTENSIONS TO THIS SITE MUST BE BUILT TO CITY STANDARDS BY THE DEVELOPER, AND THE EXISTING TRACTS WHERE THE STREETS WILL PASS THROUGH MUST BE DEDICATED AS ROW TO THE CITY.
- SAND CREEK CHANNEL IMPROVEMENTS ARE REQUIRED TO BE COMPLETED AS PART OF THIS PROJECT AND WILL BE DETAILED WITH THE DEVELOPMENT PLAN AND CHANNEL DESIGN REPORT PROCESSES.
- ACCESS TO THIS SUBDIVISION FROM THE WEST WILL BE OBTAINED VIA QUAIL BRUSH CREEK FIL 4, TRACT A AND QUAIL BRUSH CREEK FIL 2, TRACT I, AND THESE TRACTS MUST BE DEDICATED TO THE CITY AS RIGHT-OF-WAY PRIOR TO APPROVAL OF THE DEVELOPMENT PLAN.
- REFER TO THE TRAFFIC STUDY SUBMITTED WITH THIS LAND USE PLAN FOR MORE DETAIL REGARDING TRAFFIC VOLUMES, CIRCULATION, ETC. FUTURE DEVELOPMENT PLANS SHALL FOLLOW THE RECOMMENDATIONS OUTLINED IN THIS TRAFFIC STUDY. ADDITIONAL TRAFFIC ANALYSIS SHALL NOT BE REQUIRED WITH FUTURE SUBMITTALS UNLESS A CHANGE OF LAND USE OR DENSITY IS REQUESTED.

FEMA CLASSIFICATION:

- THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 08041C0537G, EFFECTIVE DECEMBER 7, 2018, INDICATES THAT THE MAJORITY OF THE SUBJECT PARCEL IS LOCATED IN ZONE X (AREAS DETERMINED OUTSIDE THE 500-YEAR FLOODPLAIN), WITH A PORTION OF ZONE-X SHADED (AREAS DETERMINED TO BE WITHIN THE 500-YEAR FLOODPLAIN AND OUTSIDE THE 100-YEAR FLOODPLAIN), AND FLOOD ZONE AE (BASE FLOOD ELEVATIONS DETERMINED), WITH A PORTION OF ZONE AE BEING A DESIGNATED FLOODWAY.

GEOLOGIC HAZARD DISCLOSURE:

THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY ENTECH ENGINEERING INC. DATED JUNE 21, 2021, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARDS ON THE PROPERTY: ARTIFICIAL FILL, LOOSE SOILS, POTENTIALLY SEASONAL SHALLOW GROUNDWATER AREA, AND AREAS OF FLOWING AND PONDED WATER. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE #LUPL-25-0006 OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 701, COLORADO SPRINGS, CO.

CONTACTS:

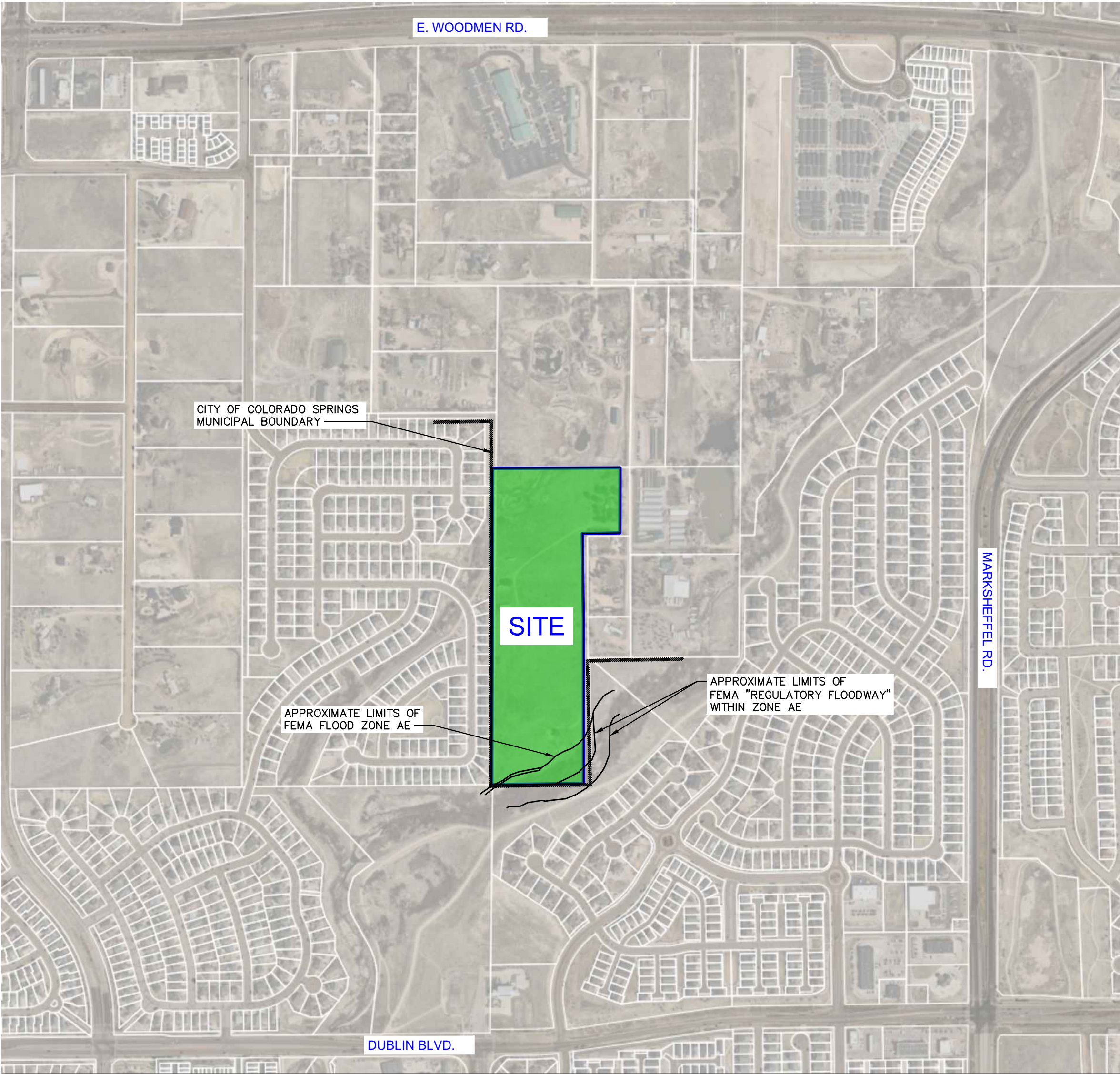
OWNER :  
ONEA JEWEL MILLER  
MICHELLE MARIE MILLER  
2777 COUNTY RD 7  
MEEKER, CO 81641  
CONTACT: ONEA JEWEL MILLER

