

FLYING HORSE NORTH SKETCH PLAN

A PORTION OF SECTIONS 34, 35 AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST, AND A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

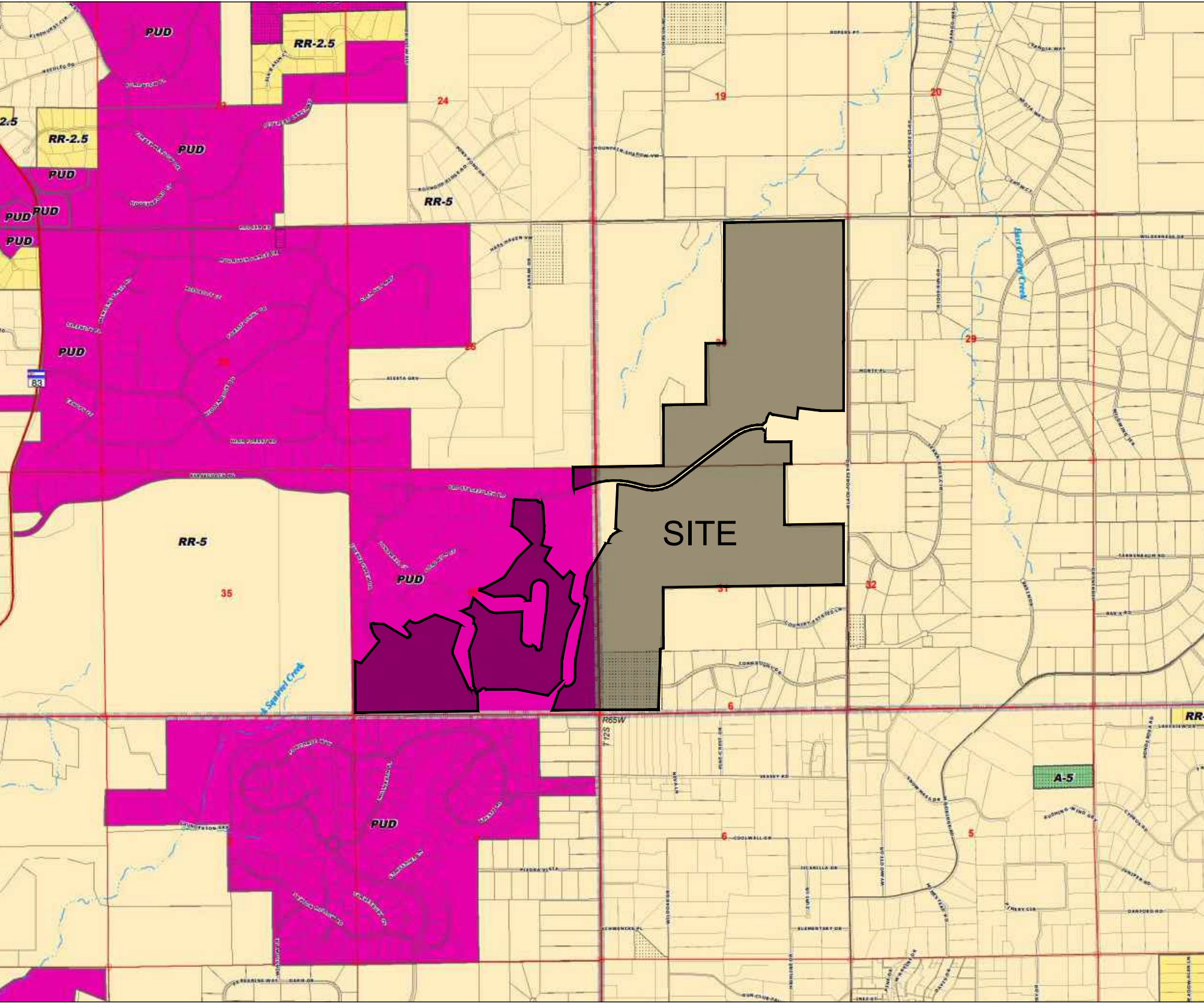
NOTES

GENERAL NOTES

- A TOTAL OF 1,471 DWELLING UNITS ARE PROPOSED WITHIN THE FLYING HORSE NORTH SKETCH PLAN ON APPROXIMATELY 912.5 ACRES. THE SUBMITTAL ALSO, INCLUDES A LUXURY RESORT HOTEL AND GOLF CASITAS (UNITS) WITH 225 KEYS (ROOMS).
- CLUSTERING OF UNITS WITHIN RESIDENTIAL DISTRICTS IS PERMITTED, BUT NOT REQUIRED, SO LONG AS THE OVERALL DENSITY LIMIT IS NOT EXCEEDED. THE USE OF CLUSTERING IS ENCOURAGED TO PROMOTE COMMON OPEN SPACE, PROTECT NATURAL FEATURES, AND PROVIDE CREATIVE AND FLEXIBLE DESIGN ALTERNATIVES.
- A DENSITY TRANSFER MAY BE PERMITTED ON FLYING HORSE NORTH FOR ALL RESIDENTIAL DISTRICTS. THIS TRANSFER WOULD BE PROPOSED AT THE TIME OF REZONING AND/OR PRELIMINARY PLAN (WHERE APPROPRIATE) AND WOULD NEED TO BE REVIEWED BY STAFF TO ENSURE THAT THE OVERALL DEVELOPMENT CONCEPT IS ADHERED TO. A DENSITY TRANSFER NOT TO EXCEED TWENTY PERCENT (20%) OF THE MAXIMUM UNITS FOR EACH PARCEL IS PERMITTED. THE TRANSFERRED DENSITY SHALL MEET ALL MINIMUM REQUIREMENTS OF THE RECEIVING AREA SUCH AS LOT SIZE, SETBACKS, ETC. IN NO CASE SHALL THE OVERALL DENSITY CAP EXCEED THE TOTAL UNITS APPROVED FOR THE PROJECT.
- SPECIFIC DEVELOPMENT STANDARDS SUCH AS SETBACKS, LOT COVERAGE, BUILDING HEIGHTS AND LAND USES SHALL BE ADDRESSED WITH A SUBSEQUENT ZONING OF THE PROPERTY AT A LATER DATE. THESE STANDARDS WILL EITHER FOLLOW SPECIFIC PROPOSED PUD DEVELOPMENT PLANS OR PER COUNTY ZONING STANDARDS IF FOLLOWING "STRAIGHT ZONING" OF THE COUNTY.
- ALL COMMON LANDSCAPE, OPEN SPACE, PARKS, TRACTS AND DRAINAGE FACILITIES WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE HOA (TO BE NAMED) OR FLYING HORSE NORTH METROPOLITAN DISTRICT WITH THE EXCEPTION OF THE COUNTY TRAIL AS DEPICTED ON THE SKETCH PLAN.
- ALL DETENTION PONDS AND CROSS LOT DRAINAGE DITCHES WILL BE LOCATED WITHIN DRAINAGE EASEMENTS PROVIDING ACCESS FOR MAINTENANCE TO THE FLYING HORSE NORTH METROPOLITAN DISTRICT OR HOA (TO BE NAMED).
- THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO BLACK FOREST ROAD EXCEPT FOR THE EXISTING STAGECOACH ROAD ACCESS AND POTENTIAL COMMERCIAL ACCESS.
- PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND/OR FEES WITH REVIEW AND APPROVAL BY EL PASO COUNTY PARKS. ANY PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARKS VIA PARK LAND AGREEMENTS.
- ALL ELECTRIC SERVICE SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION AND GAS TO BE PROVIDED BY BLACK HILLS ENERGY. NATURAL GAS EASEMENTS WILL BE PROVIDED AS REQUIRED.
- SITE LIGHTING, IF REQUIRED, WILL MEET THE REQUIREMENTS SET FORTH IN SECTION 6.2.3 OF EL PASO COUNTY LAND DEVELOPMENT CODE.
- THE DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AN OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO ANY LISTED SPECIES.
- THE FOLLOWING DISTRICTS WILL SERVE THE PROPERTY
