

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:

- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER
- 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.
- THE PARCELS WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE FEES, RESTRICTIONS AND COVENANTS OF THE MILLER DOWNS METROPOLITAN DISTRICT, WHICH IS CREATED BY ORDINANCE NO. _____ AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NO. _____.
- 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.

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 HAZARD ON THE PROPERTY: GROUNDWATER, ARTIFICIAL FILL, EXPANSIVE SOILS, SUBSIDENCE AREA, SLOPE STABILITY AND LANDSLIDE HAZARD, ROCKFALL HAZARDS, AREAS OF EROSION, DEBRIS FANS, GROUNDWATER AND DRAINAGE AREAS, POTENTIALLY SEASONAL SHALLOW GROUNDWATER, AREAS OF PONDED WATER, COLLAPSIBLE SOIL, FAULTS, DIPPING BEDROCK AND RADIOACTIVITY. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE # _____ 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, IF YOU WOULD LIKE TO REVIEW THE REPORT.

CONTACTS:

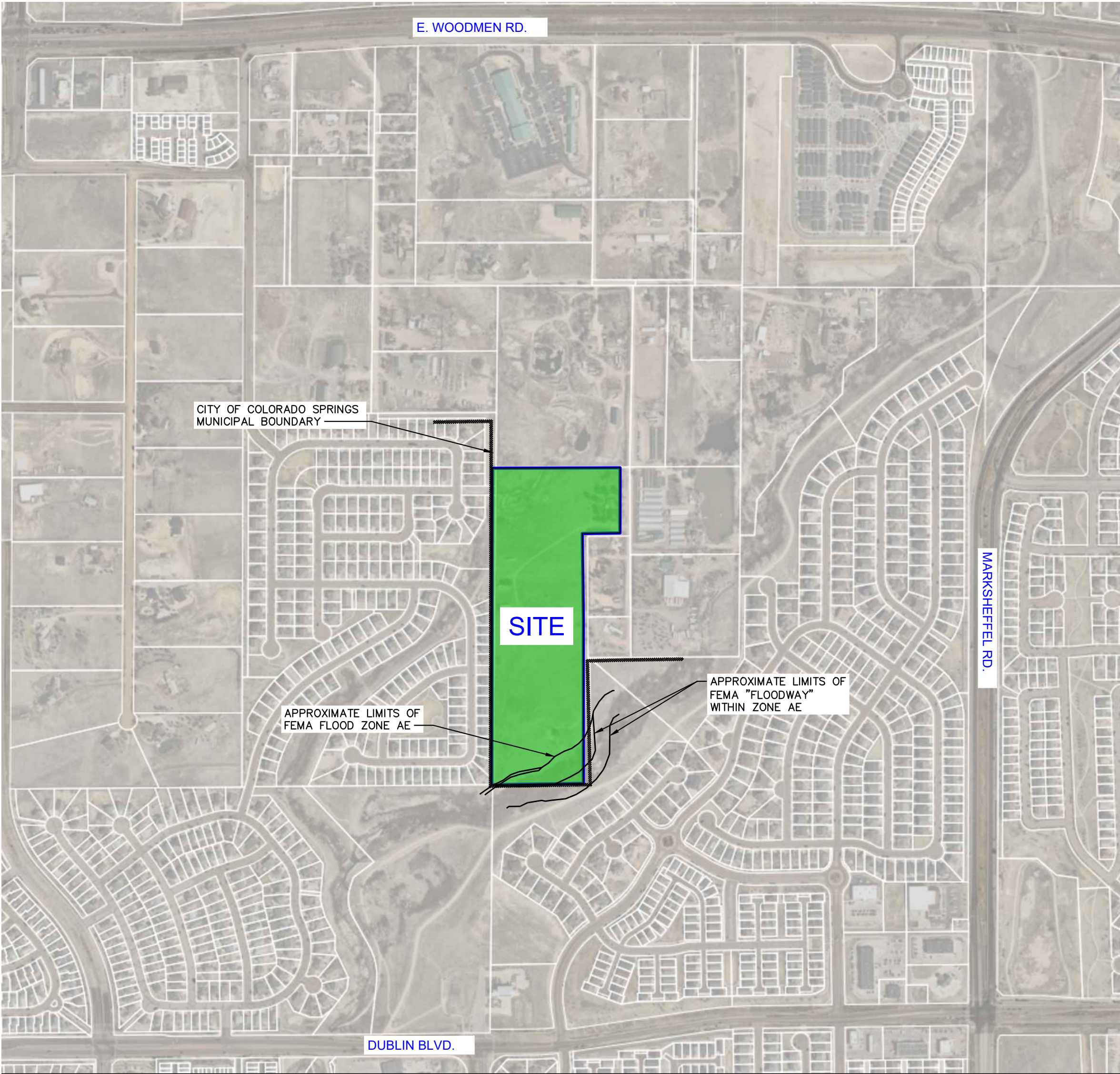
OWNER :
ONEA JEWEL MILLER
MICHELLE MARIE MILLER
2777 COUNTY RD 7
MEEKER, CO 81641
CONTACT: ONEA JEWEL MILLER