DEVELOPER :  
M & A LLC  
C/O TERENCE DOHERTY  
102 SOUTH TELJON STREET, SUITE 1100  
COLORADO SPRINGS, CO 80903  
TEL: (720) 295-6085

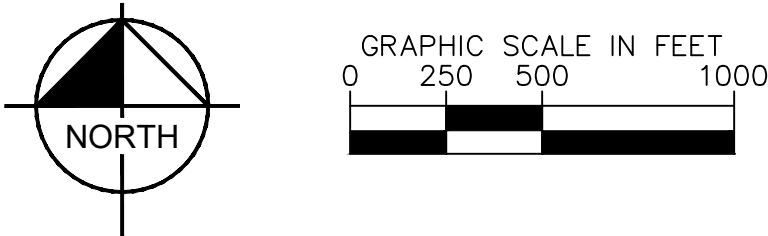
ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
2 NEVADA NORTH AVE., SUITE 900  
COLORADO SPRINGS, CO 80903  
TEL: (719) 453-0180  
CONTACT: NOAH BREHMER, P.E.

SURVEYOR:  
BARRON LAND  
2790 N. ACADEMY BLVD, SUITE 311  
COLORADO SPRINGS, COLORADO 80917  
TEL: (719) 360-6827  
CONTACT: SPENCER BARRON, PLS

LANDSCAPE ARCHITECT/PLANNER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
2 NEVADA NORTH AVE., SUITE 300  
COLORADO SPRINGS, CO 80903  
TEL: (719) 453-0180  
CONTACT: JIM HOUK, P.L.A.



VICINITY MAP



SITE DATA:

SITE AREA:	+/- 21.372 AC
EXISTING ZONE:	RR-5 CAD-O (EL PASO COUNTY)
PROPOSED ZONE:	R-FLEX MEDIUM AP-O SS-O
EXISTING LAND USE:	RESIDENTIAL & AGRICULTURE
PROPOSED LAND USE:	ATTACHED AND DETACHED SINGLE FAMILY RESIDENTIAL
BUILDING TYPE:	ATTACHED AND DETACHED SINGLE FAMILY RESIDENTIAL
JURISDICTION:	CITY OF COLORADO SPRINGS
SITE ADDRESS:	7020 WYOMING LANE
TAX SCHEDULE NO.:	5308000160
DIMENSIONAL STANDARDS:	PER R-FLEX MEDIUM ZONE
BUILDING SETBACKS (R-FLEX MEDIUM):	
FRONT:	10 FT FRONT SETBACK (STRUCTURE) 20 FT FRONT SETBACK (STREET LOADED GARAGE)
SIDE:	1 FT WITH 6FT COMBINED BOTH SIDES OR 0 FT IF ATTACHED 15 FT CORNER LOT SIDE STREET
REAR:	10 FT; 5 FT FROM PROPERTY LINE ADJACENT TO THE ALLEY OR FROM THE EDGE OF ANY ACCESS EASEMENT.
MAXIMUM LOT COVERAGE:	N/A
GROSS DENSITY:	5.2 DU/AC
MAXIMUM BUILDING HEIGHT:	45 FT
LANDSCAPE SETBACKS:	10FT SETBACK (RESIDENTIAL STREETS)

OVERALL PARK LAND DEDICATION REQUIREMENTS:

HOUSING TYPE	ESTIMATED NUMBER OF UNITS	ACRES OF DEDICATION PER UNIT (NEIGHBORHOOD)	ACRES OF DEDICATION PER UNIT (COMMUNITY)	TOTAL ACRES OF LAND DEDICATION REQUIRED (NEIGHBORHOOD)	TOTAL ACRES OF LAND DEDICATION REQUIRED (COMMUNITY)
SINGLE-FAMILY DETACHED (1 EXISTING)	42	0.0066	0.0080	0.2772	0.336
SINGLE FAMILY ATTACHED	68	0.0053	0.0064	0.3604	0.4352
			TOTAL PARK LAND DEDICATION:	0.6376 (NEIGHBORHOOD)	0.7712 (COMMUNITY)

\*ALL UNIT COUNTS AND TYPES ARE APPROXIMATE AND WILL BE DETERMINED WITH THE DEVELOPMENT PLAN

LAND USE DATA:

USE	NO. ACRES PROVIDED	% OF TOTAL PROPERTY
R-FLEX MEDIUM	21.372 AC	100%
TOTAL	21.372 AC	100%

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	LAND USE PLAN
3	LAND SUITABILITY ANALYSIS

CITY APPROVAL:



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2 NORTH NEVADA AVENUE, SUITE 900  
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