LEWIS-PALMER DISTRICT 38 AND ACADEMY DISTRICT 20
FIRE EMERGENCY - BLACK FOREST FIRE PROTECTION DISTRICT
EMERGENCY SERVICES - BLACK FOREST FIRE PROTECTION DISTRICT
TELECOM/FIBER - FORCE BROADBAND & COMCAST
PIKES PEAK LIBRARY DISTRICT
ELECTRICAL SERVICES - MVEA
- THE MAILBOX KIOSK WILL BE DETERMINED WITH EACH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICE.

ZONING MAP

SCALE = N.T.S



SHEET INDEX

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SHEET 4 OF 4: ADJACENT PROPERTY OWNERS

OWNER/DEVELOPER:
FLYING HORSE DEVELOPMENT LLC
2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921

PLANNER/LANDSCAPE ARCHITECT:
HRGREEN DEVELOPMENT, LLC
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
720.602.4941

CIVIL ENGINEER:
HRGREEN DEVELOPMENT, LLC
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
720.602.4965

ECOLOGIST:
BRISTLECONE ECOLOGY
2023 W. SCOTT PLACE
DENVER, CO 80211
971.237.3906

TRANSPORTATION CONSULTANTS:
SM ROCHA, LLC
DENVER, CO 80211
303.458.9798

SITE DATA

EXISTING LAND USE: VACANT
EXISTING ZONING: PUD & RR-5

SITE ACREAGE: 912.5 AC
MAXIMUM NUMBER OF UNITS: 1,571
MAXIMUM GROSS DENSITY: 1.72 DU/AC

TOTAL AREAS (SEE LAND USE CHART ON SHEET 2)

RESIDENTIAL: 644.3 AC
ESTATE LOTS 161.7 AC
LOW DENSITY 346.4 AC
MEDIUM DENSITY 97.7 AC
HIGH DENSITY 38.5 AC
PARK/OPEN SPACE: 200.9 AC
OPEN SPACE 182.4 AC
PARKS/POCKET PARKS 18.5 AC
OPEN SPACE WITHIN PARCELS (-37.4 AC)*
AMENITIES: 6.7 AC
FITNESS CENTER 4.3 AC
CLUBHOUSE 2.4 AC
HOTEL/GOLF CASITAS 18.0 AC
ROAD RIGHT-OF-WAY 63.0 AC
COMMERCIAL: 17.0 AC

NOTE (*): -37.4 ACRES OF OPEN SPACE WILL BE INCLUDED WITHIN PARCELS, HOWEVER, IS NOT SHOWN ON THE PLAN.

FLOODPLAIN NOTES:

- PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FEMA NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE MAP NUMBERS '08041C0305G' AND '08041C0315G' WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018.
- THE EXISTING FLOODPLAIN BOUNDARIES ARE INTENDED TO REMAIN AND DEVELOPMENT WILL OCCUR OUTSIDE THE FLOODPLAIN LIMITS.
- NO STRUCTURES OR SOLID FENCES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREA.

PUBLIC STREETS

- PER THE INTERGOVERNMENTAL AGREEMENT, THE CITY OF COLORADO SPRINGS WILL REQUIRE THE STREETS TO BE DESIGNED AND CONSTRUCTED TO THE CITY STANDARDS.
- SIDEWALKS OR WALKWAYS WILL BE PROVIDED ALONG ALL STREETS AND INTERIOR TO DEVELOPMENT PARCELS, PARKS AND TRAIL SYSTEMS.
- PUBLIC STREETS WITHIN THIS DEVELOPMENT SHALL PROVIDE FOR LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY AND SHALL BE PAVED.
- UNTIL APPROVED BY THE COUNTY ENGINEER ALL ACCESS POINTS SHOWN ON THIS PLAN ARE CONCEPTUAL AND NON-BINDING UPON THE COUNTY APPROVAL OF THIS SKETCH PLAN AMENDMENT SHALL NOT BE INTERPRETED TO INCLUDE APPROVAL OF ANY ACCESS TO ANY PUBLIC ROADS. THE COUNTY ENGINEER SHALL APPROVE ALL ACCESSES IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OF THE ENGINEERING CRITERIA MANUAL AT THE TIME OF PUD DEVELOPMENT PLAN AND/OR SUBDIVISION SUBMITTAL AND REVIEW.