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

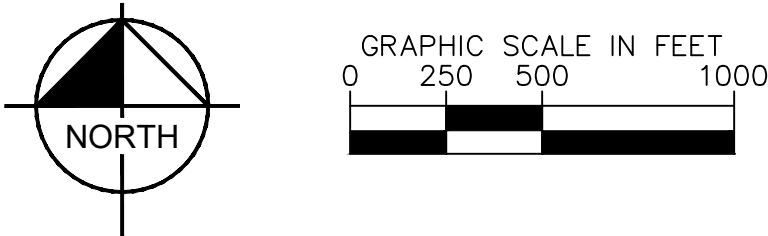
ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2 NEVADA NORTH AVE., SUITE 900
COLORADO SPRINGS, CO 80903
TEL: (719) 453-0180
CONTACT: NOAH BREHMER, P.E.

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:	R-5 CAD-O
PROPOSED ZONE:	R-FLEX MEDIUM AO SS
LAND USE:	VACANT RESIDENTIAL
BUILDING TYPE:	SINGLE FAMILY RESIDENTIAL
JURISDICTION:	CITY OF COLORADO SPRINGS
SITE ADDRESS:	7020 WYOMING LANE
TAX SCHEDULE NO.:	5308000160
BUILDING SETBACKS (R-FLEX MEDIUM):	
FRONT:	10FT FRONT SETBACK (STRUCTURE) 20FT FRONT SETBACK (STREET LOADED GARAGE)
SIDE:	1FT WITH 6FT COMBINED BOTH SIDES OR 0FT IF ATTACHED 15FT CORNER LOT SIDE STREET
REAR:	10FT; 5FT FROM PROPERTY LINE ADJACENT TO THE ALLEY OR FROM THE EDGE OF ANY ACCESS EASEMENT.
MAXIMUM LOT COVERAGE:	N/A
MAXIMUM BUILDING HEIGHT:	45FT
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 RESIDENTIAL STRUCTURE	54	0.0066	0.0080	0.3564	0.432
2-4 UNITS IN RESIDENTIAL STRUCTURE	86	0.0053	0.0064	0.4558	0.5504
					0.9824

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

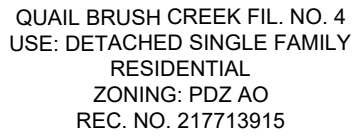
LAND USE DATA:

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

CITY APPROVAL:

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	LAND USE PLAN
3	SLOPE ANALYSIS
4	VEGETATION ANALYSIS

LAND USE PLAN



QUAIL BRUSH CREEK FIL. NO. 2
USE: DETACHED SINGLE FAMILY
RESIDENTIAL
ZONING: PDZ AO
RECEPTION NO. 215713674

QUAIL BRUSH CREEK FIL. NO. 3
USE: DETACHED SINGLE FAMILY
RESIDENTIAL
ZONING: PDZ AO
REC. NO. 217713977

GAVIN M BRAWLEY
CARRIE D BRAWLEY
7338 CAT TAIL CREEK I
USE: RESIDENTIAL
ZONE: PDZ AO

JARED M KIDD
KATHRYN E DOLAN
7348 CAT TAIL CREEK DR.
USE: RESIDENTIAL
ZONE: PDZ AO

JOSHUA R VIGIL
CARMEN VIGIL
7358 CAT TAIL CREEK DR.
USE: RESIDENTIAL
ZONE: PDZ AO
/

FERNANDO RAY ALONZO
TIFFANY DEAN ALONZO
7368 CAT TAIL CREEK DR.
USE: RESIDENTIAL
ZONE: PDZ AO

7378 CAT TAIL CREEK DR.
USE: RESIDENTIAL
ZONE: PDZ AO

GERRIANN SANCHEZ

7388 CAT TAIL CREEK DR
USE: RESIDENTIAL
ZONE: PDZ AO

QUAIL BRUSH CREEK LLLP
7396 CAT TAIL CREEK DR

LINDSEY GORSKI-MAYPER
DANEIL MAYPER
7408 CAT TAIL CREEK DR.
USE: RESIDENTIAL
ZONE: PDZ AO

DOUGLAS J NAKAIHARA
KIMBERLY M NAKAKIHARA
7418 CAT TAIL CREEK DR.
USE: RESIDENTIAL
ZONE: PDZ AO

RYAN BUNCE
CINDY BELANGER
7428 CAT TAIL CREEK DR.
USE: RESIDENTIAL
ZONE: PDZ AO

DINESH ARYAL
PRABINA RUPAKHETI
7438 CAT TAIL CREEK DR.
USE: RESIDENTIAL
ZONE: PDZ AO

PROGRESSIVE RESIDENTIAL
BORROWER 24
7448 CAT TAIL CREEK DR.
USE: RESIDENTIAL
ZONE: PDZ AO

RYAN ROBERT OETTINGER
LYDIA LEE OETTINGER
7458 CAT TAIL CREEK DR.
USE: RESIDENTIAL
ZONE: PDZ AO

ROBERT K MAXWELL
JANICE MAXWELL
7468 CAT TAIL CREEK DR.
USE: RESIDENTIAL
ZONE: PDZ AO

MICHAEL P FRYMAN
MONICA LA FRYMAN
7478 CAT TAIL CREEK DR.
USE: RESIDENTIAL
ZONE: RD3 AQ

BRIAN S SHARPE
TOMINA E SHARPE
7488 CAT TAIL CREEK DR.
USE: RESIDENTIAL
ZONE: PDZ SS AO

JASON A JANC
DANIELLE OBRIEN
7498 CAT TAIL CREEK DR.
USE: RESIDENTIAL
ZONE: PDZ SS AO

CITY OF COLORADO SPRINGS
INDIGO RANCH NORTH AT STETSON RIDGE FIL. NO. 8
USE: DETACHED SINGLE FAMILY RESIDENTIAL
ZONING: PDZ A AO SS

CIBOROWSKI PHILIP B REV TRUST
USE: SINGLE FAMILY RESIDENTIAL
ZONING: RR-5 CAD-O

WINDWALKER VENTURES LLC
USE: MANUFACTURED HOUSING
ZONING: RR-5 CAD-O

WINDWALKER VENTURES LLC
USE: MANUFACTURED HOUSING
ZONING: RR-5 CAD-O

OWNER: ROGER A
HAYWOOD
USE: SINGLE FAMILY
RESIDENTIAL
ZONING: RR-5 CAD-O

RUTH K. ADAMS TRACT
BOOK 2088 PAGE 738
OWNER: BRAZEN SPRUCE
CHAPMEN
USE: MANUFACTURED
HOUSING
ZONING: RR-5 CAD-O

ORDINANCE 85-82 LIMITS OF ANNEXATION
FOR STETSON RIDGE ADDITION ANNEXATION PLAT
RECEPTION No. 1351970
CITY OF COLORADO SPRINGS
BRANCH NORTH AT STETSON RIDGE FIL. NO. 11
USE: TRACT / OPEN SPACE
ZONING: PDZ AO
RECEPTION 213713398

INDIGO RANCH NORTH AT STETSON RIDGE FIL. NO. 8
USE: OPEN SPACE
ZONING: PDZ AO SS
RECEPTION NO. 213713296

ORDINANCE 85-82 LIMITS OF ANNEXATION
FOR STETSON RIDGE ADDITION ANNEXATION PLAT
RECEPTION No. 1351970

APPROXIMATE LIMITS OF FEMA ZONE AE

APPROXIMATE WETLAND
BOUNDARY (PUSC)

PROPOSED AMENITY AREA
APPROXIMATE LIMITS

N 89°06'33" E 500.15'(C)

SOUTH LINE OF NORTHWEST 1/4
OF THE SOUTHEAST 1/4 OF SECTION 8

CITY OF COLORADO SPRINGS
 1000 NORTH AT STETSON RIDGE FIL. NO. 8
 USE: OPEN SPACE
 ZONING: PDZ AO SS
 RECEPTION NO. 213713208

A north arrow pointing upwards, with the word "NORTH" written below it. To the right of the north arrow is a graphic scale bar labeled "GRAPHIC SCALE IN FEET". The scale bar has markings at 0, 50, 100, and 200 feet, with alternating black and white segments.

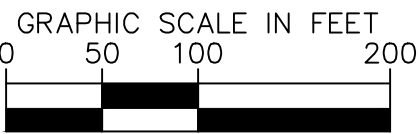
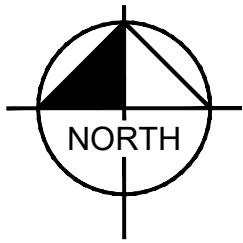
CITY APPROVAL:

LAND USE PLAN
SHEET 2 OF 4

MILLER DOWNS AT WYOMING LANE - CITY FILE NO. XX-XXXXX

SLOPE ANALYSIS

Slopes Table		
Minimum Slope	Maximum Slope	Color
0.00%	0.75%	Blue
0.75%	1.87%	Light Blue
1.87%	2.62%	Light Green
2.62%	3.55%	Yellow
3.55%	4.85%	Orange
4.85%	7.80%	Dark Orange
7.80%	15.14%	Red
15.14%	28.39%	Dark Red
28.39%	5982.60%	Red



CITY APPROVAL:

SLOPE ANALYSIS
SHEET 3 OF 4



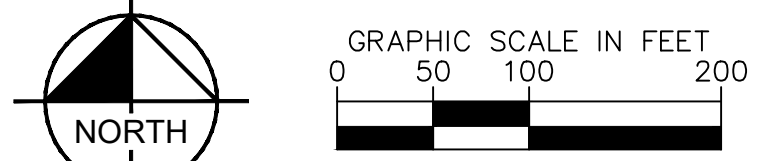
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2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

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VEGETATION ANALYSIS

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



CITY APPROVAL:

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