COVER SHEET  
PREPARED: 07/22/2025 SHEET 1 OF 3

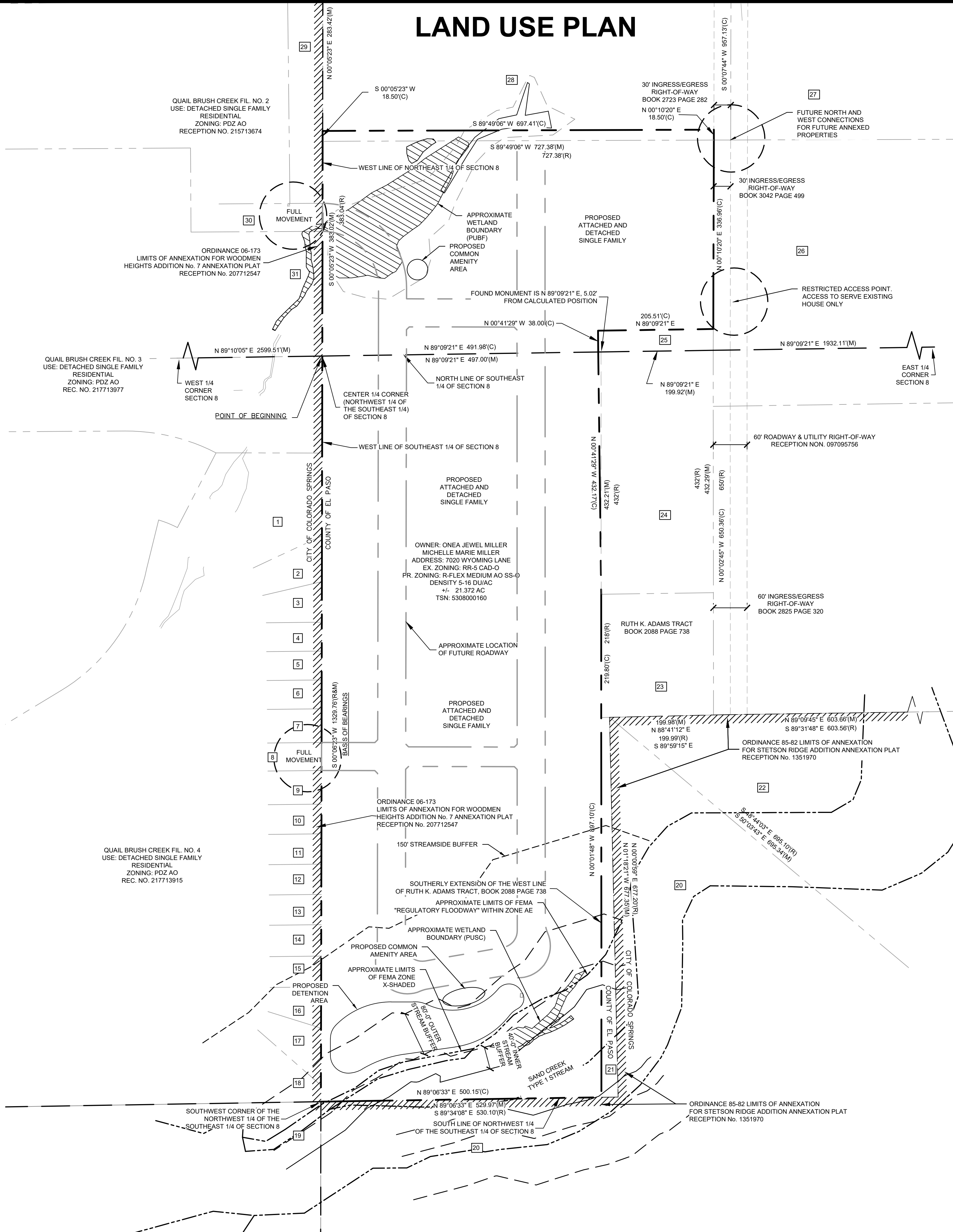
MILLER DOWNS AT WYOMING LANE - CITY FILE NO. LUPL-25-0006



STREAMSIDE OVERLAY APPROVAL CRITERIA - UDC 7.2.603.C

1. Has the natural landform been maintained within the overlay area and does grading conform to the specific grading limitations of this Section as well as all other City grading and filling regulations? Channel Improvements along Sand Creek will be submitted under a separate application. Improvements will include channel stabilization and revegetation. Areas of the site within the inner and outer stream side buffer have been designed as open space with detention, a trail overlook and small pocket park.
2. Does the development incorporate the stream ecosystem into the project design and complement the natural streamside setting? Has the project been designed to link and integrate adjacent properties with the stream corridor using accessways, creek front plazas, employee recreational areas or other site planning and landscaping techniques which include the stream corridor as an amenity? A trail and pocket park are located within the inner and outer stream buffer and will provide an overlook of the stream. Trails within the development have been linked to provide an intuitive trail network supportive of active lifestyles. A separate Sand Creek Channel Improvement plan will upgrade and restore native vegetation along the creek.
3. Has the project been designed to minimize impact upon wildlife habitat and the riparian ecosystem which exists on or adjacent to the site? Does the project design protect established habitat or any known populations of any threatened or endangered species or species of special concern? A separate creek improvement plan for Sand Creek will stabilize and restore the natural habitat of the creek, preserving many mature trees, and adding and enhancing the native vegetation and wildlife habitat(s) in the corridor.
4. Have existing or potential community trail networks and other recreational opportunities been identified and incorporated into the project design? All trails within the development have been designed to promote connectivity and active lifestyles. Interior trails connect to open space tracts, pocket parks and an overlook of Sand Creek.
5. Has the project been designed to protect the subject property from potential flood damage and to accommodate flood storage and conveyance needs? A separate channel improvement plan for Sand Creek will stabilize the creek, improve the riparian buffer and protect the area from potential flood damage. A full spectrum detention basin is located within the southern portion of the site. This basin will capture and treat stormwater to control sediment and runoff. All drainage improvements will be made per the drainage memo. No development is proposed within the 100-year flood plain.
6. Have all significant natural features within the project streamside area been identified, and has the project been designed to minimize the impact on these features? Significant features along Sand Creek have been identified and incorporated into the Sand Creek Channel Improvement plan. This plan will stabilize and restore the natural habitat of the creek, preserving many trees, and enhancing native vegetation and wildlife habitat(s) areas.
7. Does the project identify and implement the recommendations of any approved subarea plans (such as the City Greenway Master Plan, City Open Space plan or a specific drainage basin planning study) and of any approved public works projects and habitat conservation plans? This project is not within or immediately adjacent to a City Master Plan. The project is located within the Sand Creek Drainage basin. Any impacts to the drainage basin have been included and evaluated in the drainage memo. All drainage basin fees will be paid with the final plat.
8. Does the project design:
  - a. Implement a riparian buffer between the developed portions of the site and the adjacent waterway to assist in preventing point and nonpoint source pollutants and sediment from entering the waterway? Vegetation improvements between the site and Sand Creek will be made per the Final Landscape Plan. Landscape improvements within the inner or outer buffer of the Sand Creek Channel will be in compliance with Appendix A of the Landscape Design Manual and UDC. Best practices will be employed to preserve and protect existing vegetation. A separate Sand Creek Channel Improvement plan will stabilize and restore the Sand Creek Channel.
  - b. Exclude impervious surfaces from the inner buffer zone and meet imperviousness restrictions across the entire overlay area on the site? A detention basin is located in the SWC portion of the site and within the inner and outer stream buffers. This detention basin will capture impervious runoff from the development and prevent sediment from going into the creek. Two residential lots and a small portion of the residential road are within the stream side outer buffer. Total impervious area calculations within the inner and outer stream buffer will be evaluated in detail with the development plan. All storm water runoff from these areas is directed towards the proposed detention basin. Details of runoff calculations and detention basin sizing are included in the drainage memo.
  - c. Incorporate all stormwater PCMs required by Stormwater Enterprise throughout the developed site and adjacent to the buffer to encourage on-site filtration of stormwater and protect water quality? See above. A detention basin is located in the SWC corner of the site. All stormwater runoff from impervious surfaces is directed towards the detention basin. Green infrastructure requirements will be met through the use of runoff reduction practices with Planned Infiltration areas. The site will provide a 10% reduction in Water Quality Capture Volume. Total impervious areas within the inner and outer stream buffers will be evaluated in detail with the development plan.
  - d. Incorporate visual buffers of the stream between identified existing and/or proposed projects on opposing sides of the stream? Streamside vegetation will be constructed along the creek to comply with inner and outer streamside planting requirements. A trail and pocket park are proposed to overlook the stream. Required streamside plantings for the inner and outer buffer will be made in compliance with Appendix A of the Landscape Design Manual and streamside development standards of the UDC. Detailed stream side improvements and plantings will be provided with the development plan and channel design reports. Improvements within the Sand Creek channel will be under a separate application. Sand Creek will provide a buffer between the proposed development and the existing development to the south.
9. Are inner and outer buffer zone landscaping standards met and does the application meet all other requirements of Part 7.4.9 (Landscaping and Green Space)? Inner and outer streamside buffer vegetative requirements will be met and detailed on the development plan. Proposed plantings are in compliance with the Landscape Design Manual Appendix A and streamside development standards of the UDC. Green space requirements for the proposed single family are met with metro district-maintained pocket parks, open spaces and trails throughout the development. Details of these amenities will be shown on the development plan.
10. Have disturbed areas been revegetated to minimize erosion and stabilize landscape areas and does the project landscaping design specify plants selected from the riparian plant communities as set forth in Appendix A of the Landscape Policy Manual? Disturbed areas will be revegetated per the development plan. A separate creek improvement plan for the Sand Creek Channel will stabilize and restore the natural habitat of the creek which will preserve many mature trees and wildlife features. Species to be planted within the stream buffer will be selected from Appendix A of the Landscape Policy Manual.
11. Have stream bank and slope areas been identified, including those over fifteen (15) percent slope, has the disturbance to these areas and any protective or stabilizing vegetative cover been minimized, and does the plan provide for the revegetation and stabilization of any disturbed areas required by this UDC? See above. Disturbed areas along the creek will be revegetated per a separate Sand Creek improvement plan. Disturbed areas within the inner and outer stream side buffer will be planted per Appendix A of the Landscape Design Manual and streamside development standards of the UDC. All disturbed areas within the site will be revegetated per the development plan.
12. Have opportunities to reclaim the drainageway been identified and implemented where practical? For this criterion, reclamation includes any action that improves the quality of that drainageway visually, functionally, or recreationally, and that brings the drainageway into a more natural condition. Streamside vegetative improvements along Sand Creek will create a vegetative buffer between the proposed development and existing residential south of the creek. A proposed trail and pocket park will overlook the creek. Creek improvements will be made as part of the Sand Creek improvement plan under a separate application. These plans will stabilize the creek, revegetate disturbed areas and restore natural habitat(s).