PRIVATE STREETS

- ANY FUTURE PRIVATE STREETS, IF PROPOSED, WILL BE PRIVATELY OWNED AND MAINTAINED BY THE FLYING HORSE NORTH METROPOLITAN DISTRICT NO. 1 OR HOA (HOMEOWNERS ASSOCIATION-TO BE NAMED).

PHASING PLAN:

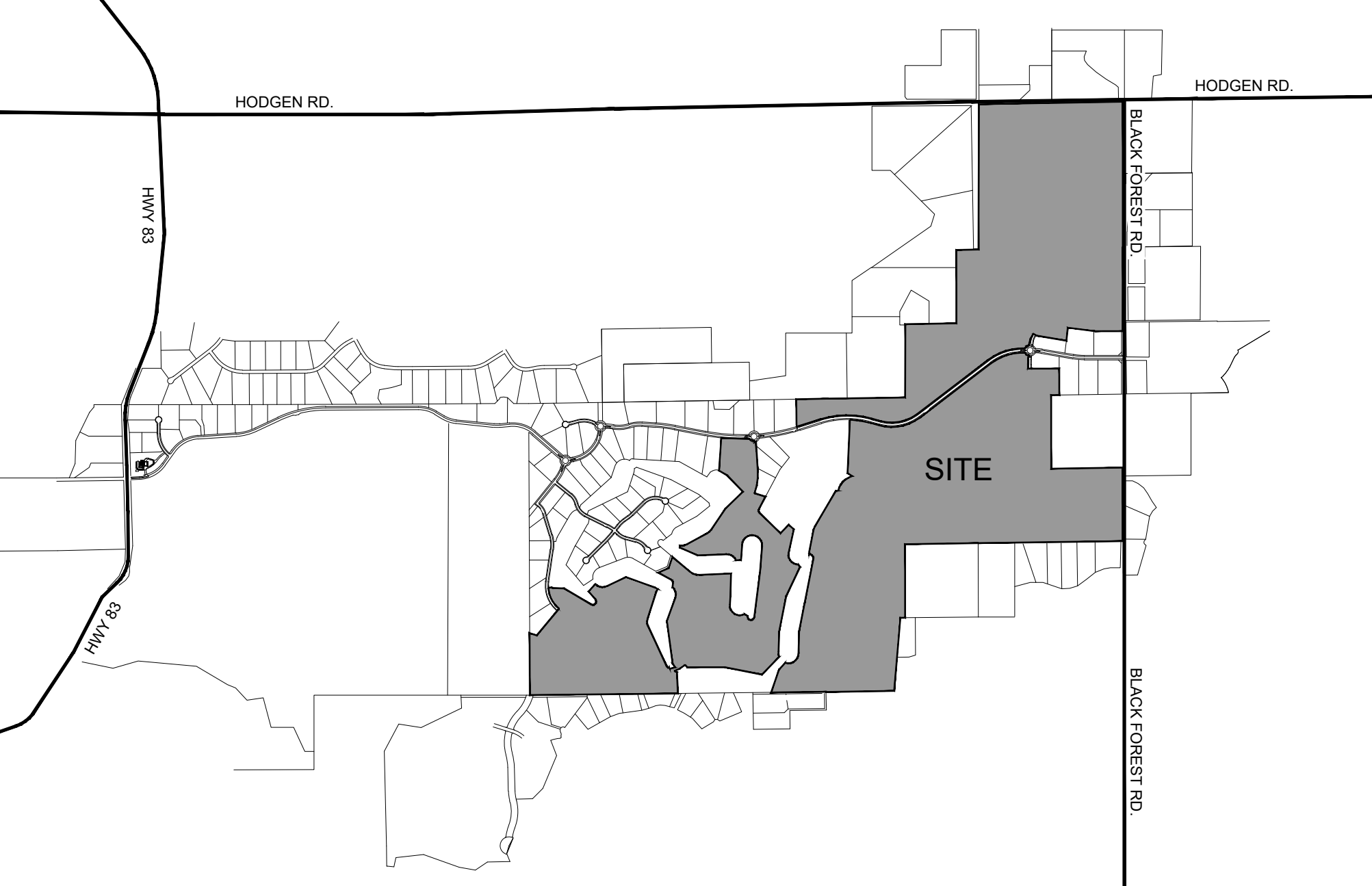
- THE FLYING HORSE NORTH PROJECT WILL BE DEVELOPED IN MULTIPLE PHASES AND PLATTED IN MULTIPLE FILINGS, WHICH HAVE YET TO BE DETERMINED. THE SEQUENCE OF CONSTRUCTION AND DEVELOPMENT IS NOT DEPENDENT UPON UTILITIES OR INFRASTRUCTURE.

GEOLOGIC HAZARDS DISCLOSURE STATEMENT:

- AREAS OF PROPOSED SUBDIVISION HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGICAL CONDITIONS, INCLUDING SEASONAL AND POTENTIALLY SEASONAL SHALLOW GROUND WATER, ARTIFICIAL FILL, LOOSE AND EXPANSIVE SOILS AND SLOPE STABILITY. THESE CONDITIONS CAN BE MITIGATED BY AVOIDANCE, RE-GRADING, PROPER ENGINEERING DESIGN, AND CONSTRUCTION TECHNIQUES. A MAP OF THE HAZARD AREAS AND PROPOSED MITIGATION MEASURES CAN BE FOUND IN THE GEOLOGICAL HAZARD STUDY AND WASTEWATER STUDY PREPARED BY ENTECH ENGINEERING INC., DATED JANUARY 15, 2019. FURTHER STUDIES OF THESE CONDITIONS SHALL BE PROVIDED WITH EITHER PRELIMINARY OR FINAL PLANS.

VICINITY MAP

SCALE = N.T.S



COUNTY FILE NUMBER: #####

DRAWN BY: JAG JOB DATE: 3/1/2022
APPROVED: PLS JOB NUMBER: 211030
CAD DATE: 3/15/2022
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0" 1"
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NO.	DATE	BY	REVISION DESCRIPTION



FLYING HORSE NORTH
DEVELOPMENT, LLC.
EL PASO COUNTY, COLORADO

FLYING HORSE NORTH SKETCH PLAN
COVER SHEET

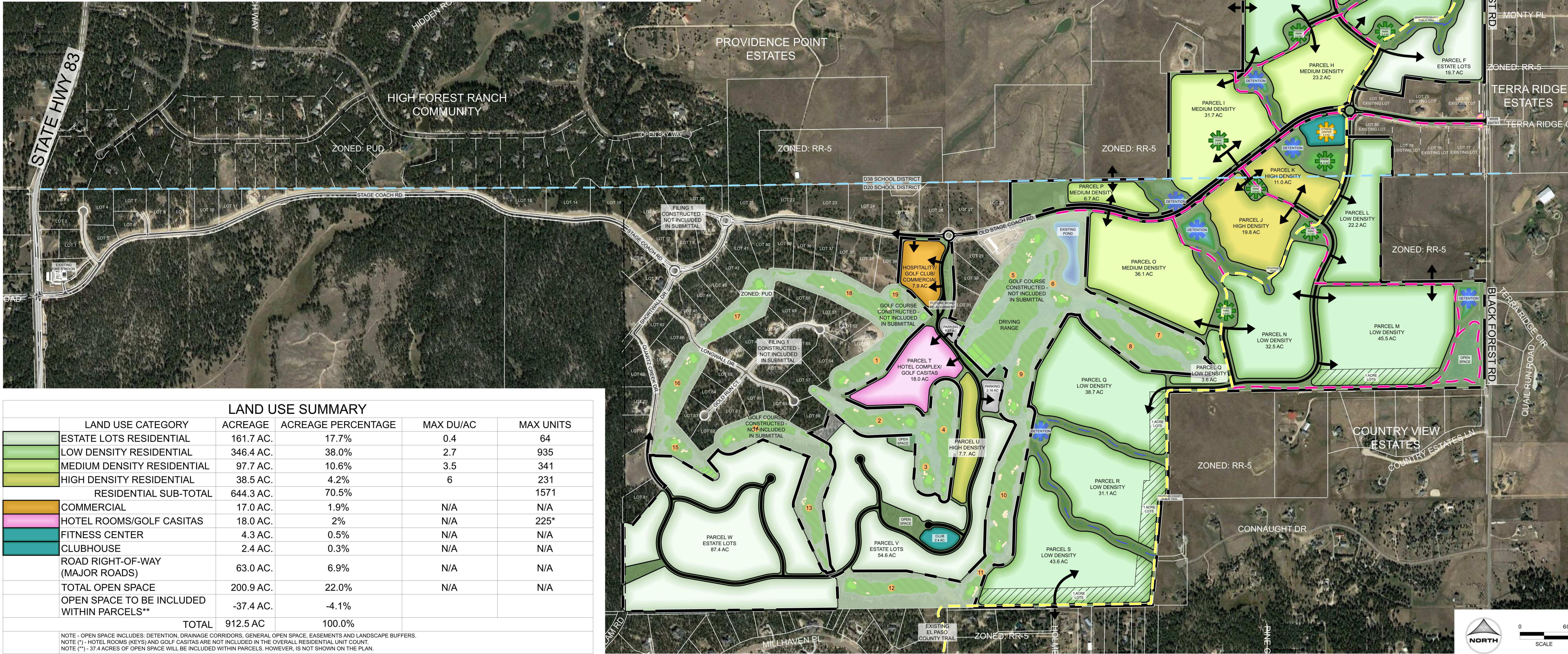
SHEET
SP.1

1

FLYING HORSE NORTH SKETCH PLAN

LEGEND

- ESTATE LOTS
- LOW DENSITY
- 1 ACRE LOTS
- MEDIUM DENSITY
- HIGH DENSITY
- HOSPITALITY/GOLF CLUB/COMMERCIAL
- HOTEL COMPLEX
- CLUB
- HOTEL PARKING
- ROADWAY
- DETENTION
- SITE BOUNDARY

 SCHOOL DISTRICT LINE FHN TRAIL PUBLIC COUNTY TRAIL DRAINAGE WAY PARK/POCKET PARK FITNESS CENTER POTENTIAL FIRE STATION PROPOSED DETENTION

LAND USE SUMMARY

LAND USE CATEGORY	ACREAGE	ACREAGE PERCENTAGE	MAX DU/AC	MAX UNITS
ESTATE LOTS RESIDENTIAL	161.7 AC.	17.7%	0.4	64
LOW DENSITY RESIDENTIAL	346.4 AC.	38.0%	2.7	935
MEDIUM DENSITY RESIDENTIAL	97.7 AC.	10.6%	3.5	341
HIGH DENSITY RESIDENTIAL	38.5 AC.	4.2%	6	231
RESIDENTIAL SUB-TOTAL	644.3 AC.	70.5%		1571
COMMERCIAL	17.0 AC.	1.9%	N/A	N/A
HOTEL ROOMS/GOLF CASITAS	18.0 AC.	2%	N/A	225*
FITNESS CENTER	4.3 AC.	0.5%	N/A	N/A
CLUBHOUSE	2.4 AC.	0.3%	N/A	N/A
ROAD RIGHT-OF-WAY (MAJOR ROADS)	63.0 AC.	6.9%	N/A	N/A
TOTAL OPEN SPACE	200.9 AC.	22.0%	N/A	N/A
OPEN SPACE TO BE INCLUDED WITHIN PARCELS**	-37.4 AC.	-4.1%		
TOTAL	912.5 AC	100.0%		

NOTE - OPEN SPACE INCLUDES: DETENTION, DRAINAGE CORRIDORS, GENERAL OPEN SPACE, EASEMENTS AND LANDSCAPE BUFFERS.
NOTE (*) - HOTEL ROOMS (KEYS) AND GOLF CASITAS ARE NOT INCLUDED IN THE OVERALL RESIDENTIAL UNIT COUNT.
NOTE (**) - 37.4 ACRES OF OPEN SPACE WILL BE INCLUDED WITHIN PARCELS. HOWEVER, IS NOT SHOWN ON THE PLAN.

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JOB DATE: 2/25/2022
JOB NUMBER: 211030

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NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
HRGreen.com

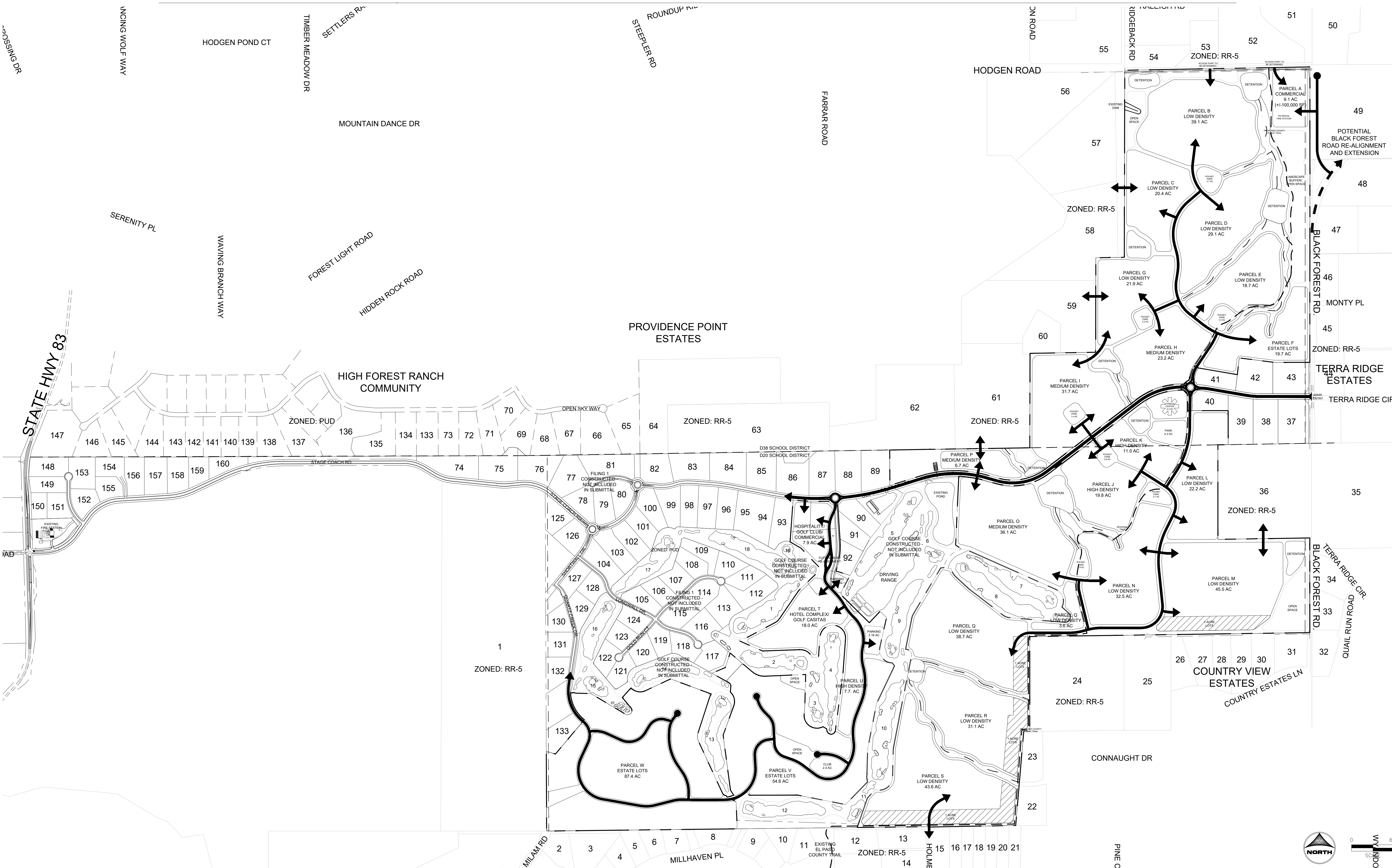
FLYING HORSE NORTH
DEVELOPMENT, LLC.
EL PASO COUNTY, COLORADO

FLYING HORSE NORTH SKETCH PLAN
SKETCH PLAN DRAWING

SHEET
SP.2

2

FLYING HORSE NORTH SKETCH PLAN



DRAWN BY: JAG JOB DATE: 3/1/2022
APPROVED: PLS JOB NUMBER: 211030
CAD DATE: 2/21/2022
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FLYING HORSE NORTH
DEVELOPMENT, LLC.
EL PASO COUNTY, COLORADO

FLYING HORSE NORTH SKETCH PLAN
ADJACENT PROPERTY DATA MAP

SHEET
SP.3

3

FLYING HORSE NORTH SKETCH PLAN

ADJACENT PROPERTY OWNERS

1. SHAMROCK SS LLC
ZONED - RR-5
15555 HWY 83
COLORADO SPRINGS, CO

17.SELF BOB J
ZONED - RR-5
5910 VESSEY ROAD
COLORADO SPRINGS, CO

33. WINNINGHAM AARON JASON
ZONED - RR-5
14940 QUAIL RUN ROAD
COLORADO SPRINGS, CO

49. WHITNEY CHRISTOPHER D
ZONED - RR-5
16485 BLACK FOREST ROAD
COLORADO SPRINGS, CO

65. BREWER GEORGE F II
ZONED - PUD
15501 OPEN SKY WAY
COLORADO SPRINGS, CO

81. SIDWELL DUSTIN JEFFREY
ZONED - PUD
4990 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO

97. KELLY J PHELAN TRUST
ZONED - PUD
5155 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO

113. VILLAGREE LLC
ZONED - PUD
5231 GOLD RUN COURT
COLORADO SPRINGS, CO

129. ST AUBYN JARED
ZONED - PUD
15233 QUARTZ CREEK DRIVE
COLORADO SPRINGS, CO

145. HOUSE JAMIE GLEN
ZONED - PUD
15575 WINDING TRAIL ROAD
COLORADO SPRINGS, CO

2. BRI J FAMILY TRUST
ZONED - PUD
4820 FOXCHASE WAY
COLORADO SPRINGS, CO

18.JONES INGRID L
ZONED - RR-5
5940 VESSEY ROAD
COLORADO SPRINGS, CO

34. LYNDE ROBERT A
ZONED - RR-5
15015 TERRA RIDGE CIRCLE
COLORADO SPRINGS, CO

50. BERENS MARK E
ZONED - RR-5
6850 HODGEN ROAD
COLORADO SPRINGS, CO

66. MONTGOMERY MONTIE C
ZONED - PUD
15547 OPEN SKY WAY
COLORADO SPRINGS, CO

82. SPARKS DUSTIN R
ZONED - PUD
5070 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO

98. WINGO JAMES D
ZONED - PUD
5115 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO

114. S&J TRUST
ZONED - PUD
5201 GOLD RUN COURT
COLORADO SPRINGS, CO

130. MOMBER SIMON R
ZONED - PUD
15232 QUARTZ CREEK DRIVE
COLORADO SPRINGS, CO

146. MATALIUS ANDREW J III
ZONED - PUD
15525 WINDING TRAIL ROAD
COLORADO SPRINGS, CO

3. PIASECKI NANCY L REVOC TRUST
ZONED - PUD
4940 FOXCHASE WAY
COLORADO SPRINGS, CO

19.RUPP JERRREY D
ZONED - RR-5
5970 VESSEY ROAD
COLORADO SPRINGS, CO

35. SPLIT PINE RANCH LIVING TRUST
ZONED - RR-5
15385 BLACK FOREST ROAD
COLORADO SPRINGS, CO

51. MOLES JUSTIN
ZONED - PUD
16550 BLACK FOREST ROAD
COLORADO SPRINGS, CO

67. RANGER CANDACE S LIVING TRUST
ZONED - PUD
15593 OPEN SKY WAY
COLORADO SPRINGS, CO

83. SPILLERS STEVEN HOWARD
ZONED - PUD
5150 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO

99. KIM MICHAEL SANG-HAK
ZONED - PUD
5075 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO

115. CHAVEZ XAVIER D
ZONED - PUD
5141 GOLD RUN COURT
COLORADO SPRINGS, CO

131. SHABE ERIC M
ZONED - PUD
15182 QUARTZ CREEK DRIVE
COLORADO SPRINGS, CO

147. WATSON RANDY
ZONED - PUD
15520 WINDING TRAIL ROAD
COLORADO SPRINGS, CO

4. BRINGARD FAMILY LICING TRUST
ZONED - PUD
14465 MILLHAVEN PLACE
COLORADO SPRINGS, CO

20. LITTLETON STANLEY
ZONED - RR-5
6010 VESSEY ROAD
COLORADO SPRINGS, CO

36. APODACA LESLIE E
ZONED - RR-5
15380 BLACK FOREST ROAD
COLORADO SPRINGS, CO

52. MUNSON BRANDON J
ZONED - RR-5
16710 BLACK FOREST ROAD
COLORADO SPRINGS, CO

68. JANNELLE EVA ALLEN REVOCABLE TRUST
ZONED - PUD
15639 OPEN SKY WAY
COLORADO SPRINGS, CO

84. PECK JAMES D
ZONED - PUD
5230 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO

100. TEUSCHER KURT
ZONED - PUD
5035 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO

116. DALY FAMILY TRUST
ZONED - PUD
14911 LONGWALL DRIVE
COLORADO SPRINGS, CO

132. ZACHAR MICHAEL R
ZONED - PUD
15132 QUARTZ CREEK DRIVE
COLORADO SPRINGS, CO

148. MARSHALL KARLYE
ZONED - PUD
15480 BILLINGS COURT
COLORADO SPRINGS, CO

5. ALLAN NEAL A
ZONED - PUD
14425 MILLHAVEN PLACE
COLORADO SPRINGS, CO

21. SWANSON BRECK C
ZONED - RR-5
6030 VESSEY ROAD
COLORADO SPRINGS, CO

37. DERKSEN PROPERTIES LLC
ZONED - PUD
6755 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO

53. MILLER ROBERT S
ZONED - RR-5
6520 HODGEN ROAD
COLORADO SPRINGS, CO

69. STUDHOLME FAMILY TRUST
ZONED - PUD
15685 OPEN SKY WAY
COLORADO SPRINGS, CO

85. WELLER ERICH G
ZONED - PUD
5310 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO

101. DOWNS BRADLEY JAMES
ZONED - PUD
55305 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO

117. STIMPLE FAMILY LLLP
ZONED - PUD
14842 LONGWALL DRIVE
COLORADO SPRINGS, CO

133. HARVEY SETH A
ZONED - PUD
15032 QUARTZ CREEK DRIVE
COLORADO SPRINGS, CO

149. VANCE ERZA G
ZONED - PUD
15450 BILLINGS COURT
COLORADO SPRINGS, CO

6. ALEX & AUTUMM SIMPSON
ZONED - PUD
14385 MILLHAVEN PLACE
COLORADO SPRINGS, CO

22. HOOKS GROUP LP
ZONED - RR-5
6005 CONNAUGHT DRIVE
COLORADO SPRINGS, CO

38. NGUYEN LINH T
ZONED - PUD
6715 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO

54. JOHN R SHANTZ & BELINDA S
ZONED - RR-5
16547 RIDGEBACK ROAD
COLORADO SPRINGS, CO

70. MAHER FAMILY REVOC LIVING TRUST
ZONED - PUD
4961 HIGH FOREST ROAD
COLORADO SPRINGS, CO

86. LAM TU T
ZONED - PUD
5390 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO

102. KAVERMAN JOSEPH A
ZONED - PUD
5215 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO

118. CREPS DARREL E III
ZONED - PUD
14912 LONGWALL DRIVE
COLORADO SPRINGS, CO

134. PITTS JOHN
ZONED - PUD
4661 HIGH FOREST ROAD
COLORADO SPRINGS, CO

150. PRI #2 LLC
ZONED - PUD
HIGHWAY 83
COLORADO SPRINGS, CO

7. MAITHILI VENKATACHALLAM
ZONED - PUD
14345 MILLHAVEN PLACE
COLORADO SPRINGS, CO

23. MCILRATH WILLIAM F TRUSTEE
ZONED - RR-5
6010 CONNAUGHT DRIVE
COLORADO SPRINGS, CO

39. MONACO57 LIVING TRUST
ZONED - PUD
6675 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO

55. NAVARETTE JEANINE A
ZONED - RR-5
6280 HODGEN ROAD
COLORADO SPRINGS, CO

71. STEPHENSON TRAVIS
ZONED - PUD
4901 HIGH FOREST ROAD
COLORADO SPRINGS, CO

87. LUERS BEACH LLC
ZONED - PUD
5470 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO

103. PIEPER RANDALL L
ZONED - PUD
5125 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO

119. CAIN JASON
ZONED - PUD
14982 LONGWALL DRIVE
COLORADO SPRINGS, CO

135. LAVEZZO NICHOLAS J
ZONED - PUD
1601 HIGH FOREST ROAD
COLORADO SPRINGS, CO

151. MCKENZIE J THOMAS
ZONED - PUD
15420 BILLINGS COURT
COLORADO SPRINGS, CO

8. DULANEY KIMBERLY L
ZONED - PUD
14325 MILLHAVEN PLACE
COLORADO SPRINGS, CO

24. WAY MARGARET E
ZONED - RR-5
14820 BLACK FOREST ROAD
COLORADO SPRINGS, CO

40. ST HENRYS LLC
ZONED - PUD
6595 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO

56. ANDREWS SCOTT W
ZONED - PUD
HODGEN ROAD
COLORADO SPRINGS, CO

72. JOHNSON LIVING TRUST
ZONED - PUD
4841 HIGH FOREST ROAD
COLORADO SPRINGS, CO

88. GREENWOOD TAYLOR J
ZONED - PUD
5550 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO

104. SHECTER TRUST
ZONED - PUD
15291 LONGWALL DRIVE
COLORADO SPRINGS, CO

120. DICKEY MICHAEL R
ZONED - PUD
5021 GOLD RUN CT
COLORADO SPRINGS, CO

136. HIGH FOREST RANCH HOMEOWNERS
ZONED - PUD
4541 HIGH FOREST ROAD
COLORADO SPRINGS, CO

152. JONE LUCAS
ZONED - PUD
15419 BILLINGS COURT
COLORADO SPRINGS, CO

9. SMITH PAUL R
ZONED - PUD
14265 MILLHAVEN PLACE
COLORADO SPRINGS, CO

25. ABELL LIVING TRUST
ZONED - RR-5
6620 COUNTRY ESTATES LANE
COLORADO SPRINGS, CO

41. SMITH AARON
ZONED - PUD
6590 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO

57. DEIM CONNIE
ZONED - RR-5
SUNDANCE RANCH LANE
COLORADO SPRINGS, CO

73. RAMIREZ MELODY B
ZONED - PUD
4781 HIGH FOREST ROAD
COLORADO SPRINGS, CO

89. LONG RUSSEL I
ZONED - PUD
5630 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO

105. CHRISTOPHER MICHAEL MARSHALL
ZONED - PUD
15051 LONGWALL DRIVE
COLORADO SPRINGS, CO

121. LIDDIARD JEREMY
ZONED - PUD
5013 GOLD RUN CT
COLORADO SPRINGS, CO

137. SALGADO PAUL R
ZONED - PUD
4415 HIDDEN ROCK ROAD
COLORADO SPRINGS, CO

153. ROGER WILLIAM T
ZONED - PUD
15479 BILLINGS COURT
COLORADO SPRINGS, CO

10.ANDERSON MATTHEW P
ZONED - PUD
5025 VESSEY ROAD
COLORADO SPRINGS, CO

26. HERRON PATRICK J
ZONED - RR-5
6650 COUNTRY ESTATES LANE
COLORADO SPRINGS, CO

42. HARRIS GEORGE D
ZONED - PUD
6670 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO

58. BR&C INC
ZONED - RR-5
30-11-65
COLORADO SPRINGS, CO

74. FOWLER NORMAN W
ZONED - PUD
4670 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO

90. PECK MICHAEL S
ZONED - PUD
5555 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO

106. BECKER JACOB J
ZONED - PUD
5142 GOLD RUN COURT
COLORADO SPRINGS, CO

122. MILLER SCOTT G
ZONED - PUD
5012 GOLD RUN CT
COLORADO SPRINGS, CO

138. JOHNSON GREGG
ZONED - PUD
4365 HIDDEN ROCK ROAD
COLORADO SPRINGS, CO

154. DOMBROWSKI MICHAEL J
ZONED - PUD
3680 STAGECOACH ROAD
COLORADO SPRINGS, CO

11.ESPENLAUB ECTON
ZONED - PUD
4985 VESSEY ROAD
COLORADO SPRINGS, CO

27. ABELL LIVING TRUST
ZONED - RR-5
6620 COUNTRY ESTATES LANE
COLORADO SPRINGS, CO

43. MCCGRATH DONALD T
ZONED - PUD
6750 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO

59. BR&C INC
ZONED - RR-5
30-11-65
COLORADO SPRINGS, CO

75. OLSON TYRONE L
ZONED - PUD
4760 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO

91. RENNER LLC
ZONED - PUD
15331 ALLEN RANCH ROAD
COLORADO SPRINGS, CO

107. KEV PARTNERS LTD
ZONED - PUD
5172 GOLD RUN COURT
COLORADO SPRINGS, CO

123. BRENNAN THOMAS LIVING TRUST
ZONED - PUD
5022 GOLD RUN CT
COLORADO SPRINGS, CO

139. ROMANS LIVING TRUST
ZONED - PUD
4315 HIDDEN ROCK ROAD
COLORADO SPRINGS, CO

155. ROBIN SCOTT BROWN LIVING TRUST
ZONED - PUD
3590 STAGECOACH ROAD
COLORADO SPRINGS, CO

12.DILLINGHAM MICHAEL V
ZONED - RR-5
14498 HOLMES ROAD
COLORADO SPRINGS, CO

28. COPPOCK AARON O
ZONED - RR-5
6680 COUNTRY ESTATES LANE
COLORADO SPRINGS, CO

44. MIKUSKA ERIC
ZONED - RR-5
15645 TERRA RIDGE CIRCLE
COLORADO SPRINGS, CO

60. CHEROKEE METROPOLITAN DISTRICT
ZONED - RR-5
30-11-65
COLORADO SPRINGS, CO

76. JONES CHRISTOPHER P
ZONED - PUD
15271 ALLEN RANCH ROAD
COLORADO SPRINGS, CO

92. BOOGAARD RYAN
ZONED - PUD
15271 ALLEN RANCH ROAD
COLORADO SPRINGS, CO

108. HENDRICKS JAMES
ZONED - PUD
5202 GOLD RUN COURT
COLORADO SPRINGS, CO

124. WINTER CHARLES C
ZONED - PUD
5082 GOLD RUN CT
COLORADO SPRINGS, CO

140. RYAN CHRISTOPHER J
ZONED - PUD
4265 HIDDEN ROCK ROAD
COLORADO SPRINGS, CO

156. JACKOWIAK RYAN
ZONED - PUD
3770 STAGECOACH ROAD
COLORADO SPRINGS, CO

13.THOMAS JOHN K
ZONED - RR-5
14490 HOLMES ROAD
COLORADO SPRINGS, CO

29. MACEDO JUAN H LOMEIL
ZONED - RR-5
6710 COUNTRY ESTATES LANE
COLORADO SPRINGS, CO

45. GARD DIANA M
ZONED - RR-5
6835 MONTY PLACE
COLORADO SPRINGS, CO

61. SUNDANCE RANCH OF BLACK FOREST
ZONED - RR-5
HODGEN ROAD
COLORADO SPRINGS, CO

77. WALTERS MICHAEL A
ZONED - PUD
4910 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO

93. ALEXANDER SCOTT E
ZONED - PUD
5395 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO

109. C&C LIVING TRUST
ZONED - PUD
5232 GOLD RUN COURT
COLORADO SPRINGS, CO

125. THEOBARD CHARLES N
ZONED - PUD
4945 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO

141. MARY CLAUDE F TRUSTEE
ZONED - PUD
4215 HIDDEN ROCK ROAD
COLORADO SPRINGS, CO

157. BALSICK LUKE A
ZONED - PUD
3860 STAGECOACH ROAD
COLORADO SPRINGS, CO

14.ERNST CHARLES H
ZONED - RR-5
14410 HOMES ROAD
COLORADO SPRINGS, CO

30. SOMBRIC WAYNE S
ZONED - RR-5
6740 COUNTRY ESTATES LANE
COLORADO SPRINGS, CO

46. FRANKOVIS JESSE J
ZONED - RR-5
6840 MONTY PLACE
COLORADO SPRINGS, CO

62. SUNDANCE RANCH OF BLACK FOREST
ZONED - RR-5
HODGEN ROAD
COLORADO SPRINGS, CO

78. YOUNG MICHAEL J
ZONED - PUD
4915 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO

94. CLAWSON MATTHEW R
ZONED - PUD
5355 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO

110. ALBRIGHT MARK PHILLIP
ZONED - PUD
5262 GOLD RUN COURT
COLORADO SPRINGS, CO

126. HOWARTH WILLIAM
ZONED - PUD
15290 SHORTWALL DRIVE
COLORADO SPRINGS, CO

142. STREVELL MICHAEL W
ZONED - PUD
4165 HIDDEN ROCK ROAD
COLORADO SPRINGS, CO

158. HIMES ELMER S
ZONED - PUD
3950 STAGECOACH ROAD
COLORADO SPRINGS, CO

15.WAUGH JOSHUA T
ZONED - RR-5
14445 HOLMES ROAD
COLORADO SPRINGS, CO

31. HOPSON SEAN
ZONED - RR-5
6770 COUNTRY ESTATES LANE
COLORADO SPRINGS, CO

47. OLIVAS SOCORRO J
ZONED - RR-5
6905 ALPACA HEIGHTS
COLORADO SPRINGS, CO

63. SHELL JAMES R II
ZONED - RR-5
15550 FARRAR ROAD
COLORADO SPRINGS, CO

79. DAY GREGORY
ZONED -PUD
4955 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO

95. PLAISTOWE NORMAN H
ZONED - PUD
5315 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO

111. VILIESIS TRUST
ZONED - PUD
5292 GOLD RUN COURT
COLORADO SPRINGS, CO

127. GERBER JOSEPH DAVID
ZONED - PUD
15262 SHORTWALL DRIVE
COLORADO SPRINGS, CO

143. GOULD TODD E
ZONED - PUD
4115 HIDDEN ROCK ROAD
COLORADO SPRINGS, CO

159. OTERO THEODOAORE M III
ZONED - PUD
4040 STAGECOACH ROAD
COLORADO SPRINGS, CO

16.HOFFPAUIR DAN W JR
ZONED - RR-5
14495 HOMES ROAD
COLORADO SPRINGS, CO

32. MCKINLEY DAVID R
ZONED - RR-5
14920 QUAIL RUN ROAD
COLORADO SPRINGS, CO

48. HILL DOUGLAS E
ZONED - RR-5
6910 ALPACA HEIGHTS
COLORADO SPRINGS, CO

64. SHELL JAMES R II
ZONED - RR-5
15550 FARRAR ROAD
COLORADO SPRINGS, CO

80. RZONCA THADDEUS
ZONED - PUD
4995 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO

96. RAMPART ENTERPRISES INC
ZONED - PUD
5235 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO

112. SHOPTAUGH GLENN MARK
ZONED - PUD
5261 GOLD RUN COURT
COLORADO SPRINGS, CO

128. COFFEY LAVANSON C III
ZONED - PUD
15192 SHORTWALL DRIVE
COLORADO SPRINGS, CO

144. DESAUTELS BRUCE T
ZONED - PUD
4661 HIDDEN ROCK ROAD
COLORADO SPRINGS, CO

160. HARRIS GUY MCALLISTER
ZONED - PUD
4130 STAGECOACH ROAD
COLORADO SPRINGS, CO

DRAWN BY: JAG JOB DATE: 3/1/2022
APPROVED: PLS JOB NUMBER: 211030
CAD DATE: 3/15/2022
CAD FILE: J:\2021\211030\CAD\Drawgs\C\Sketch-Plan\ADJACENT-PROPERTY

BAR IS ONE INCH ON
OFFICIAL DRAWINGS.
0 1" IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION



FLYING HORSE NORTH
DEVELOPMENT, LLC.
EL PASO COUNTY, COLORADO

FLYING HORSE NORTH SKETCH PLAN
ADJACENT PROPERTY DATA OWNERS

SHEET
SP.4

4

HR GREEN Xrefs: xgb-1-ARCH D101: BUBBLE-PLAN-EX-ala