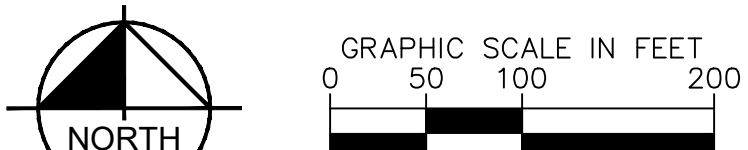
# LAND USE PLAN



ADJACENT PROPERTY OWNERS				
	NAME	ADDRESS	USE	ZONE
1	CITY OF COLORADO SPRINGS	PO BOX 1575 MC 525 COLORADO SPRINGS, CO 80901	NON-RESIDENTIAL	PDZ AO
2	GAVIN M BRAWLEY CARRIE D BRAWLEY	7338 CAT TAIL CREEK DR. COLORADO SPRINGS, CO 80923	RESIDENTIAL	PDZ AO
3	JARED M KIDD KATHRYN E DOLAN	7348 CAT TAIL CREEK DR. COLORADO SPRINGS, CO 80923	RESIDENTIAL	PDZ AO
4	JOSHUA R VIGIL CARMEN VIGIL	7358 CAT TAIL CREEK DR. COLORADO SPRINGS, CO 80923	RESIDENTIAL	PDZ AO
5	FERNADO RAY ALONZO TIFFANY DEAN ALONZO	7368 CAT TAIL CREEK DR. COLORADO SPRINGS, CO 80923	RESIDENTIAL	PDZ AO
6	KRISTIN JOHNSON	400 TABB LAKES DR, YORKTOWN, VA 23693	RESIDENTIAL	PDZ AO
7	GERRIANN SANCHEZ STACEY SANCHEZ	7388 CAT TAIL CREEK DR. COLORADO SPRINGS, CO 80923	RESIDENTIAL	PDZ AO
8	QUAIL BRUSH CREEK LLLP	8605 EXPLORER DRIVE #250 COLORADO SPRINGS, CO 80920	VACANT	PDZ AO
9	LINDSEY GORSKE-MAYPER DANIEL MAYPER	7408 CAT TAIL DR. COLORADO SPRINGS CO 80923	RESIDENTIAL	PDZ AO
10	DOUGLAS J NAKAKIHARA KIMBERLY M NAKAKIHARA	7418 CAT TAIL CREEK DR. COLORADO SPRINGS CO 80923	RESIDENTIAL	PDZ AO
11	RYAN BUNCE CINDY BELANGER	7428 CAT TAIL CREEK DR. COLORADO SPRINGS, CO 80923	RESIDENTIAL	PDZ AO
12	DINESH ARYAL PRABINA RUPAKHETI	7438 CAT TAIL CREEK DR. COLORADO SPRINGS, CO 80923	RESIDENTIAL	PDZ AO
13	PROGRESS RESIDENTIAL BORROWER 24	PO BOX 4090 SCOTTSDALE AZ 85261	RESIDENTIAL	PDZ AO
14	RYAN ROBERT OETTINGER LYDIA LEE OETTINGER	7458 CAT TAIL CREEK DR. COLORADO SPRINGS, CO 80923	RESIDENTIAL	PDZ AO
15	ROBERT K MAXWELL JANICE MAXWELL	7468 CAT TAIL CREEK DR. COLORADO SPRINGS, CO 80923	RESIDENTIAL	PDZ AO
16	MICHAEL P FRYMAN MONICA L FRYMAN	7478 CAT TAIL CREEK DR. COLORADO SPRINGS, CO 80923	RESIDENTIAL	PDZ AO
17	BRIAN S SHARPE TOMINA E SHARPE	7488 CAT TAIL CREEK DR. COLORADO SPRINGS, CO 80923	RESIDENTIAL	PDZ AO
18	JASON A JANC DANIELLE OBRIEN	7498 CAT TAIL CREEK DR. COLORADO SPRINGS CO 80923	RESIDENTIAL	PDZ AO
19	CITY OF COLORADO SPRINGS	PO BOX 1575 MC 525 COLORADO SPRINGS, CO 80901	NON RESIDENTIAL	PDZ A SS AO
20	CITY OF COLORADO SPRINGS	PO BOX 1575 MC 525 COLORADO SPRINGS, CO 80901	NON RESIDENTIAL	PDZ AO
21	JEAN RENEE SWARD	6925 WYOMING LANE COLORADO SPRINGS, CO 80923	VACANT, LESS THAN 1.0 AC	RR-5 CAD-O
22	CITY OF COLORADO SPRINGS	PO BOX 1575 MC 525 COLORADO SPRINGS, CO 80901	NON RESIDENTIAL	PDZ AO
23	BRAZEN SPRUCE CHAPMEN	6910 WYOMING LANE COLORADO SPRINGS, CO 80923	MANUFACTURED HOUSING	RR-5 CAD-O
24	ROGER A HAYWOOD	6950 WYOMING LANE COLORADO SPRINGS, CO 80923	RESIDENTIAL	RR-5 CAD-O
25	ROGER A HAYWOOD	6950 WYOMING LANE COLORADO SPRINGS, CO 80923	RESIDENTIAL	RR-5 CAD-O
26	WINDWALKER VENTURES LLC	7075 WYOMING LANE, COLORADO SPRINGS, CO 80923	MANUFACTURED HOUSING	RR-5 CAD-O
27	WINDWALKER VENTURES LLC	7075 WYOMING LANE COLORADO SPRINGS, CO 80923	MANUFACTURED HOUSING	RR-5 CAD-O
28	CIBOROWSKI PHILIP B REV TRUST	7385 CALIFORNIA DR. COLORADO SPRINGS, CO 80923	RESIDENTIAL	RR-5 CAD-O
29	WOODMEN HEIGHTS METROPOLITAN DISTRICT 2	614 TEJON ST. COLORADO SPRINGS, CO 80903	NON RESIDENTIAL	PDZ AO
30	WOODMEN HEIGHTS METROPOLITAN DISTRICT 2	614 N TEJON ST. COLORADO SPRINGS, CO 80903	NON RESIDENTIAL	PDZ AO
31	WOODMEN HEIGHTS METROPOLITAN DISTRICT 2	614 N TEJON ST. COLORADO SPRINGS CO 80903	NON RESIDENTIAL	PDZ AO

## Line Type Legend

- STREAM SIDE BUFFER
- - - 150 FT STREAMSIDE BUFFER
- - - - - APPROXIMATE LIMITS OF FEMA "REGULATORY FLOODWAY" WITHIN ZONE AE
- - - - - EXISTING MAJOR CONTOUR
- - - - - EXISTING MINOR CONTOUR
- PROPERTY LINE
- - - EASEMENT
- - - ADJACENT PROPERTY
- - - APPROXIMATE ROW
- APPROXIMATE WETLAND BOUNDARY



## CITY APPROVAL:

NOTE: PROPOSED COMMON AMENITIES AREAS WILL BE DEFINED IN A FUTURE DEVELOPMENT PLAN. INTENDED USE OF THESE AREAS ARE FOR GREEN SPACES, RECREATIONAL FACILITIES AND COMMON SITE FEATURES FOR THE USE AND ENJOYMENT OF THE COMMUNITY. COMMON FEATURES WITHIN AMENITY AREAS INCLUDE: PLAYGROUND EQUIPMENT, BENCHES, TRAILS, TRASH RECEPTACLES, DOG AREA(S) AND/OR SHADE STRUCTURES.

**Kimley»Horn**

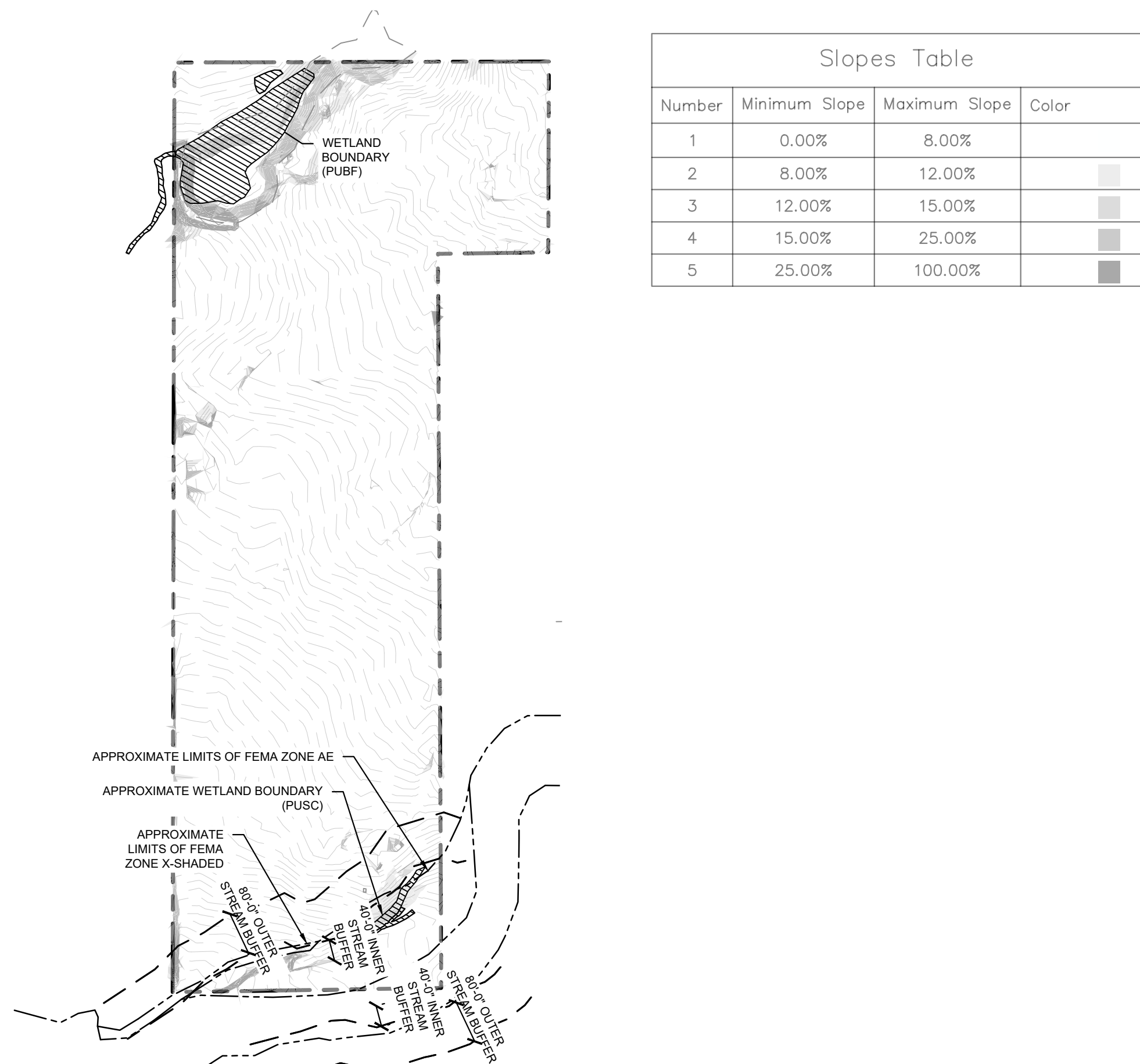
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2 NORTH NEVADA AVENUE, SUITE 900  
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

LAND USE PLAN  
SHEET 2 OF 3

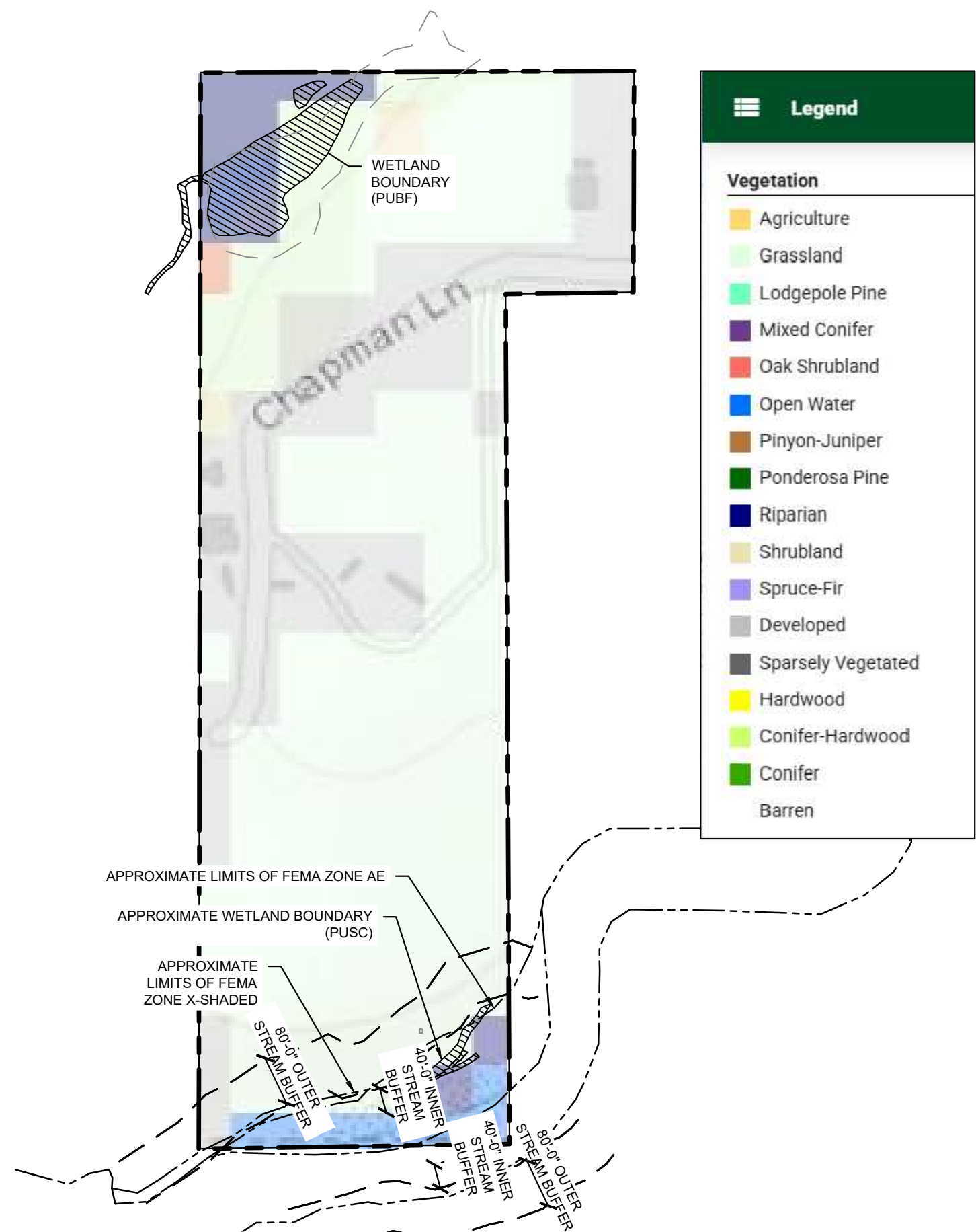
MILLER DOWNS AT WYOMING LANE - CITY FILE NO. LUPL-25-0006



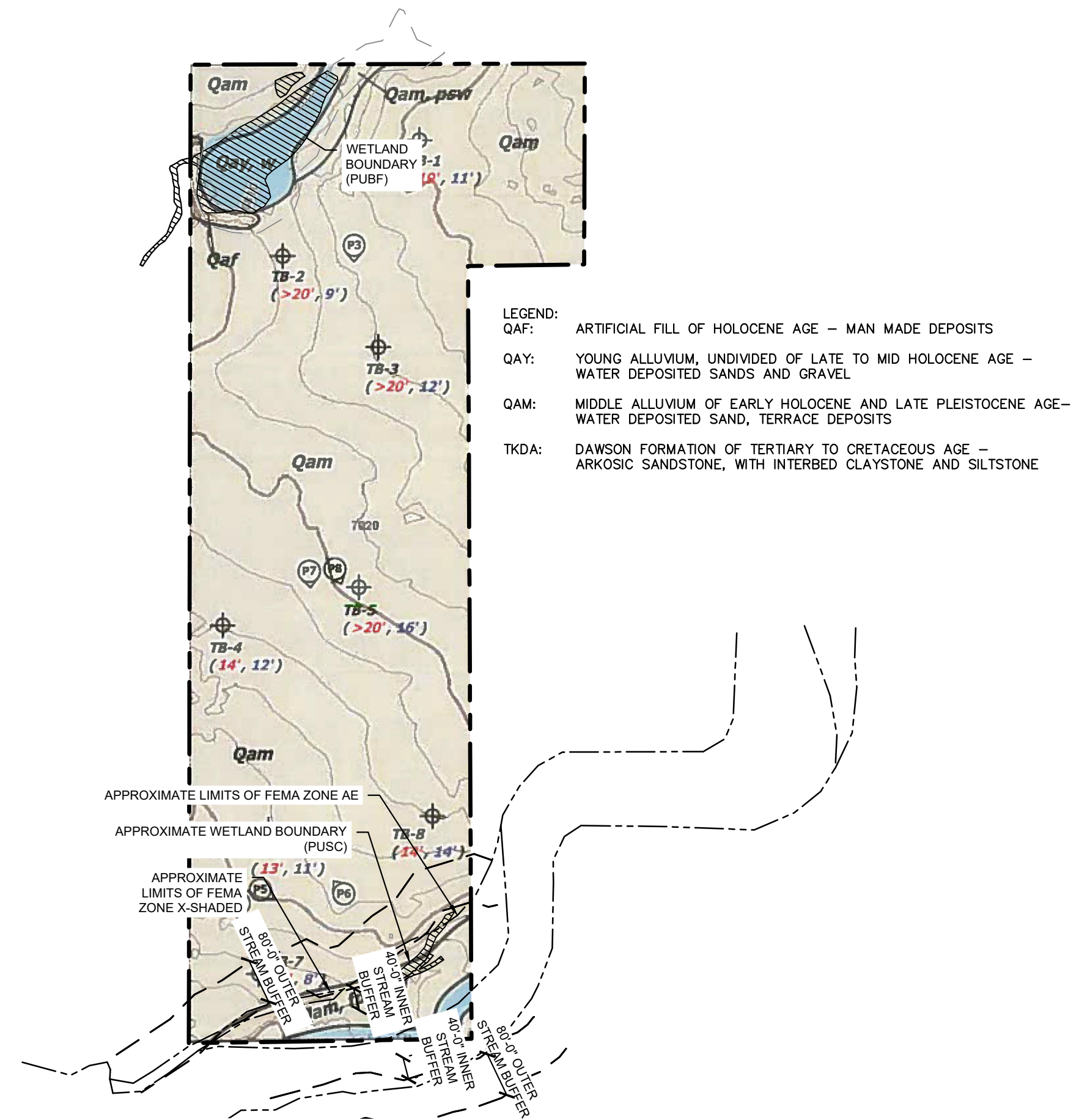
SLOPE ANALYSIS



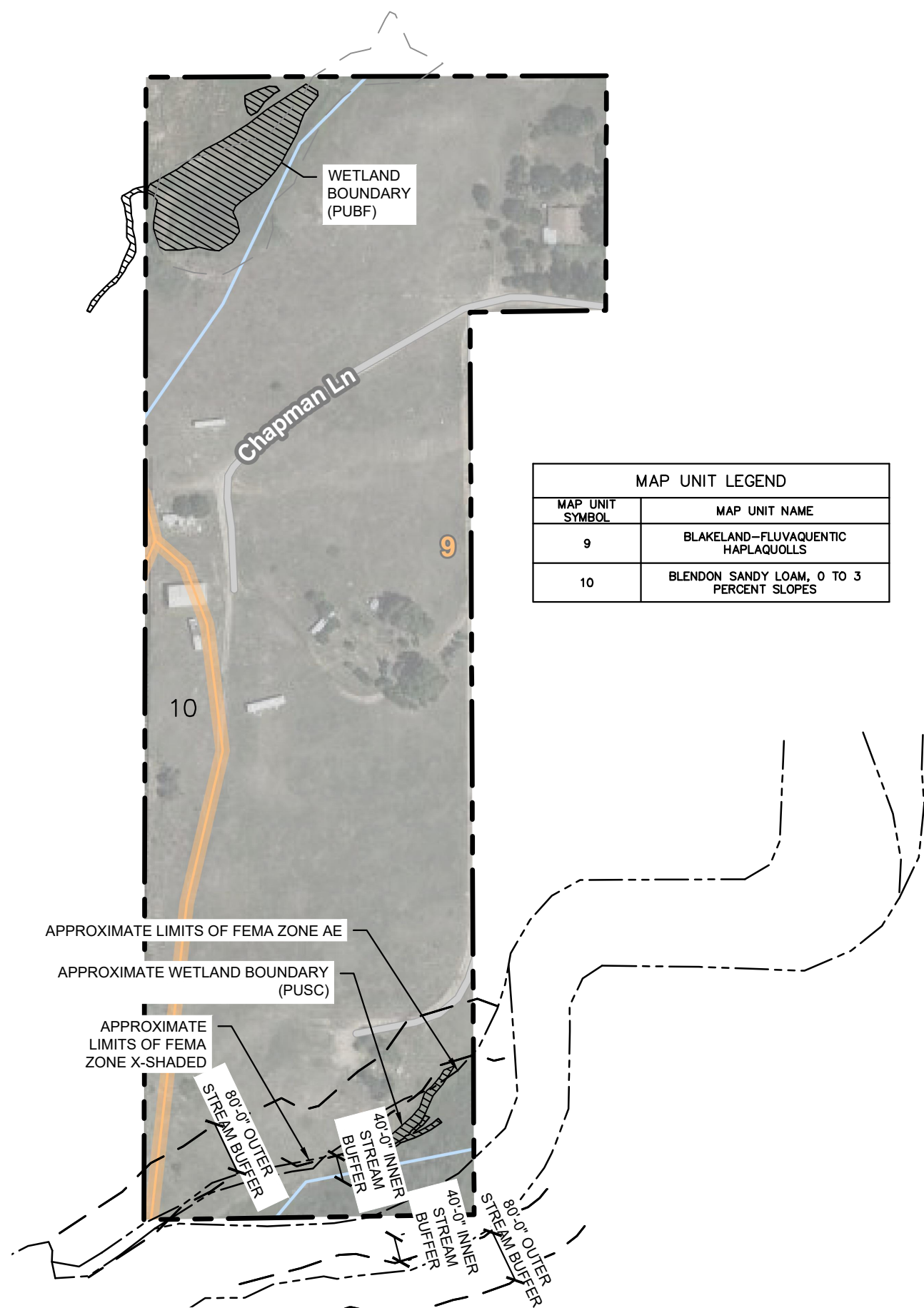
VEGETATION ANALYSIS



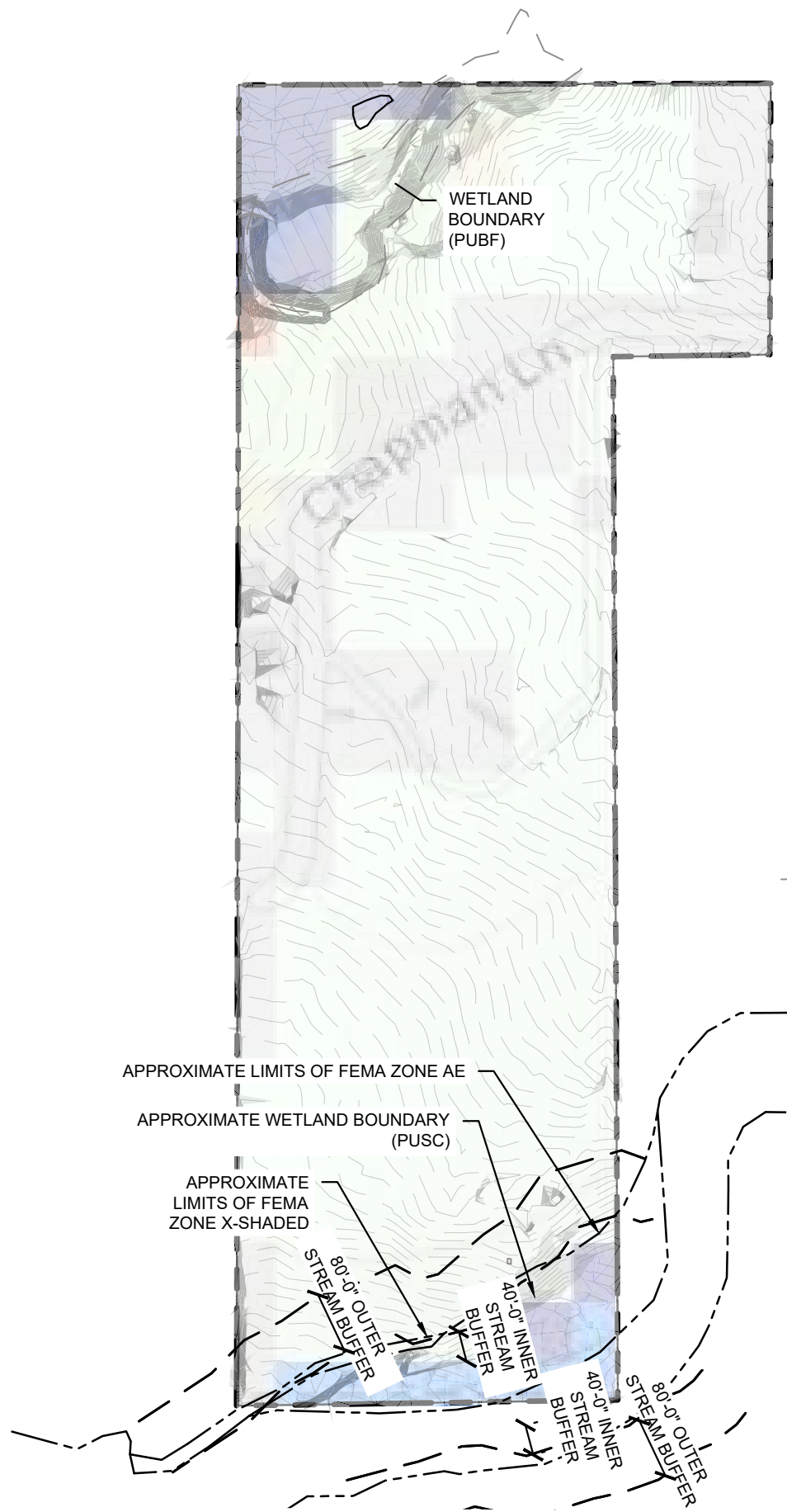
GEOLOGY ANALYSIS



SOILS ANALYSIS



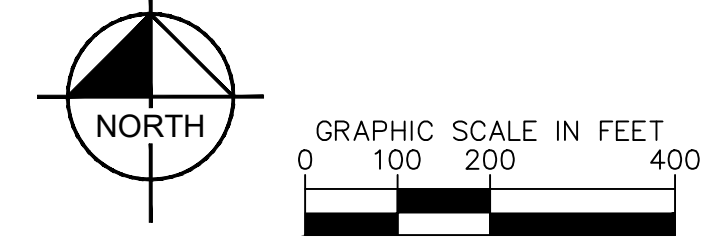
COMPOSITE ANALYSIS



Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	8.00%	
2	8.00%	12.00%	
3	12.00%	15.00%	
4	15.00%	25.00%	
5	25.00%	100.00%	

Legend	
Vegetation	
	Agriculture
	Grassland
	Lodgepole Pine
	Mixed Conifer
	Oak Shrubland
	Open Water
	Pinyon-Juniper
	Ponderosa Pine
	Riparian
	Shrubland
	Spruce-Fir
	Developed
	Sparsely Vegetated
	Hardwood
	Conifer-Hardwood
	Conifer
	Barren

NOTE: THE USFWS INFORMATION, PLANNING, AND CONSERVATION (IPAC) ONLINE SYSTEM IDENTIFIED THE EASTERN BLACK RAIL, PIPING PLOVER, MONARCH BUTTERFLY, SUCKLEYS CUCKOO BUMBLE BEE, AND UTE LADIES-TRESSES AS HAVING THE POTENTIAL TO OCCUR WITHIN THE VICINITY OF THE PROJECT AREA. HABITAT IMPACTS FOR THE IDENTIFIED FIVE (5) SPECIES ARE NOT ANTICIPATED. THE PROJECT AREA DOES NOT CONTAIN DESIGNATED CRITICAL HABITAT FOR ANY LISTED SPECIES.



CITY APPROVAL: