

EL PASO COUNTY



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HOLLY WILLIAMS
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PLANNING & COMMUNITY DEVELOPMENT

TO: El Paso County Planning Commission
Brian Risley, Chair

FROM: Ryan Howser, AICP Planner III
Gilbert LaForce, PE Senior Engineer
Kevin Mastin, Interim Executive Director

RE: Project File #: SKP-22-003
Project Name: Flying Horse North
Parcel Nos.: 51000-00-437, 51300-00-002, 51300-00-004, 51310-00-001, 51310-05-001, 61360-00-003, 61360-00-004, 61360-03-004, 61360-04-037, and 61360-04-038

OWNER:	REPRESENTATIVE:
PRI #2, LLC c/o Elite Properties of America Flying Horse Country Club 2138 Flying Horse Club Drive Colorado Springs, CO, 80921	HR Green Development, LLC 1975 Research Parkway, Suite 230 Colorado Springs, CO, 80920

Commissioner District: 1

Planning Commission Hearing Date:	11/3/2022
Board of County Commissioners Hearing Date	11/15/2022

EXECUTIVE SUMMARY

A request by PRI #2, LLC, c/o Elite Properties of America, and Flying Horse Country Club, LLC, for approval of a sketch plan for 846 single-family residential lots, approximately 58.8 acres of commercial and hotel uses, and approximately 204 acres of open space. The 912-acre property is zoned PUD (Planned Unit Development) and RR-5 (Residential Rural), and is located at the southwest corner of Hodgen Road and Black Forest Road, continuing south to incorporate land on the north and south sides of Old Stagecoach Road



and within Sections 30, 31, and 36, Township 11 South, Ranges 65 and 66 West of the 6th P.M.

A. REQUEST/WAIVERS/DEVIATIONS/AUTHORIZATION

Request: A request by PRI #2, LLC, c/o Elite Properties of America, and Flying Horse Country Club, LLC, for approval of a sketch plan for 846 single-family residential lots, approximately 58.8 acres of commercial and hotel uses, and approximately 204 acres of open space on 912 acres.

Waiver(s)/Deviation(s): There are no waivers or deviations associated with this request.

Authorization to Sign: There are no items requiring signature associated with this request.

B. PLANNING COMMISSION SUMMARY

Request Heard:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

C. APPROVAL CRITERIA

The Planning Commission and BOCC shall determine that the following criteria for approval outlined in Section 7.2.1, Sketch Plan, of the El Paso County Land Development Code (2022), have been met to approve a Sketch Plan:

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
- The proposed subdivision is in conformance with the requirements of this Code;
- The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area;
- The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies;

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- Services are or will be available to meet the needs of the subdivision including, roads, police and fire protection, schools, recreation facilities, and utility service facilities;
- The soil is suitable for the subdivision;
- The geologic hazards do not prohibit the subdivision, or can be mitigated;
- The subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. §34-1-302(1), et seq.];
- The design of the subdivision protects the natural resources or unique landforms;
- The proposed methods for fire protection are adequate to serve the subdivision; and
- The subdivision is appropriate and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.

D. LOCATION

North: RR-5 (Residential Rural)	Residential
PUD (Planned Unit Development)	Residential
South: RR-5 (Residential Rural)	Residential
PUD (Planned Unit Development)	Residential
East: RR-5 (Residential Rural)	Residential
West: RR-5 (Residential Rural)	Vacant

E. BACKGROUND

The Board of County Commissioners (BoCC) approved a map amendment from RR-5 (Residential Rural) to PUD (Planned Unit Development) for the Flying Horse North PUD on December 13, 2016 (PCD File No. PUD-16-002). The Flying Horse North PUD comprises of 1,417.5 acres and consists of 283 single-family residential lots with a minimum lot size of 2.5 acres and 313.5 acres of open space, resulting in a net density of approximately one (1) residential unit per five (5) acres.

The BoCC concurrently approved the Flying Horse North preliminary plan and the Flying Horse North Filing No. 1 final plat on September 4, 2018 (PCD File Nos. SP-17-012 and SF-18-001, respectively). The Flying Horse North preliminary plan area encompasses the same area as the PUD Filing 1 of Flying Horse North and consists of 80 single-family residential lots and a golf course. The PCD Director administratively approved the Flying Horse North Filing No. 2 final plat on August 22, 2022, which consists of one (1) single family lot within the Flying Horse North PUD area. After

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Filings 1 and 2 are taken into account, the remaining area within the Flying Horse North PUD consists of approximately 857 acres and 202 proposed single-family residential units.

The applicant is proposing to establish the Flying Horse North sketch plan, which intends to add a mix of housing densities and commercial uses to the project area. The Flying Horse North Filings 1 and 2 are excluded from the boundary of the proposed sketch plan and an additional 39-acre parcel which was not a part of the original PUD is proposed to be incorporated into the sketch plan, resulting in a 912-acre development area for the proposed sketch plan.

The proposed sketch plan would allow an increase in the maximum number of single-family residential dwelling units from 202 to 846, resulting in a net increase of 644 single-family residential units for Flying Horse North. The sketch plan proposes a mix in residential densities ranging from one (1) residential unit per five (5) acres, to three (3) residential units per acre. Lower density areas are proposed along the perimeter of the sketch plan area, and higher density areas are proposed in the internal portions of the sketch plan areas and near the commercial areas.

The proposed sketch plan would represent an increase in gross residential density within the entire development area from approximately one (1) residential unit per five (5) acres to approximately one (1) residential unit per 1.5 acres. The proposed gross residential density within the sketch plan area (excluding the previously approved filings) is approximately one (1) residential unit per acre. The sketch plan proposes to establish a maximum gross density of 0.93 residential units per acre. The sketch plan proposes approximately 46 acres of residential development with a maximum density of three (3) residential units per acre, representing the highest-density area proposed within the development.

In addition to residential uses, the sketch plan proposes to incorporate approximately 58.8 acres of nonresidential uses, which include a hotel, golf club, restaurant, fitness center, and estate hotel rooms, hotel casitas, and hotel flats. Please see the attached sketch plan exhibit for a complete breakdown of land use types and areas. The proposed net residential density within the sketch plan area (excluding the nonresidential uses) is approximately 1.25 residential units per acre.

F. ZONING ANALYSIS

1. Land Development Code Compliance

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The sketch plan process allows for review, at a conceptual level, of the feasibility and design characteristics of the proposal based on the standards set forth in the El Paso County Land Development Code and the review and approval criteria listed above. The request is for residential and commercial development; the residential development is generally compatible with the existing residential uses in the area; however, the proposed high density residential components as well as the commercial uses may not be compatible with the existing residential uses in the area.

2. Zoning Compliance

The property included in the sketch plan area is within an established site-specific PUD. Because the density exceeds the allowance established in the PUD and the proposed sketch plan proposed additional uses not originally identified within the PUD, if the sketch plan is approved, the applicant will be required to submit and receive approval by the BoCC of revised PUD Development Plans for the proposed development areas within the sketch plan area.

G. MASTER PLAN ANALYSIS

1. Your El Paso Master Plan

a. Large-Lot Residential

Placetype Character:

“The Large-Lot Residential placetype consists almost entirely of residential development and acts as the transition between placetypes. Development in this placetype typically consists of single-family homes occupying lots of 2.5 acres or more, and are generally large and dispersed throughout the area so as to preserve a rural aesthetic. The Large-Lot Residential placetype generally supports accessory dwelling units as well. Even with the physical separation of homes, this placetype still fosters a sense of community and is more connected and less remote than Rural areas. Large-Lot Residential neighborhoods typically rely on well and septic, but some developments may be served by central water and waste-water utilities. If central water and wastewater can be provided, then lots sized less than 2.5 acres could be allowed if; 1.) the overall density is at least 2.5 acres/lot, 2.) the design for development incorporates conservation of open space, and 3.) it is compatible with the character of existing developed areas.



Conservation design (or clustered development) should routinely be considered for new development within the Large-Lot Residential placetype to provide for a similar level of development density as existing large-lot areas while maximizing the preservation of contiguous areas of open space and the protection of environmental features. While the Large-Lot Residential placetype is defined by a clear set of characteristics, the different large-lot areas that exist throughout the County can exhibit their own unique characters based on geography and landscape.”

Recommended Land Uses:

Primary

- Single-family Detached Residential (typically 2.5-acre lots or larger)

Supporting

- Parks/Open Space
- Commercial Retail (Limited)
- Commercial Service (Limited)
- Agriculture

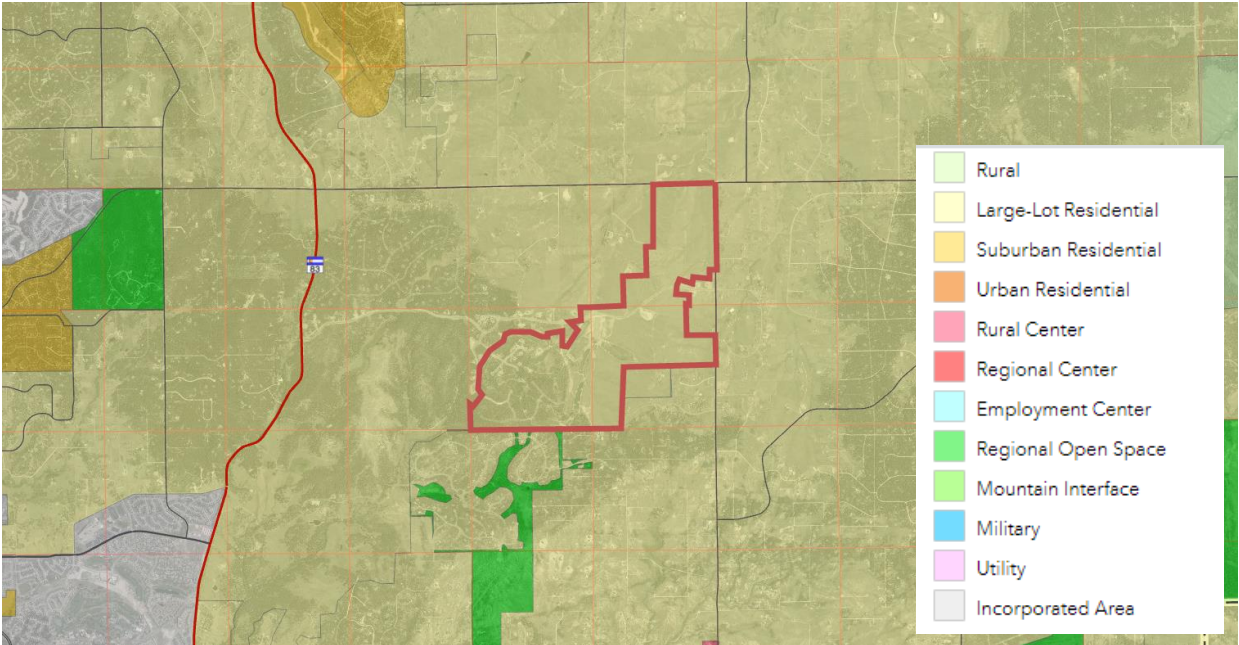


Figure G.1: Placetype Map



Analysis:

The property is located within the Large-Lot Residential placetype. The Large-Lot Residential placetype supports the rural character of the County while providing for unique and desirable neighborhoods. Relevant goals and objectives that the sketch plan may be consistent with are as follows:

Goal LU3 – *Encourage a range of development types to support a variety of land uses.*

Goal LU4 – *Continue to encourage policies that ensure “development pays for itself.”*

Goal HC1 – *Promote development of a mix of housing types in identified areas.*

Objective HC1-5 – *Focus detached housing development in Large-Lot Residential and Suburban Residential areas given the increasing infrastructure and environmental constraints associated with such development to help maintain the established character of rural communities.*

Objective TM2-1 – *Transportation improvements should prioritize active modes of transportation and connections to local destinations over vehicular travel and regional trips.*

Objective CFI3-5 – *Continue to improve coordination with fire districts, developers, and other groups to ensure that new development provides appropriate fire suppression water supplies and infrastructure.*

Goal RT3 – *Explore projects, programs, and initiatives for enhancing tourism in unincorporated areas.*

Relevant goals and objectives that the sketch plan may not be consistent with are as follows:

Goal LU1 – *Ensure compatibility with established character and infrastructure capacity.*



Objective LU3-1 – Development should be consistent with the allowable land uses set forth in the placetypes first and second to their built form guidelines.

Goal HC2 – Preserve the character of rural and environmentally sensitive areas.

Goal HC2 Specific Strategy – Within the Large-Lot Residential placetype, conservation design should be primarily utilized for preserving El Paso County’s rural character, defined by large swaths of open space with minimal development.

Objective HC4-1 – Denser housing development should occur in Suburban Residential, Urban Residential, Rural Center, and Regional Center placetypes.

The sketch plan proposes a wide range of residential densities, ranging from rural to urban density single-family detached residential development. This proposal is not consistent with the Large-Lot Residential placetype, which recommends a minimum residential lot size of 2.5 acres. Minimum lot sizes are not established with a sketch plan; however, the proposed sketch plan is proposing a gross residential density of approximately one (1) dwelling unit per acre, with approximately 46 acres consisting of a density of up to three (3) residential units per acre, which is greater than what the Master Plan recommends for this placetype.

The sketch plan identifies a hotel with amenities as a proposed use. The Master Plan identifies tourism commercial as a land use category; however, the Large-Lot Residential placetype does not identify tourism commercial as a recommended land use within the placetype. Therefore, the tourism commercial use that is proposed with the sketch plan is not consistent with the recommended land uses in the placetype.

The proposed densities and some of the proposed uses may not be compatible with the surrounding area, which may not be consistent with the Plan’s Goals, Objectives, and Strategies for this area. However, the sketch plan proposes to locate areas of lower density consisting of lots with a minimum lot size of 5 acres to 2.5 acres on the perimeter of the development



to promote a density transition between the existing residential areas and the areas of higher density proposed to be located internal to the development, which may improve compatibility with surrounding residential densities.

The mix of housing densities and the mix of uses proposed with the sketch plan is consistent with several of the Plan's Goals and Objectives. All of the residential uses proposed with the sketch plan are detached housing products, which is consistent with the Plan's recommendations for the Large-Lot Residential placetype. The placetype identifies commercial retail and commercial service as limited recommended supporting land uses, as well as parks and open space as a recommended supporting land use.

b. Area of Change Designation: Minimal Change Developed

These areas have undergone development and have an established character. Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area. For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population. The inverse is also possible where an undeveloped portion of a denser neighborhood could redevelop to a less intense suburban scale. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained.



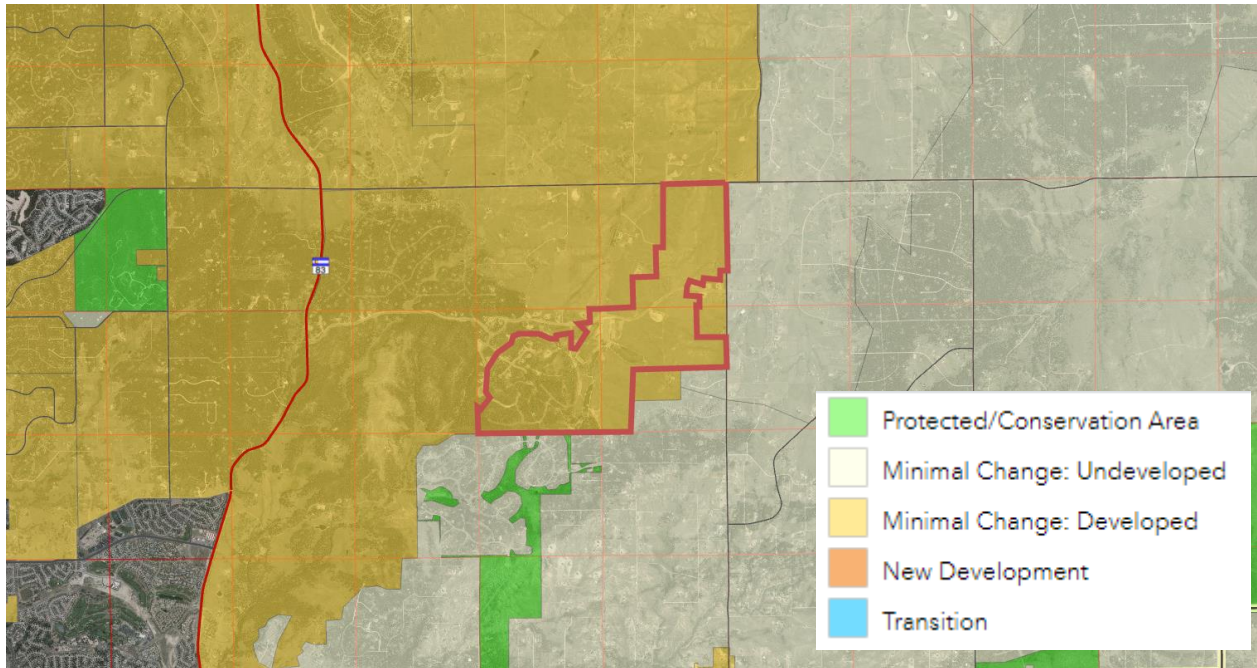


Figure G.2: Area of Change Map

Analysis:

The property is located in an area which is not expected to significantly change in character due to primarily being surrounded by developed land. The level of change proposed with the sketch plan may not be consistent with the level of change identified in the Area of Change, as the character of the area may be significantly transformed. The proposed density is greater than the surrounding areas, which primarily consists of large-lot rural residential uses and lot sizes greater than 2.5 acres. This area is not adjacent to a built-out area; however, the Master Plan identifies that land identified in the Minimal Change: Developed Area of Change will not likely significantly change in character. Commercial uses are not located within the immediate vicinity of the subject property.

c. Key Area Influences

El Paso County represents a vast area composed of many distinct areas. These “Key Areas” have their own unique identities and are generally localized into smaller geographic areas with distinct characteristics that distinguish them from other areas of the County. The subject property is potentially influenced by two Key Areas: 1) Forested Area and 2) Potential Areas for Annexation.



Forested Area

This Key Area includes parts of the County where natural forests are the predominant feature such as Black Forest, areas north of Peyton, and areas along Highway 115 as well as lands within Pike National Forest. Pike National Forest is one of the County's largest natural amenities and tourist destinations. Continued coordination with the U.S. Forest Service is critical to ensuring future development in areas adjacent to the Forest do not negatively impact the natural environment. There are also many established communities within Pike National Forest particularly in Ute Pass and along Highway 115. New development and any redevelopment in these locations should be of a lower intensity to mitigate any impacts on the Forest, properly manage stormwater, provide safe access to major roads and state highways for the traveling public and emergency response vehicles and adhere to the strictest building codes to prevent any hazards such as fires and soil erosion related to poor planning, design, and construction.

Managed residential growth, along with supportive commercial uses, have helped the other forested areas preserve their natural amenities while supporting the daily needs of a thriving local community. The seamless connection between the natural environment and small-scale, low intensity development is critical to their identity. All new development and redevelopment in this Key Area should strictly adhere to the transportation and infrastructure, stormwater requirements, built form, and transition guidelines outlined in their appropriate placetypes. Each development proposal should also be reviewed on a case-by-case basis to determine its specific impact on the forested area and the established character of the individual community.

Potential Areas for Annexation

A significant portion of the County's expected population growth will locate in one of the eight incorporated municipalities. As the largest municipality in El Paso County, Colorado Springs is expected to grow in population over the next several decades. As a result of this growth, Colorado Springs, and other municipalities including Fountain and Monument, will need to annex parts of unincorporated County to plan for and accommodate new development. This will either occur through new development within



existing municipal limits or the annexation of subdivisions in unincorporated parts of the County.

This Key Area outlines the portions of the County that are anticipated to be annexed as development occurs. It is imperative that the County continue to coordinate with the individual cities and towns as they plan for growth. Collaboration with the individual communities will prevent the unnecessary duplication of efforts, overextension of resources, and spending of funds. The County should coordinate with each of the municipalities experiencing substantial growth the development of an intergovernmental agreement similar to that developed with Colorado Springs.

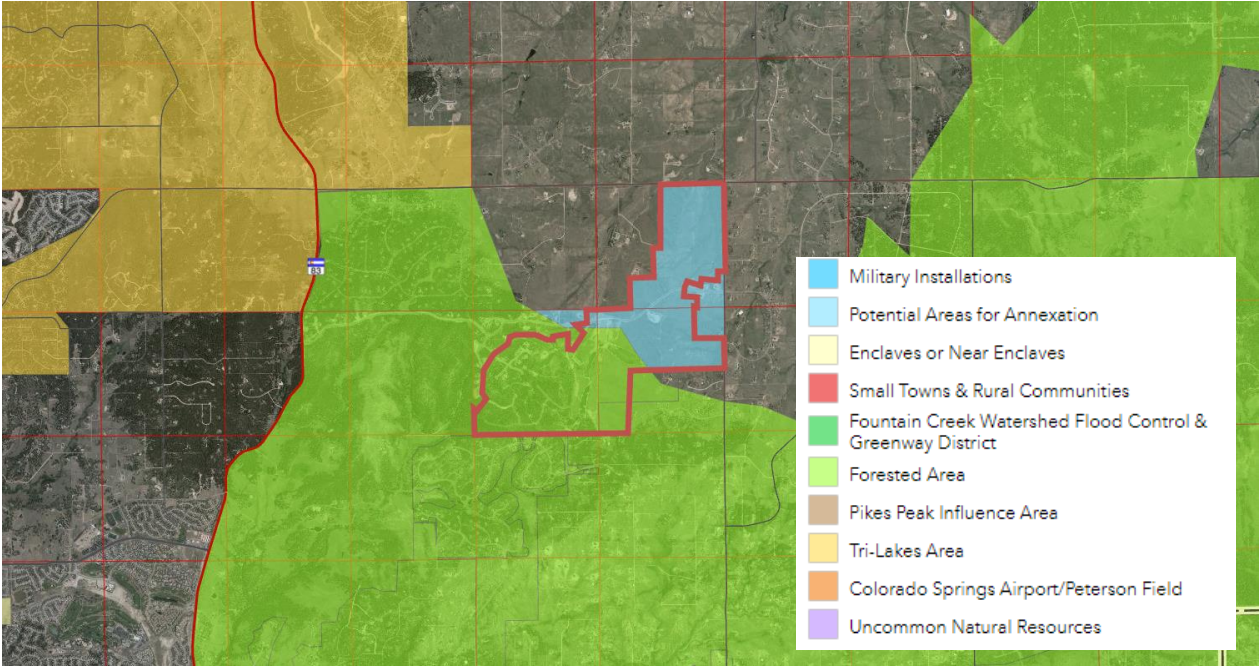


Figure G.3: Key Area Map

Analysis:

Forested Area

The subject property is partially located within the forested area of Black Forest. Relevant strategies are as follows:

Goal LU1 Specific Strategy – All new development and redevelopment in the Forested Area should strictly adhere to the transportation and infrastructure, stormwater requirements, built form, and transition



guidelines outlined in their appropriate placetypes. Each development proposal should also be reviewed on a case-by-case basis to determine its specific impact on the Forested Area and the established character of the individual community.

Goal LU1 Specific Strategy – *New development and any redevelopment in Forested Areas should be of a lower intensity to mitigate any impacts on the Forest, properly manage stormwater, provide safe access to major roads and state highways for the traveling public and emergency response vehicles and adhere to the strictest building codes to prevent any hazards such as fires and soil erosion related to poor planning, design, and construction.*

The applicant is proposing to locate areas of lower density consisting of residential lots with minimum lot sizes of 5 and 2.5 acres within the Forested Area. Areas of higher density are not proposed to be located within the portion of the property located within the Forested Area. This is consistent with the Specific Strategies identified above and may limit potential impacts on the Forested Area. However, the applicant is also proposing to locate the hotel and associated commercial uses within the Forested Area which may impact the Forested Area and may not be compatible with the established character of the community.

Potential Areas for Annexation

The subject property is partially located within the Potential Areas for Annexation. Pursuant to the County's Intergovernmental Agreement with the City of Colorado Springs, the City has identified this area as a potential for annexation and has requested that the roads be built to City standards. The sketch plan proposes to locate areas of higher densities in this area, as they may be annexed into the City in the future. However, this property is not contiguous to the City boundary; the nearest City boundary is located approximately 2.8 miles southwest of the portion of the property identified as Potential Areas for Annexation.

d. Other Implications (Priority Development, Housing, etc.)

The subject property is located within the Black Forest/North Central Area Large-Lot Residential Priority Development Area. The Master Plan identifies the following strategies regarding development in this area:

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- Careful planning is required to **promote health of natural areas, especially the forest**, while accommodating new development for future residents.
- The County should **maintain existing and expand the Large-Lot Residential placetype in this area** in a development pattern that matches the existing character of the developed Black Forest community.
- **Commercial nodes should be considered where appropriately served by the transportation network** in the northern area to provide commercial goods and services within closer proximity to the population in this area. This would reduce unnecessary travel to other parts of the County and establish key commercial areas within the communities that need them.

The sketch plan proposes to locate lower density residential areas in the Forested Area; however, the overall proposed density and tourism commercial uses may not match the existing character of the developed Black Forest community.

2. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

Goal 1.1 – *Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.*

Policy 1.1.1 – *Adequate water is a critical factor in facilitating future growth and it is incumbent upon the County to coordinate land use planning with water demand, efficiency and conservation.*

Goal 1.2 – *Integrate water and land use planning.*



Policy 5.2.4 – Encourage the locating of new development where it can take advantage of existing or proposed water supply projects that would allow shared infrastructure costs.

Policy 5.5.1 – Discourage individual wells for new subdivisions with 2.5 acre or smaller average lot sizes, especially in the near-surface aquifers, when there is a reasonable opportunity to connect to an existing central system, alternatively, or construct a new central water supply system when the economies of scale to do so can be achieved.

Policy 6.0.1 – Continue to require documentation of the adequacy or sufficiency of water, as appropriate, for proposed development.

The Water Master Plan includes demand and supply projections for central water providers in multiple regions throughout the County. The proposed development is proposed to be served by Cherokee Metropolitan District, a central water provider. The property is located within Planning Region 2 of the Plan, which is an area anticipated to experience growth by 2040. The following information pertains to water demands and supplies in Region 2 for central water providers:

The Plan identifies the current demand for Region 2 to be 7,532 acre-feet per year (AFY) (Figure 5.1) with a current supply of 13,607 AFY (Figure 5.2). The projected demand in 2040 is at 11,713 AFY (Figure 5.1) with a projected supply of 20,516 AFY (Figure 5.2) in 2040. The projected demand at build-out in 2060 is 13,254 AFY (Figure 5.1) with a projected supply of 20,756 AFY (Figure 5.2) in 2060. This means that by 2060 a surplus of 7,502 AFY is anticipated for Region 2.

Findings of sufficiency with respect to water quality, quantity, and dependability are not required with sketch plan approvals, but will need to be made with subsequent preliminary plan and/or final plat approvals for development within the sketch plan amendment area. However, sufficient information to identify probable compliance with the water supply standards and identification of any need for additional water supplies is required pursuant to Section 7.2.1 of the Code.

Water feasibility has been analyzed with the review of the proposed sketch plan; the applicant has provided a general intent to serve letter from the District and a water resources report. However, the District is not projected to have adequate

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capacity or infrastructure to support the anticipated increase in the number of dwelling units. At this time, the applicant has identified that improvements are needed in order for the District to be able to adequately provide water service to support the development; however, the specific additional capacity or the specific improvements that are needed have not been identified.

3. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low to moderate wildlife impact potential. El Paso County Environmental Services, Colorado Parks and Wildlife, Colorado State Forest Service, U.S. Fish & Wildlife Service, and U.S. Forest Service were each sent referrals and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies floodplain deposits in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

Please see the attached Park Advisory Board recommendations which include an analysis regarding conformance with The El Paso County Parks Master Plan (2013). Urban and regional fees or land dedication are not required with consideration of a sketch plan. Park Advisory Board recommendations include the following:

“While staff is pleased with the applicant’s continuing efforts to provide a high level of recreational facilities and amenities to the residents and visitors of Flying Horse North, staff finds the realigned regional trail corridor less than adequate. This is primarily due to the confined nature of the trail, which restricts the trail designer’s ability to work with the natural terrain features, thus resulting in a generally straight, non-sustainable trail. Staff recommends that the applicant design a corridor that allows for a more variable, interesting, and sustainable regional trail. Furthermore, staff recommends the applicant provide a 25-foot wide public regional trail easement to be dedicated to the County via forthcoming final plats for public access, construction, and maintenance of the primary regional trail.”

H. PHYSICAL SITE CHARACTERISTICS

1. Hazards

No hazards have been identified during the review of the proposed sketch plan.

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2. Floodplain

FEMA Flood Insurance Rate Map (FIRM) panel number 08041C0305G and 08041C0315G which has an effective date of December 07, 2018, indicates the majority of the development is located within Zone X, areas outside of the 500-yr floodplain. A small section along the northern boundary is located within Zone A, areas within the 100-year floodplain. Approved base flood elevation data shall be shown with future subdivision plat of the 100-year floodplain per LDC Section 8.4.2.B.1.e.i.

3. Drainage and Erosion

The development is located within Black Squirrel Creek and East Cherry Creek drainage basin. Black Squirrel Creek drainage basin is included in the El Paso County drainage basin fee program and fees will be due at the time of final plat(s) recordation.

The portion of the site located within Black Squirrel Creek drainage basin generally drains to the southwest and the portion of the site located within East Cherry Creek drainage basin generally drains to the north. Per the Master Development Drainage Plan stormwater will be conveyed into 16 onsite full spectrum detention facilities for water quality and flood control to mitigate the impact of drainage from the development. Additional details for the detention basin designs will be required with each preliminary plan and final plat application within the development.

A grading and erosion control plan is not required at the time of a sketch plan submittal.

4. Transportation

The development is subject to the El Paso County Road Impact Fee program (Resolution No. 19-471).

The master traffic impact study estimates the development will generate approximately 18,108 average daily trips. Upon assumed development build-out signalization of State Highway 83 and Stagecoach Road intersection, and at Black Forest Road and Old Stagecoach Road intersection may be warranted. Said intersections should be monitored as development progresses to determine when or if traffic signal is appropriate.

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As requested by the City of Colorado Springs this development will follow the Intergovernmental Agreement (IGA) For Municipal Annexation (Resolution No. 55-21) and will design and construct all public improvements to City of Colorado Springs standards should the City elect to annex this development in the future.

I. SERVICES

1. Water

Findings of sufficiency with respect to water quality, quantity, and dependability are not required with consideration of a sketch plan. Findings of sufficiency will be made with subsequent preliminary plan and/or final plat approvals for development within the sketch plan area. Cherokee Metropolitan District has provided a general intent to provide water service; however, it should be noted that the District does not have adequate capacity or infrastructure to support the development at this time.

2. Sanitation

Cherokee Metropolitan District has provided a general intent to provide wastewater service. Findings of sufficiency with respect to adequacy of the proposed methods of wastewater disposal are not required with sketch plan approvals.

3. Emergency Services

Fire protection and emergency services are provided by Black Forest Fire Protection District. The District was sent a referral and has no outstanding comments.

4. Utilities

Mountain View Electrical Association (MVEA) currently provides electrical service to properties in the Meridian Ranch development. Black Hills Energy provides natural gas service to properties in Meridian Ranch. MVEA and Black Hills Energy were each sent referrals; MVEA has no outstanding comments and Black Hills Energy did not provide a response.

5. Metropolitan Districts

The property is not located within the boundary of a metropolitan district.

6. Schools

Land dedication and fees in lieu of school land dedication are not required for a sketch plan application.

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J. APPLICABLE RESOLUTIONS

See attached resolution

K. STATUS OF MAJOR ISSUES

There are no major issues at this time.

L. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and Board of County Commissioners find that the request meets the criteria for approval outlined in Section 7.2.1 of the El Paso County Land Development Code (2022) staff recommends the following conditions and notations:

CONDITIONS

1. Development of the property within the amended sketch plan, including, but not limited to, zoning, preliminary plan, and final plats shall be in general or substantial conformance with the approved Flying Horse North Sketch Plan (SKP-22-003). Amendments to the sketch plan may only be made subject to the limitations contained in the El Paso County Land Development Code (2022), as amended.
2. If the applicant intends to petition for annexation of any portion of the property within this Sketch Plan into the City of Colorado Springs, the applicant shall enter into a project-specific annexation intergovernmental agreement with the City and the County concurrently with review and approval of any preliminary plan containing such property proposed to be annexed.

NOTATIONS

1. Applicable park, school, transportation, drainage, bridge, and traffic fees shall be paid to the El Paso County Planning and Community Development Department at the time of recording any final plat.
2. Access locations and roadway classifications are conceptual only and will be determined at the time of preliminary plan review. Final locations and classifications of roadways will be subject more detailed land use design and subdivision review.

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M. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified one-hundred and eighteen (118) adjoining property owners on October 18, 2022, for the Planning Commission meeting. Responses will be provided at the hearing.

N. ATTACHMENTS

Vicinity Map

Letter of Intent

Sketch Plan

Parks Advisory Board Comments

Draft Planning Commission Resolution

Public Responses

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El Paso County Parcel Information

File Name:

6136000003
6136000005
6136003004
PARCEL

SMITH JEFFREY B
PRI #2 LLC C/O Elite Properties of America
FLYING HORSE COUNTRY CLUB LLC
NAME

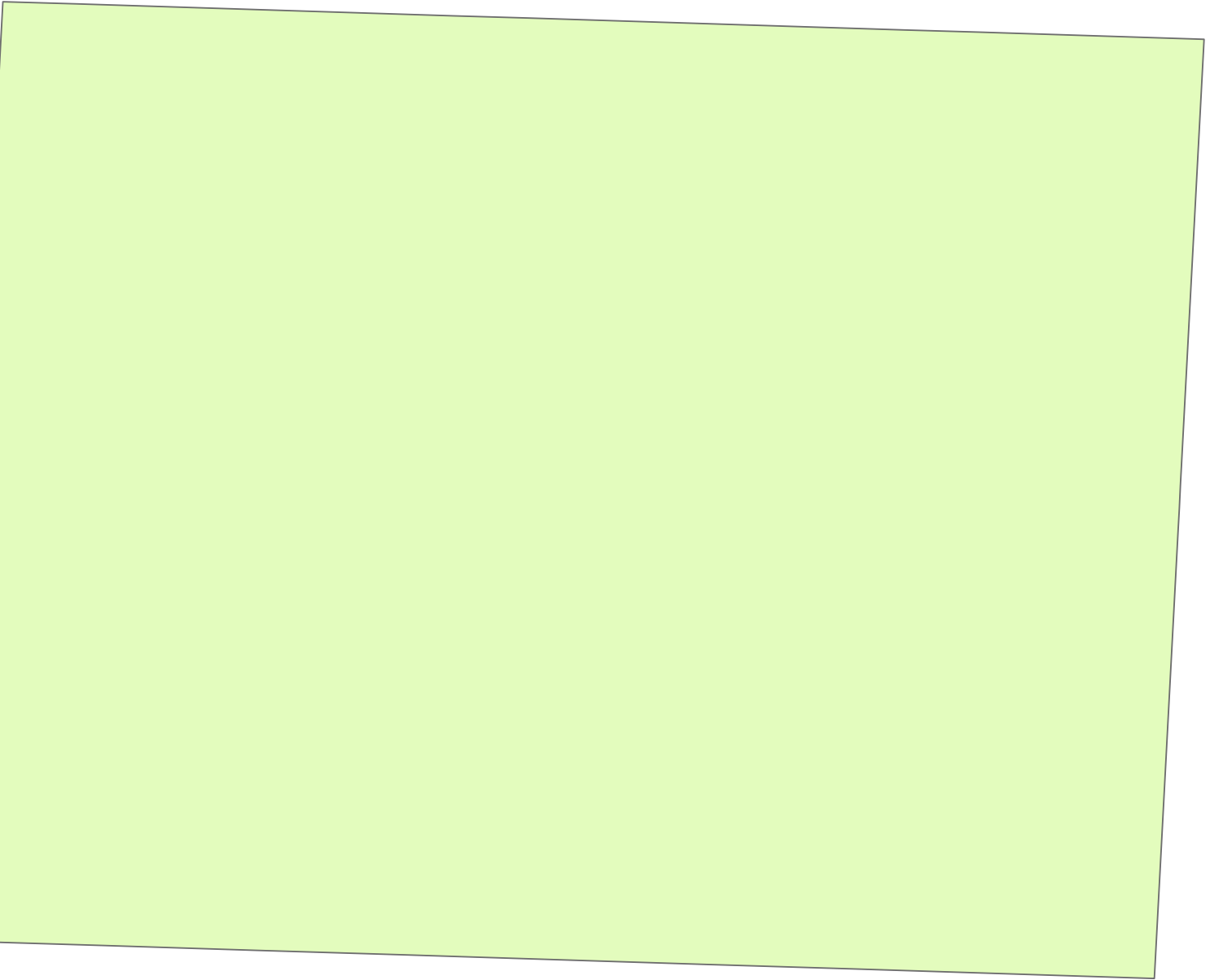
ALLEN RANCH RD
QUARTZ CREEK DR
5770, 5772, 5774, 5780 OLD STAGECOACH RD
ADDRESS

Date:

6136004037
6136004038

FLYING HORSE COUNTRY CLUB LLC
FLYING HORSE COUNTRY CLUB LLC

QUARTZ CREEK DR
15268, 15302 ALLEN RANCH RD



Please report any parcel discrepancies to:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
(719) 520-6600



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FLYING HORSE NORTH

SKETCH PLAN SUBMITTAL

Letter of Intent

September 22, 2022



Owner:
Flying Horse Development, LLC

Applicant:
HR Green Development, LLC



FLYING HORSE
NORTH

Introduction

The entire Flying Horse North community (hereafter called FHN) is approximately 1,459 acres in total with part of the property already constructed including the Filing 1 estate lots and a private golf course. The Flying Horse Development, LLC (owner) desires to develop the remaining land of approximately 912.6 acres with 846 residential units consisting of estate, low, and medium density residential units. The proposal includes a luxury resort hotel 225 rooms (keys) and 50 branded flats totaling 275. The proposal also includes some commercial areas and a potential fire station near Black Forest Road and Hodgen Road. Also, near the existing temporary golf clubhouse on the property a new golf clubhouse, restaurant/bar and associated golf amenities are planned. The FHN team is submitting this Sketch Plan with the associated documents and reports and is requesting approval of all submitted items including:

- Letter of Intent (hereafter called LOI) by HR Green Development, LLC
- Master Development Drainage Plan by HR Green Development, LLC
- Master Traffic Impact and Access Analysis by SM ROCHA, LLC
- Geologic Hazard Study and Preliminary Subsurface Soils Investigation by Entech
- Preliminary Wetland Delineation Report including Noxious Weed Management Plan and Impact Identification Report by Bristlecone Ecology
- Water Resources and Wastewater Disposal Report by HR Green Development, LLC
- Sketch Plan Drawings by HR Green Development, LLC
- Will serve letters from Black Hills Energy and Mountain View Electric Association (MVEA)

The format of this document follows the LOI checklist and also addresses each of the Sketch Plan Criteria for Approval.

LOI Checklist Items

1. Owner name/email for responsible party, applicant name, property address, property tax schedule number
2. Current zoning of the property.
3. Discussion detailing the specific request and size of the area included in the request.
4. Discussion identifying and acknowledging any applicable overlay zoning
5. Summary of the proposed request and how it complies with each of the Criteria of Approval in Chapter 7 and the Subdivision Design Standards in Chapter 8 of the Land Development Code.
6. Discussion summarizing how the proposed sketch plan is consistent with the El Paso County Master Plan, including all applicable elements of the Master Plan (e.g., Water Master Plan, Parks Master Plan, etc.).
7. Discussion summarizing the feasibility of providing utilities to the proposed development, including the provision of utilities by a proposed or existing special district or other municipal provider.
8. Discussion summarizing any constraints, hazards, and potentially sensitive natural or physical features (e.g., wetlands, protected species habitat, floodplain, geological, etc.) within the area included within the request.
9. Discussion summarizing all proposed major roadway alignments through the sketch plan area and any connections to existing major roadways.
10. Discussion summarizing how drainage ways and floodplains through the plan area, and offsite as appropriate, are proposed to be protected, changed, or improved.
11. Discussion regarding the surrounding area and how the proposal fits within the context of the area and any potential impacts that may be caused by the proposed development.
12. Discussion summarizing potential public and private improvements, including onsite and offsite improvements, and the plan for ongoing ownership and maintenance of each improvement.

13. Discussion summarizing any community outreach efforts by the FHN that have occurred or are planned as part of the request.

El Paso County's Sketch Plan Review Criteria are also listed throughout the LOI. Each item listed below are addressed when relevant subjects are discussed. This LOI provides description on how FHN has met each Review Criteria.

Sketch Plan County Review Criteria for Approval

El Paso County requires a Sketch Plan demonstrating how the proposal meets the Criteria for Approval. In approving a Sketch Plan, the Board of County Commission shall find that:

- A. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
- B. The proposed subdivision is in conformance with the requirements of this Code;
- C. The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area;
- D. The water supply report provides sufficient information to identify compliance with the water supply standards and identifies any need for additional water supplies;
- E. Services are or will be available to meet the needs of the subdivision including, roads, police and fire protection, schools, recreation facilities, and utility service facilities;
- F. The soil is suitable for the subdivision;
- G. The geologic hazards do not prohibit the subdivision
- H. The subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. §§ 34-1-302(1), et seq.];
- I. The design of the subdivision protects the natural resources or unique landforms;
- J. The proposed methods for fire protection
- K. The subdivision is appropriate and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.

NOTE: Review Criteria are addressed periodically within this LOI identified by this graphic representation (white text with brown background).

LOI CHECKLIST ITEMS

1. Owner/Applicant Name

Owner:

Flying Horse Development, LLC
Mr. Drew Balsick
drew@flyinghorsedevelopment.com

Applicant:

HR Green Development, LLC
Mr. Phil Stuepfert
pstuepfert@hrgreen.com

2. Current Zoning of the Property

The current zoning of the property is PUD (Planned Unit Development).

3. Specific Request and Size of Area

The FHN community (hereafter called “FHN”) is generally located east of Highway 83, north and south of Stagecoach Road which transverses through the center of the property in an east/west direction. The property is also southwest of the intersection of Hodgen Road and Black Forest Road as shown on Figure 1. The total overall FHN property consists of approximately 1459.5 acres however this Sketch Plan proposal is for the remaining undeveloped land of approximately 912.6 acres. The approved Filing 1 is NOT included in this submittal. See Figure 2 showing the Filing 1 area (blue color) that is NOT included in this submittal.



Figure 1-Vicinity Map



Flying Horse Development, LLC is hereby submitting the Sketch Plan and requesting approval by El Paso County. The Sketch Plan proposes primarily residential uses at various densities. The project also includes some commercial uses such as a luxury resort hotel, new golf clubhouse, and fitness center. This community will have significant open space (minimum of 22%) connected by trails and walkways. At full buildout of the entire FHN property it is estimated the total FHN property will consist of about 30% open space which includes the +- 208 acre golf course. The County open space requirement is just 10%, therefore this community far exceeds the minimum requirement for open space. Below is a breakdown of the total FHN property and what is included in this Sketch Plan submittal.

DESCRIPTION	SUB-TOTALS	TOTALS
Filing 1 existing lots (purple color)- <u>not included in this Sketch Plan</u>	+ - 349.0 acres	
Filing 1 existing golf course (blue color)- <u>not included in this Sketch Plan</u>	+ - 208.0 acres	
Total Filing 1 total acreage (blue color) - <u>not included in this Sketch Plan</u>		+ - 557.0 acres
FHN SKETCH PLAN SUBMITTAL <u>Includes all remaining un-developed land (vacant) in FHN shown on the exhibit:</u> Filing 2 - one lot (yellow color) Filing 3 -luxury hotel/golf casitas (rentals), branded flats, new clubhouse, some commercial and 2.5 acre lots (green color) Remaining filings (orange color)		+ - 912.6 acres
Total FHN property - includes approved/constructed Filing 1 lots and golf course and all future remaining filings		+ - 1459.6 acres

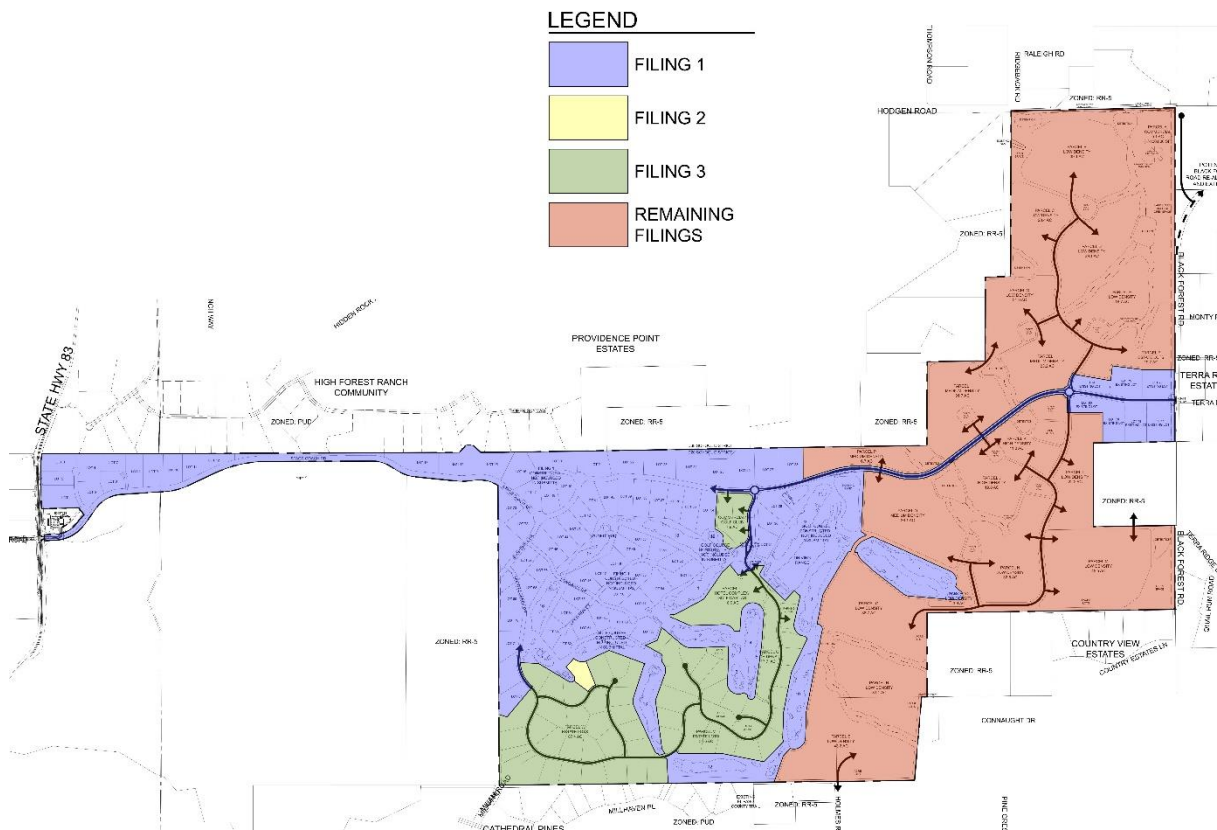


Figure 2- FHN Filing Exhibit



The following land uses are shown on the FHN Master Plan and are proposed in this request.

Residential Land Use:

FHN is primarily proposing residential land uses with the maximum number of residential units at 846 lots. FHN will offer a variety of housing choices with varying lot sizes, densities and price ranges. The largest lots (5 acre estate lots) are planned around the perimeter of the property (south/southeast, east, north and northwest) as shown on the plan. The large estate lots (5 acre and 2.5 acre) will serve as a buffer to the surrounding area adjacent to the FHN property. Smaller lots are placed more internal to the site which will be a minimum of 1/4 acre residential lots. Final product widths and depths are not determined at the time of Sketch Plan and will not be finally determined until the Preliminary Plan/PUD stage. The medium density residential parcels are located internal to the site buffered by the lower density parcels externally. This design provides good land use transitions from internal medium density parcels to lower densities on the perimeter of FHN. Large landscape buffers are also shown on the property perimeter with the largest buffers along Black Forest Road. While the final buffer widths are not determined yet, they will exceed the County requirements.

Commercial and non-residential uses:

Three parcels are planned for commercial related uses as described below.

- Parcel “BB” is the proposed luxury hotel consisting of hotel rooms and a combination of golf casita and flat units on Parcel CC all totaling 275 keys (rooms) and units. Golf casitas are homes/units that function as “hotel rooms” or rental units.
- Parcel “A” is a commercial parcel as shown in the northeast corner of the property at Black Forest Road and Hodgen Road intersections. This parcel is intended for general commercial uses and may also include a potential fire station site for the Black Forest Fire District.
- To the north, adjacent to the luxury hotel, is a commercial area labeled Parcel AA which is associated with the luxury hotel. Labeled “Golf Clubhouse/Restaurant/Bar/Golf Facilities” a new clubhouse will replace the existing temporary clubhouse for the golf course at this location.
- A Fitness Center is planned on the eastern part of the property adjacent to Stagecoach Road and north of the large proposed park. A smaller “Clubhouse (Hotel)” is located south of the luxury resort hotel that will likely be a small building with a pool and other amenities.

Parks, Open Space and Trails:

The overall FHN project already has a large amount of open space with the constructed golf course (+- 208 acres) which is part of Filing 1. With this proposal the golf course will have no or very minimal changes. The existing golf course and associated 81 lots (Filing 1) are not included in the Sketch Plan submittal. The remaining undeveloped land of 912.6 acres is the focus of this Sketch Plan submittal. On this remaining 912.6 acres FHN is proposing a well-designed community with significant open space (22% - 203.9 acres) which includes a mix of open space features described further below. The FHN trails will ultimately connect to the County Regional Trail and the Black Forest Regional Park south of this site. Many of the existing drainageways will become part of the large open space network that will serve as the trail backbone of FHN. This design will allow residents to seamlessly



Figure 3- Existing golf course will remain intact and is not a part of this Sketch Plan submittal.

circulate on trails internally with minimal crossings of streets and providing the important regional connection to Black Forest Regional Park. The County regional trail from Cathedral Pines through FHN will provide an ultimate connection near Hodgen Road. As shown on the Sketch Plan the following parks, open space and trail amenities are proposed:

- Large community park (south of the proposed Fitness Center)
- Multiple pocket parks
- A County public trail (on FHN property) providing a key regional connection for this area located west of Black Forest Road.
- Approximately 24,000 linear feet of community wide trails internal to the FHN community
- Miles of additional sidewalks will be located within individual parcels
- Significant landscape buffers and setbacks along Black Forest Road

Landscape Buffers:

Large landscape buffers are proposed adjacent to existing large lot residential homes on the east side of Black Forest Road-see Figure 4. East of parcel “J” the buffer will be smaller where large estate lots are planned. A lot of the buffer area should remain undisturbed, however where it is disturbed through the construction process will be re-established with native vegetation. This large buffer will provide a significant setback from communities such as Terra Ridge that is just east of FHN. The lower density parcels are located west of this large buffer which provides a good land use transition. While the FHN lots will be smaller than Terra Ridge lot sizes the FHN team has recognized the importance to provide these large buffers and keep the smaller lots more internal to property away from Black Forest Road. On the southern boundary of FHN there are landscape buffers located in those areas as well adjacent to Country View Estates. In addition to the landscape buffer, larger lots (+- 5 acres) are shown along the property line providing an appropriate land use transition from Country View Estates. North of those larger lots the lower density parcels are planned.



Figure 4- Large buffers are planned along Black Forest Road to minimize impact to estate lots to the east community (Terra Ridge)

SKETCH PLAN REVIEW CRITERIA ITEM “C” - The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area.

Applicant comment: FHN is compatible with existing and proposed land uses within and adjacent to the property as described above and throughout this document. While the smaller lots/units are higher density than the surrounding Black Forest area, the Sketch Plan provides significant buffering and setbacks. Additionally, the FHN higher density parcels are sited internal to the site with lower densities on the perimeter. Estate lots (5 acres and above) are placed on the perimeter of the project and 2.5 acres lots are planned next to Cathedral Pines 2.5 acre existing lots. The FHN proposed perimeter buffers far exceed County Code. Buffers are also provided between non-residential and residential areas per land development code Chapter 6 . This proposal does not change Milam Road through Cathedral Pines as part of this development.

4. Identify and acknowledge any applicable overlay zoning

The current zoning is PUD (Planned Unit Development). The overall property has previously obtained a Preliminary Plan approval for 2.5 acre lot sizes with a total quantity of 283 lots. The approved plans for the Filing 1 area show 2.5 acre lots in the forested area north of the existing Cathedral Pines community and 2.5 acre lots were originally planned for the remaining property. This previously approved land use allocation will remain intact as originally planned for that area with the intent to preserve many of the existing trees as possible. **With the change of this proposed Sketch Plan the total unit count is increased by 563 residential units. There is also the hotel rooms, casitas and flats which comprise of 275 rooms (keys).**

5. Compliance with the Criterial of Approval in Chapter 7 and the Subdivision Design Standards in Chapter 8 of the Land Development Code

Per the Early Assistance meeting held for this project and the Intergovernmental Agreement (IGA), the City of Colorado Springs is requiring FHN streets be designed and constructed to City standards in case of future annexation. The reason for this is the FHN property falls within the "Potential Annexation Area" and therefore the IGA applies to this property. The FHN team will work cooperatively with the City and County on a site-specific agreement for the improvements. For other standards where County requirements will be applied from Chapter 7 and 8, the project will be in compliance. The County Land Development Code indicates that a Sketch Plan should address the feasibility of the division of land including review of:

- Schematic design
- Ability to obtain water and sanitation
- Location of geologic hazards
- Identification of environmentally sensitive areas and wildlife habitat areas
- Source of required services
- Vehicular and pedestrian circulation
- Relationship to surrounding land uses
- Evaluation of wildfire hazards
- Conformance with the requirements of the Code and Master Plan.

The FHN Sketch Plan is also in general compliance of the 2040 Major Transportation Corridors Plan, Water Master Plan, and the County Parks Master Plan as described in this LOI.

SKETCH PLAN REVIEW CRITERIA ITEM "B" - The proposed subdivision is in conformance with the requirements of this Code;

Applicant comment: The FHN subdivision (community) will be in conformance with the requirements of the County Code and applicable City Code regarding streets. This LOI and the supporting reports demonstrates the FHN Sketch Plan satisfies these requirements. The project has the ability to obtain water and sanitation for the development. Identification of environmentally sensitive areas and wildlife habitat areas has been completed and the natural drainageways have been respected. Vehicular and pedestrian access/circulation has been addressed and well planned. FHN is sensitive to the surrounding land uses and the applicant has evaluated and planned for the wildfire hazards.



6. Consistency with the El Paso County Master Plan, including all applicable elements of the Master Plan (e.g., Water Master Plan, Parks Master Plan, etc.).

El Paso County has multiple master plans including the recently approved Master Plan (approved in 2021). The following County Master Plans are addressed in this section:

- **Master Plan (2021)**
- **Parks Master Plan**
- **Water Master Plan**

The FHN Sketch Plan is in general compliance and intent of the goals, objectives, and policies of the County Master Plans as described below.

El Paso County Master Plan (2021)

The County recently approved the new Master Plan which replaced all previous sub-area plans and previous plans. For example, the Black Forest Preservation Plan is no longer a guiding document and therefore the new County Master Plan shall guide the decision making process for this project. This section of the LOI demonstrates compliance with many items identified in the Plan. The bold italic narrative are elements or quotes directly from the County Master Plan.

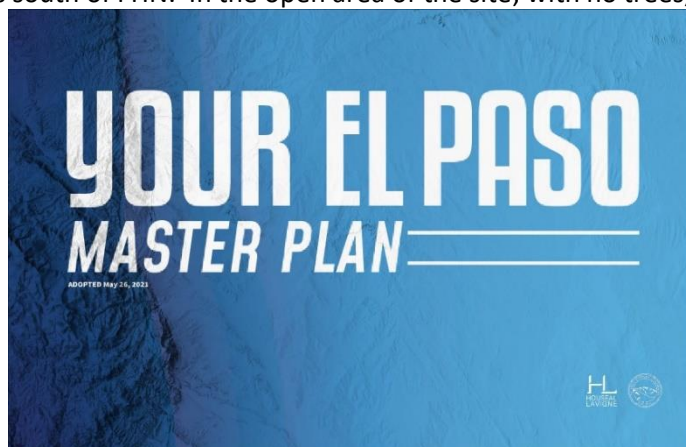
The introduction of the Master Plan states:

“As one of the most desirable places to live in the United States, El Paso County is experiencing unprecedented growth, and is expected to increase in population by more than 250,000 people in the next 30 years”.

Due to this growth more housing is needed in multiple areas of the County of all types, sizes and price ranges. The Master Plan further states that the County:

“seeks to balance conservation with new growth and development and recognizes the absolute importance of being good stewards of the natural environment”.

This challenge of balancing both growth and preservation is demonstrated in the FHN project. In the forested areas of the site (southern area) the largest estate lots (2.5 acres) are located in that region so that a majority of the trees can remain. This also provides logical land use transitions from Cathedral Pines 2.5 acre estate lots south of FHN. In the open area of the site, with no trees, the density increases and smaller lots are proposed. The counter balance to smaller lots is to provide large areas of open space (over 22 % of the site area) which contains many of the major drainage ways with connected trails throughout. Overall, the FHN proposal aligns with many of the El Paso County’s Master Plan Core Principles and Goals as described below in this LOI.



2021 Master Plan Element: Land Use & Development

The Master Plan lists many Land Use and Development Core Principle and Goals and the following are most relevant to the FHN proposal:

Core Principle: Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County.

Goal 1.1 - Ensure compatibility with established character and infrastructure capacity.

Goal 1.3 - Encourage a range of development types to support a variety of land uses.

Goal 1.4 - Continue to encourage policies that ensure “development pays for itself”.

Regarding Goal 1.1, FHN design aims to be compatible with logical land use transitions and buffering. It is understood that the surrounding Black Forest area is comprised of larger lot estates. Therefore, sensitivity was implemented in multiple ways through sound planning approaches. One example is the provision of large landscape buffering along Black Forest Road. On the west side of this existing road development areas have been pulled back significantly. See Figure 5 demonstrating this scenario. Furthermore, where a development parcel abuts Black Forest Road in the southeast corner (See Figure 5), a large buffer is provided and larger lots (5 acres minimum) will be placed on the south perimeter. Lower density parcels are also located west of Black Forest Road to provide good land use transitions for this area.

Furthermore, in the southwest area of FHN adjacent to Cathedral Pines, large estate lots (2.5 acres) are placed within the forested areas which helps to preserve many of the existing trees (part of the Black Forest). It also places similar sized estate lots adjacent to Cathedral Pines 2.5 acre lots. This ensures compatibility with established character of the immediate area to the south.

Regarding Goal 1.3, FHN encourages a range of development types to support a variety of land uses. A wide range of lot sizes are proposed from large estate lots to smaller 1/4 acre lots. This provides housing for multiple income levels in this area of the County. Also, some commercial uses are proposed which are needed in this region of the County. Goal 1.4 discusses the idea that “development pays for itself”. The utilities and infrastructure for this project will be provided by the developer through multiple mechanisms such as the FHN Metropolitan District, Cherokee Metropolitan District (or similar water/wastewater provider) and with the setup of an HOA (Homeowners Association) for the long-term maintenance of those facilities.



Figure 5- A large buffer is provided in the southeast part of FHN along Black Forest Road and 5 acre lots west of the proposed buffer



2021 Master Plan Element: Housing & Communities

The Master Plan lists the following Housing and Communities Core Principle and associated goals. FHN meets or exceeds the following:

Core Principle: Preserve and develop neighborhoods with a mix of housing types.

Goal 2.1 - Promote development of a mix of housing types in identified areas.

Goal 2.2 - Preserve the character of rural and environmentally sensitive areas.

Goal 2.4 - Support aging-in-place housing options to meet residents' needs through all stages of life.

Regarding Goal 2.1, FHN proposes a mix of housing types including low and medium densities placed internal to the site and lower density lots on the project perimeter as shown in Sketch Plan.

Regarding Goal 2.2 there is some forested areas (part of the Black Forest) in the southwest area of the property. FHN is proposing 2.5 acre estate lots to match the same and preserve as many trees as possible in that area. This is an identical approach to other communities in the area like High Forest Ranch (north of FHN) and Cathedral Pines (south of FHN). Also, the major drainageways on the open (non-tree areas) are respected in the FHN plan to preserve the character of the topography and provide a well-connected trail system. See Figure 6. These corridors can provide a habitat for wildlife and as importantly permanent open space for the future residents.

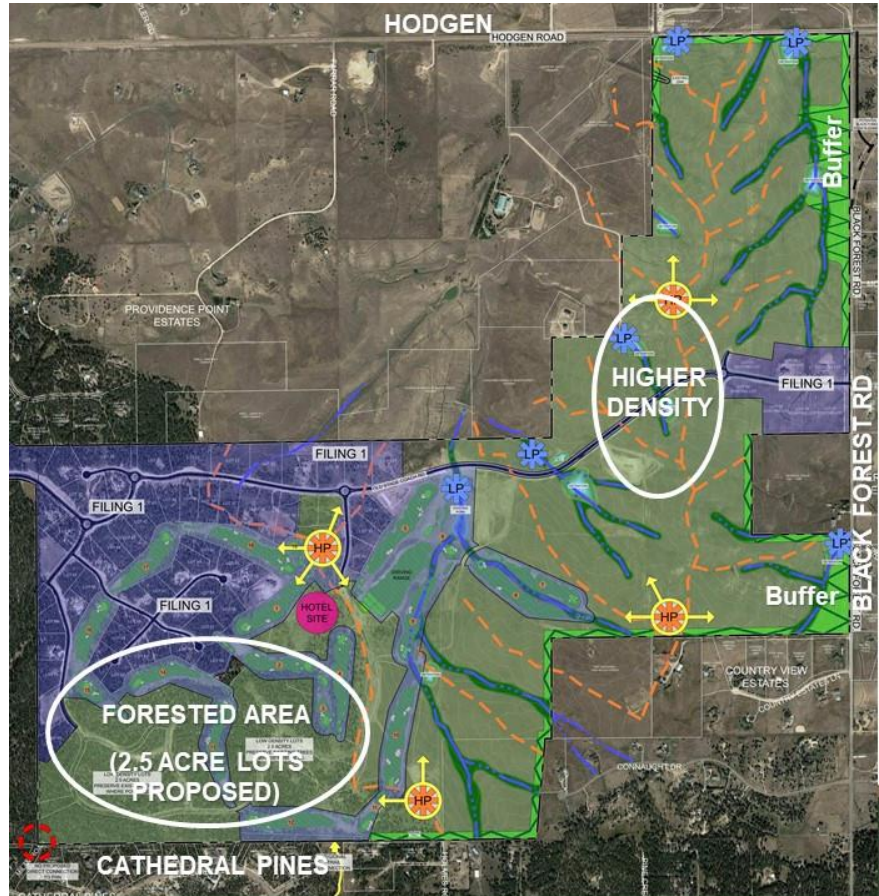


Figure 6 - Existing drainageways (dark green color) will be utilized as open space/trail corridors. Large estate lots (2.5 acres) are placed in the forested areas to match the character of Cathedral Pines and to preserve many trees.

Regarding Goal 2.4, FHN will provide multiple housing types (detached residential) with various lot sizes, square feet, densities and price ranges. This mix of residential housing types supports the concept of aging-in-place housing options to meet residents' needs through all stages of life.



2021 Master Plan Element: Transportation & Mobility

The Master Plan lists Core Principle and associated goals for Transportation and Mobility. FHN meets or exceeds the following:

Core Principle: Connect all areas of the County with a safe and efficient multimodal transportation system.

Goal 4.1 - Establish a transportation network that connects all areas to one another, emphasizing east-west routes, reducing traffic congestion, promoting safe and efficient travel.

Goal 4.2 - Promote walkability and bikeability where multimodal transportation systems are feasible.

Goal 4.4 - Develop a sustainable funding mechanism for transportation infrastructure and maintenance.

Regarding Goal 4.1, while the goal is focused more on regional connections for the entire County, FHN does have the east west connection of Stagecoach Road which will be kept intact with this additional development. This will maintain the connection between Highway 83 and Black Forest Road which will be the primary east-west route for this development. For more information regarding traffic please see the Traffic Impact Study by SM Rocha, LLC.

Regarding Goal 4.2 the FHN project promotes walkability and bikeability with the significant open space and trail system that is well connected internally to the site and externally to the regional County Trail. This system will provide an important connection to Black Forest Regional Park allowing walkers and bikers to easily access the park. There also will be a significant amount of sidewalks throughout the FHN community that will all connect to the network of trails and this overall system.

Regarding Goal 4.4 the FHN community will be creating the FHN Metro District that will fund a sustainable funding mechanism for transportation infrastructure and maintenance. Additionally, for other major infrastructure such sanitary sewer, FHN will connect to a District such as Cherokee Metropolitan District. While some of the final decisions have not been solidified there will be a sustainable funding mechanism in place for construction and long term maintenance likely through the FHN Metro District that will be formed for this project.



Figure 7- FHN will connect it's trail system to the County Regional Trail and Black Forest Regional Park

2021 Master Plan Element: Community Facilities & Infrastructure

The Master Plan lists the following Core Principle and associated goals in regard to Community Facilities and Infrastructure. While many of these goals are intended for Countywide, the FHN project meets many of these goals.

Core Principle: Continue to coordinate with local and regional agencies to provide well-managed, high-quality community facilities and services.

Goal 5.1 - Coordinate with agencies to provide high-quality community facilities, services, and infrastructure to enhance quality of life.

Goal 5.2 - Improve the effectiveness of public safety through coordination, funding, and planning.

Goal 5.3 - Ensure adequate provision of utilities to manage growth and development.

Goal 5.4 - Use best management practices to protect water quality, conserve water, minimize impacts of flooding, and beautify El Paso County.

Regarding Goal 5.1, FHN will be utilizing the FHN Metro District to construct many of the high-quality facilities and plentiful parks and open space areas such as the large park and fitness center as shown on Figure 8. While many are private facilities they do provide a community asset for future residents of FHN. The luxury resort hotel will be high quality and will serve a large geographic region that expands beyond Colorado and can enhance the quality of life for future residents of this community. The FHN Metro District will also be constructing miles of infrastructure such as sanitary sewer, water, and stormwater for this property.

Regarding Goal 5.2, FHN will improve the effectiveness of public safety through coordination, funding, and planning. This community will provide safe roads internal to the property as required by the codes and ordinances. By adding a municipal water system the community will provide fire hydrants throughout the project supplying the fire district with this important asset.

Regarding Goal 5.3, FHN will ensure adequate provision of utilities to manage growth and development by providing a municipal water and sanitary system through the use of the FHN Metropolitan District and Cherokee Metropolitan District.

Regarding Goal 5.4, the FHN project is providing best management practices to protect water quality and minimize impacts of flooding. A well-designed stormwater control system will be implemented that includes full spectrum detention ponds where needed. Many of the existing drainageways will be preserved that will aid in protecting water quality for the area and minimize flooding downstream.

2021 Master Plan Element: Water

Because of the El Paso County Water Master Plan, which is addressed later in this submittal, the overall Master Plan only briefly addresses water. FHN complies with many of the directives laid out in the Master Plan related to water including:

- Encourage development that incentivizes and incorporates water-efficient landscaping principles

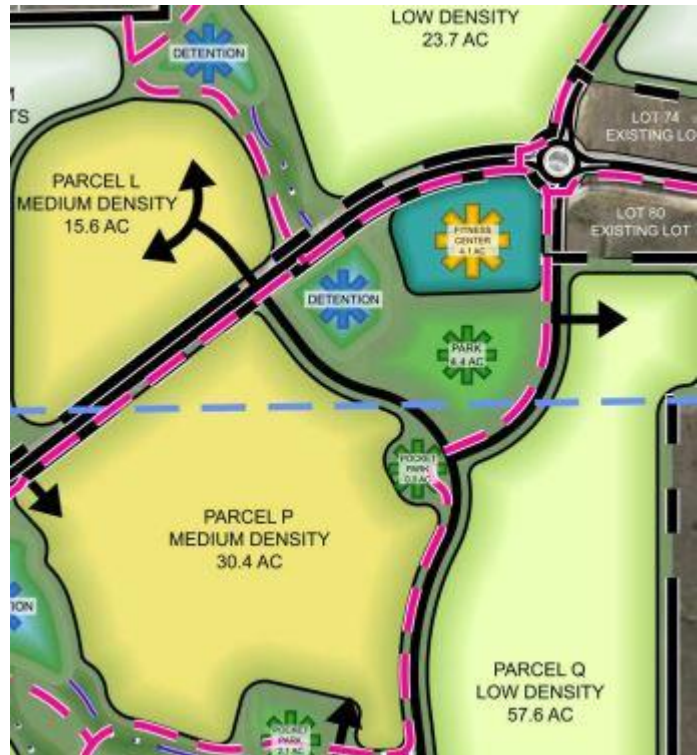


Figure 8- A large park and fitness center is located central to the project adjacent to the medium density parcels.



- Minimize the percentage of landscaped area covered with non-native turf and increasing the percentage of landscape areas that can be covered with non-living material

FHN will include restrictions on the square footage of irrigated turf each residential lot is allowed. Additionally, the open spaces will be predominately native vegetation and not irrigated while the parks will be designed to incorporate xeric landscaping as much as possible.

- Promote urban level development in areas served by centralized utilities

FHN will be served by a centralized water and wastewater system to support the level of development proposed. If the water source for the central water system is from the Denver Basin, the wells will likely be Arapahoe wells due to the productivity of that aquifer in the project area. This further complies with the Master Plan which states that EPC should “incentivize the use of deeper Arapahoe and Laramie-Fox Hills aquifers by central providers...”

The Master Plan references the Pikes Peak Area Council of Governments Water Quality Management Plan (208 Plan) regarding wastewater. One of the primary goals of the 208 Plan is to “avoid the proliferation of individual wastewater treatment facilities and/or wastewater treatment entities.” Wastewater from FHN is anticipated to be treated by Cherokee Metropolitan District at their existing Water Reclamation Facility which aligns with the objectives of the 208 Plan.

2021 Master Plan Element: Recreation & Tourism

The Master Plan lists the following Recreation and Tourism Core Principle and associated goals. FHN meets or exceeds the following:

Core Principle: Maintain and expand the County’s recreation and tourism options.

Goal 7.1 - Support high-quality, sustainable outdoor recreation as a key amenity for residents and visitors.

Goal 7.2 - Explore projects, programs, and initiatives for enhancing tourism in unincorporated areas.

Goal 7.3 - Plan for and provide a variety of parks, trails, and open space within the region.

One of the main features FHN will provide to support the Recreation and Tourism element is a luxury resort hotel that will bring significant tourism to El Paso County. FHN also provides quality outdoor recreation with the fitness club, amenity center, parks, open space and trails. Ultimately the entire FHN community provides significant open space, parks and trails. The future residents of this community can enjoy the variety of recreational amenities. The surrounding area can utilize the County trail through FHN.

2021 Master Plan Element: Environment & Natural Resources

The Master Plan lists Environment & Natural Resources Core Principles and associated goals. FHN meets or exceeds the following:

Core Principle: Prioritize and protect the County’s natural environment.

Goal 9.1 - Consider the environmental impacts related to natural resource conservation, air quality, water quality, wildlife habitat, and waste management during any planning process.

Goal 9.2 - Promote sustainable best practices with regard to development and infrastructure

The FHN project has thoroughly examined the environment and natural resources of the site through various sources of data as described in the environmental report. Following review of these resources and completing the environmental study, there is minimal impact to the natural resources of the property. In some cases this project can enhance the natural resources by controlling runoff with the proposed detention ponds. Also, by preserving many of the existing drainage ways, FHN will create improved greenway corridors that will provide habitat for wildlife. The residents will be able to walk on trails and enjoy the enhanced natural resources. See the Natural Features and Wetlands Report by Bristlecone for further information.



2021 El Paso County Master Plan - Potential Areas for Annexation

The Master Plan discusses the following subject of potential areas of annexation by stating:

“As the largest municipality in El Paso County, Colorado Springs is expected to grow in population over the next several decades. As a result of this growth, Colorado Springs, and other municipalities including Fountain and Monument, will need to annex parts of unincorporated County to plan for and accommodate new development. This will either occur through new development within existing municipal limits or the annexation of subdivisions in unincorporated parts of the County.” - 2021 El Paso County Master Plan

As shown on Figure 9, the FHN property is in the “Potential Annexation Area” for the City of Colorado Springs. Due to this fact and per the request of the City, this project will follow the Intergovernmental Agreement (IGA). Therefore, the FHN streets will be designed to City standards and in the future the property may be annexed into the City. Also, higher densities than the surrounding area are requested since it will be served by municipal infrastructure that can support smaller lots.

The Master Plan discusses the following subject of potential areas of annexation by stating:

“As established in the Key Areas section of this Plan, it is anticipated that several unincorporated parts of El Paso County will be annexed into adjacent municipalities, particularly the City of Colorado Springs. All of the identified areas are located just outside municipal limits, which would make annexation easier for both the County and the associated municipality. This proximity simplifies the ability to extend municipal services into

these regions. Access to services, namely water and wastewater, is the most important factor in the County for determining appropriate areas for annexation. The County coordinated with the larger municipalities help identify these areas.” - 2021 El Paso County Master Plan

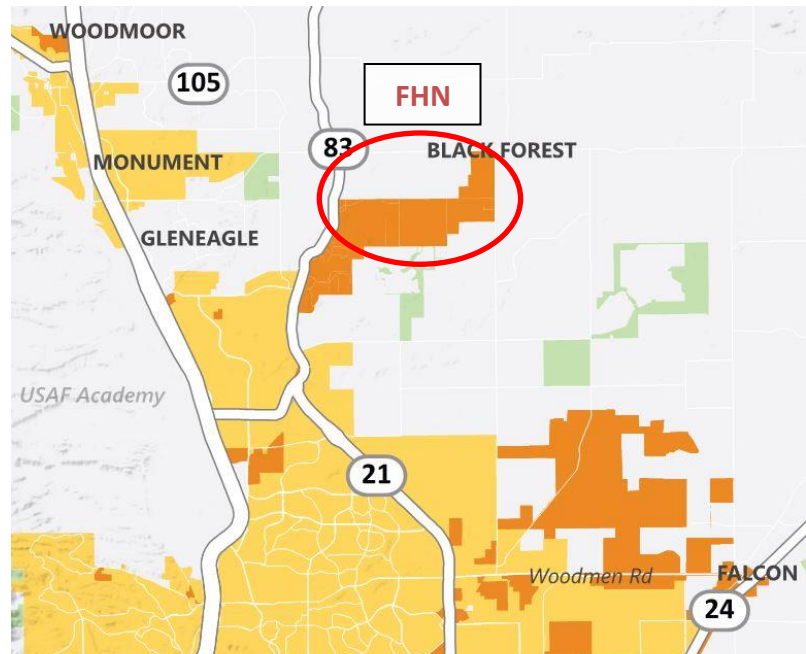


Figure 9- In the “Key Area Exhibits”, FHN is shown within a “Potential Annexation Area” and therefore higher densities are being requested for this site.



As stated in the Master Plan the City and the County coordinated with the larger municipalities to identify potential annexation areas. As shown in the graphic the FHN property is shown within the potential annexation area and is close to the existing City boundary. FHN is also near urban centers as shown on Figure 10 such as:

- Northgate
- Interquest Marketplace
- Air Force Academy

These key areas in northern Colorado Springs are growing and thriving areas of the City. There are many jobs in this expanding area within 15-20 minutes of the FHN property. Therefore, it is logical to have a mix and variety of housing types and densities as proposed on FHN. The northern part of Colorado Springs is one of the fastest growing areas of the City. Furthermore, as shown on Figure 11, the nearby Transportation network is easily accessible via State Highway 83.

One of FHN major entranceways is at Highway 83 and Stagecoach Road. This allows residents of this community to reach a major north-south arterial (Highway 83) within a few minutes and connect to Northgate Blvd and Powers Blvd in approximately 10 to 15 minutes.

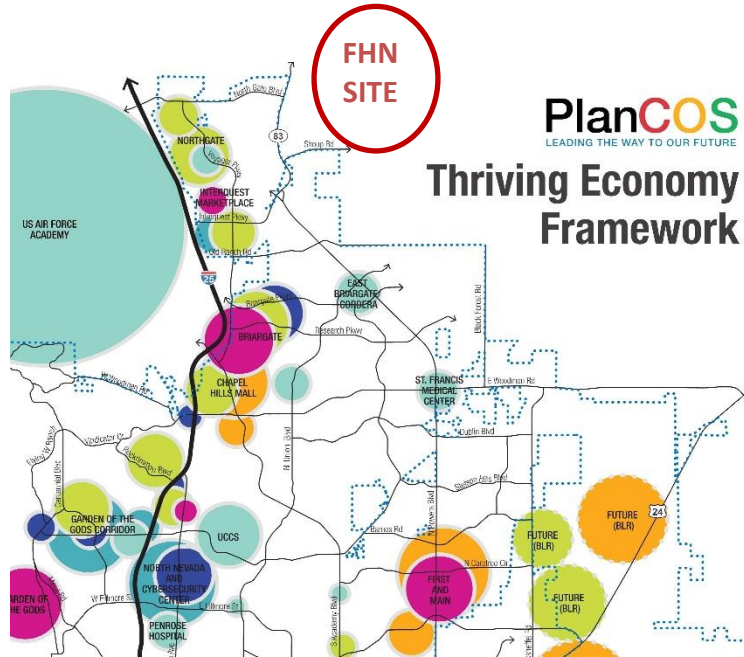


Figure 10- The FHN community is within 10-15 minutes of one of the fastest growing parts of the City (Northgate commercial center).

The Master Plan discusses cost of infrastructure and the lack of funds for El Paso County. This is important as FHN will utilize a Metro District to construct the road network and much of the major infrastructure needed for this project. Regarding costs of infrastructure, the County Master Plan states:

“For the County, as a government entity, the cost of maintaining infrastructure and services is an important factor when evaluating locations for future potential annexation. New development will increase the strain on the County’s existing infrastructure and will

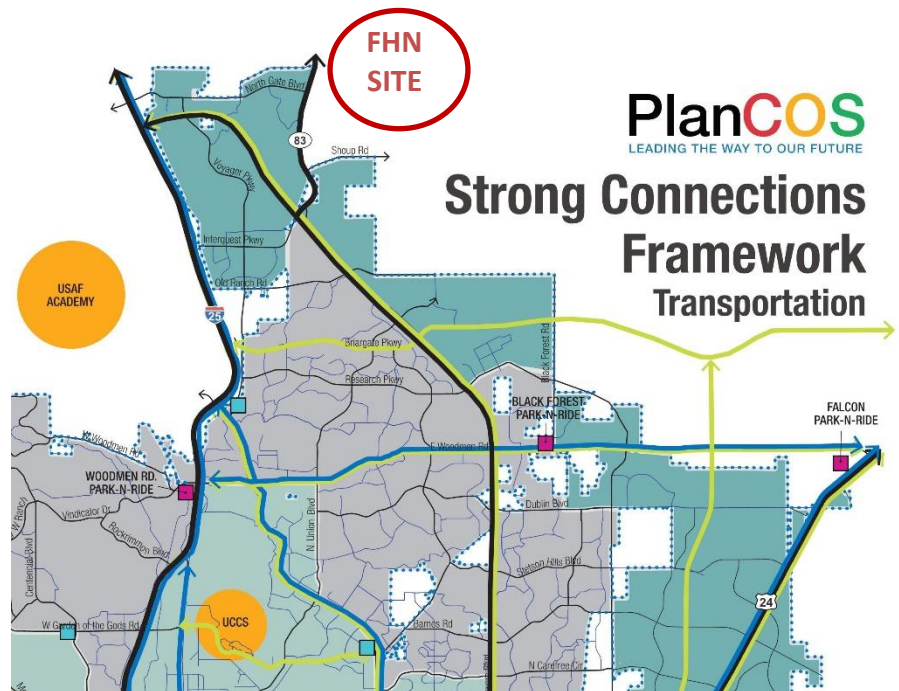


Figure 61-Residents of FHN can easily access Highway 83 and quickly connect to Powers Blvd and Northgate Blvd within 10-15 minutes.

eventually necessitate the construction of new facilities to ensure all parts of the County are appropriately served. For example, El Paso County struggles to adequately maintain its existing roadway network. The development of more neighborhoods in outlying areas will increase use of roadways and related maintenance costs, and further exacerbate gaps in roadway funding.” - 2021 El Paso County Master Plan

It is commonly known that the County struggles and has challenges with adequately maintaining its existing roadway network. With this property in the potential annexation area the roadways for this project will initially be maintained by the County and in the longer term possibly by the City. If this occurs this could reduce the cost of maintenance for the County. Additionally, with the creation of the FHN Metropolitan District the cost to construct the infrastructure will be covered by this Metro District.

The Master Plan discusses Sustainable Growth and that the County must determine how and when areas under its jurisdiction should and can be annexed by a municipality to establish a growth pattern for the future. A formalized growth pattern will help the County better plan for financial impacts associated with infrastructure management. The County Master Plan lists many recommendations which are intended to facilitate sustainable growth across El Paso County. Some of the relevant recommendations relating to FHN are:

- ***Coordinate regularly with municipalities to maintain knowledge of plans for annexation.***
- ***Continue to evaluate development impact fees, requiring adequate private investment to ensure any long-term maintenance of new development will not overburden County resources, and will be served by adequate infrastructure until they can be incorporated if necessary or desired.***
- ***Prioritize the annexation of existing unincorporated County enclaves as opportunities arise.***
- ***Improving the process of transferring publicly owned infrastructure through the annexation process***

These recommendations have been followed and will be followed as the FHN project proceeds through the process. FHN is following the recently formed IGA between the City and the County and discussions have been held with both entities, including the EA (Early Assistance) meeting.

2021 Master Plan Element: Small Towns & Rural Communities

The County Master Plan discusses the following subject of potential areas of annexation by stating:

“Similarly, unincorporated rural communities have commercial uses and community facilities that serve surrounding residents and create a sense of community even without a formalized municipal governmental boundary. The unincorporated areas that comprise this Key Area are Black Forest, Ellicott, Hanover, Peyton, Rush, Truckton, and Yoder. Regardless of municipal status, all of these places function as a community that supports the needs of a significant portion of the County’s rural population. To better serve this population, additional commercial development should be prioritized in the unincorporated places, or where appropriate, additional commercial development should be annexed by the municipalities.” - 2021 El Paso County Master Plan

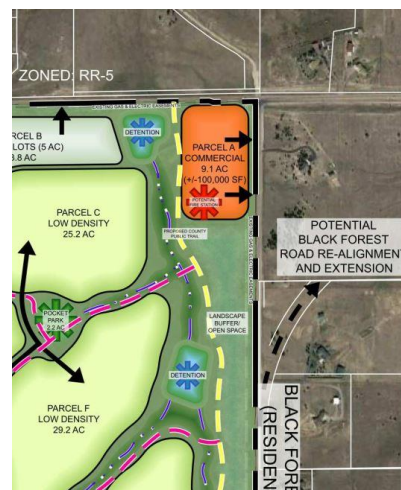


Figure 12 – Commercial is planned at the southwest corner of Hodgen & Black Forest Road to serve the surrounding residents and FHN.



FHN is proposing commercial at the southwest corner of Black Forest Road and Hodgen Road that will provide some commercial uses for both the residents of FHN and the surrounding region. See Figure 12. This proposed land use (Parcel A) includes a potential fire station. These land uses are appropriate for this intersection and specific location.

2021 Master Plan Element: Forested Areas

The Master Plan discusses the following subject of Forested Areas stating:

“This Key Area includes parts of the County where natural forests are the predominant feature such as the Black Forest....new development and any redevelopment in these locations should be of a lower intensity to mitigate any impacts on the Forest, properly manage stormwater, provide safe access to major roads and state highways for the traveling public and emergency response vehicles and adhere to the strictest building codes to prevent any hazards such as fires and soil erosion related to poor planning, design, and construction. Managed residential growth, along with supportive commercial uses, have helped the other forested areas preserve their natural amenities while supporting the daily needs of a thriving local community...Each development proposal should also be reviewed on a case-by-case basis to determine its specific impact on the forested area and the established character of the individual community. - 2021 El Paso County Master Plan

It is understood that the Black Forest is a valuable natural resource, therefore, FHN proposes 2.5 acre estate lots in the forested areas as shown in Figure 13. This is a similar approach to what has been constructed in the area with the Cathedral Pines and High Forest Ranch which also have 2.5 acre lot sizes. Those communities are immediately north and south of FHN. The proposed land use allocation and layout of the area in the Black Forest will preserve as many trees as possible and will have a very similar character to the surrounding area. Supportive commercial uses are also provided at Black Forest Road and Hodgen Road.

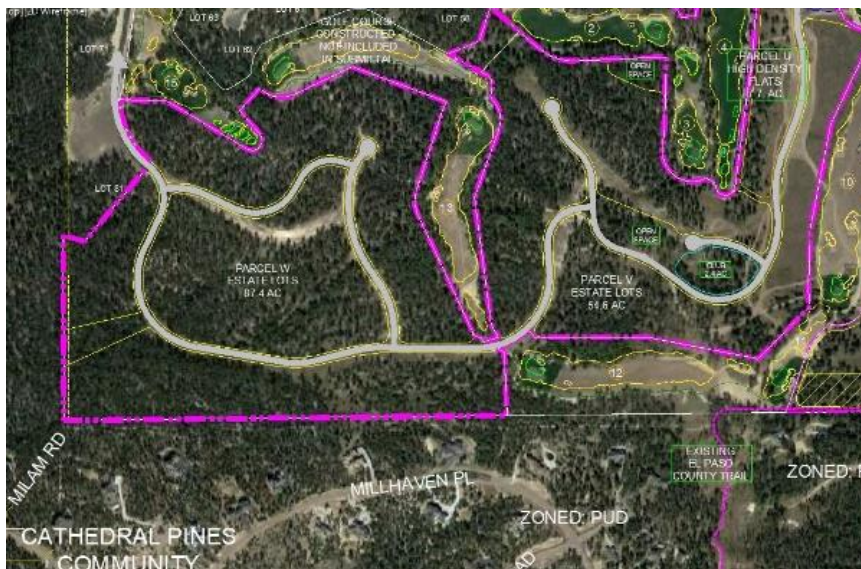


Figure 13 --Large estate lots (2.5 acres) are proposed in the forested areas to preserve the trees and match lot size with Cathedral Pines.

2021 El Paso County Master Plan - Areas of Change

The Master Plan discusses the following subject of Areas of Change by stating:

“As El Paso County plans for growth and development over the coming decades, it is anticipated that some areas of the County will change more significantly than other areas. Some areas will continue to be designated for conservation and protection, some developed areas may see some infill redevelopment, while others will be completely transformed as new development takes place in currently undeveloped areas.” - 2021 El Paso County Master Plan



The FHN property falls within the “Area of Change” (orange color shown on Figure 14) per the Master Plan and as shown on the graphic below. The entire Black Forest area and the Town of Monument area has experience significant growth and change in the last couple of decades. This trend is likely to continue however the amount of vacant land is fairly minimal except for the FHN property and some property immediately west and southwest of FHN. Since this property falls within an Area of Change and a Potential Annexation area (per the County Master Plan), this site falls within an area anticipated to have some change in the future.

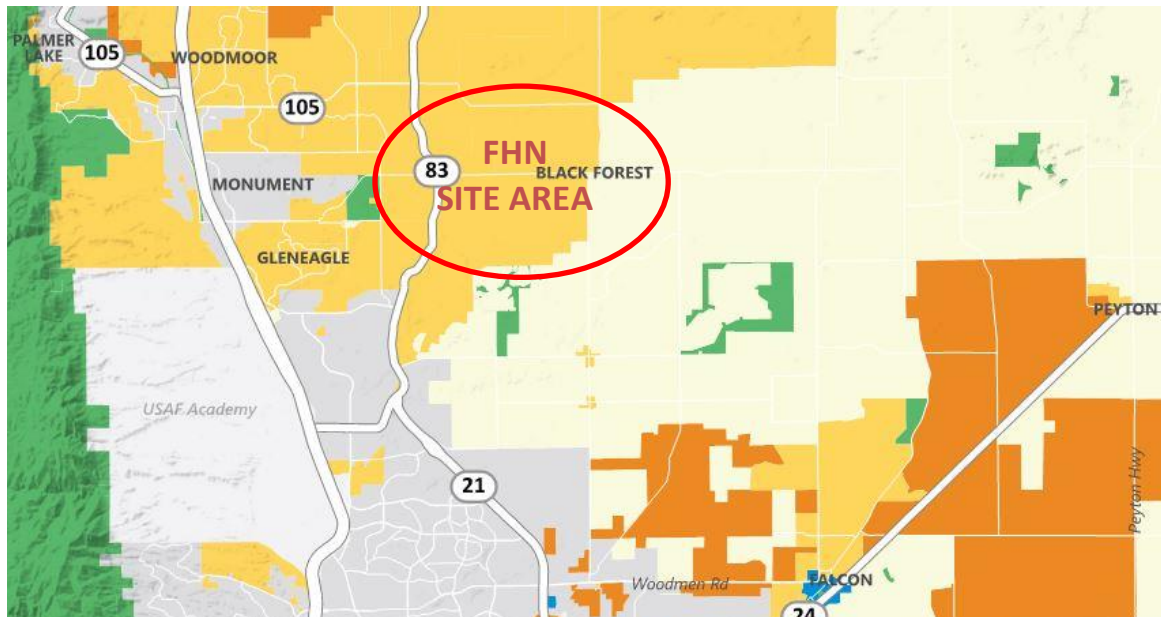


Figure 14-The FHN property is shown in an area of change on the new County Master Plan

The Master Plan further discusses “Minimal Change: Developed” stating:

“Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area.” - 2021 El Paso County Master Plan

The FHN remaining property is vacant and the proposal is to smaller lots (higher densities than the surrounding area). To minimize the impact to the surrounding areas, the FHN plan proposes land use transitions (lower densities) on the edges of the property. Furthermore, large buffers are included in areas along Black Forest Road. On the southeast part of the property one acre lots are shown along the entire southern edge next to Country View Estates. Lastly, 2.5 acre estate lots are located in the southwest part of FHN, adjacent to Cathedral Pines 2.5 acre lots.



2021 El Paso County Master Plan – Priority Development Area

The Master Plan discusses “Priority Development Areas” and the FHN property falls within this designation as seen on Figure 15 with the cross hatch.

While it is generally in an area of the County with larger lots and lower densities, this property can annex into the City of Colorado Springs in the future. Also, the FHN property is within 10-15 minutes of major City growth.

Due to this growth in the immediate area it is logical that this region of the County will have change occurring over time.

There are pockets of Suburban Residential in the region and with this property possibly being annexed to the City the proposed overall density of 1.2 units/acre is appropriate. While this density is higher than the immediate

surrounding area, appropriate land use transitions and buffers have been implemented. Specifically with 5 acres lots around the perimeter matching the existing lot sizes in the area.



Figure 15- FHN property is within the "Priority Development Area" identified in the County Master Plan.

2021 El Paso County Master Plan - Environmental Considerations:

The Master Plan discusses key environmental considerations such as:

- Development Influence
- Water Ecosystems & Habitats
- Wildlife Habitat
- Environmental Tourism
- Sense of Place
- Recreation

The relevant items are addressed below on how the FHN proposal aligns well with these considerations.

Development Influence

The Master Plan states:

“Accommodating the County’s significant growth will not be easy, particularly when paired with the desire to protect open space and undeveloped land. By employing conservation design standards for new development, the County can balance development with environmental stewardship and protect valued areas and habitats. Regardless of the type or location of development, conservation design principles should be used to inform, evaluate, and guide new development to ensure best practices are being utilized on an incremental basis to safeguard the environment and protect open space and environmental features.” - 2021 El Paso County Master Plan

The FHN Sketch Plan recognizes that part of the Black Forest is on the southwest part of the property. To help preserve and protect this important natural resource the 2.5 acre estate lots are placed throughout that area in order to preserve as many trees as possible. Higher densities are located on the east part of the site where no trees exist. In these areas there are existing drainage

ways that are preserved and utilized as expansive open space corridors. This will allow the creation of a naturalized corridor as it will be planted with Colorado native grasses and forbs. See the exhibit on this page showing the existing drainage corridors (highlighted in blue outline) that now create the open space, trail and wildlife corridors within the FHN community.

Water Ecosystems & Habitats

The Master Plan states:

“Watershed planning and flood control management help protect developed areas from the impacts of natural hazards and prohibiting development in a floodplain reduces the likelihood of flooding events. With water quality and access being a priority throughout the County, prohibiting development in these locations can be critical.” - 2021 El Paso County Master Plan

The FHN meets this goal by avoiding the floodplain area in the northwest part of the site near Hodgen Road. Also, the existing drainage way corridors are respected as shown on Figure 16 (blue highlighted area) and shown on Figure 17. As shown on the proposed Sketch Plan these existing drainage ways have been incorporated into the massive open space and trail system throughout FHN. This open space and trail system will also connect to the County regional trail to the south which provides a regional connection to the Black Forest Regional Park. These natural drainageways will also provide wildlife habitat as they will be landscaped with Colorado native vegetation and will be permanently preserved in perpetuity.



Figure 16--Existing drainage ways are preserved within open space corridors (blue highlighted area).

Wildlife Habitat

The Master Plan states:

“There are eight threatened species in El Paso County, and together with hundreds of other nonthreatened species, whose valued habitats cover nearly the entire County. While some areas of the County are considered higher value for the habitat they provide and the biodiversity they support, areas of valuable wildlife habitat exist throughout the County. For instance, parts of the northern riparian areas are home to the federally threatened Preble’s Meadow Jumping Mouse.” - 2021 El Paso County Master Plan

The FHN property does not have any significant environmental issues and there is no known threatened species on the property per the environmental report prepared by Bristlecone Ecology. The FHN site provides moderate quality habitat for some grassland and woodland wildlife, including birds, mammals, reptiles, and possibly amphibians. Development of the site could impact some habitat for wildlife, but based on the findings, impacts to grassland species is relatively low, and to woodland species as moderate to low. Designated open spaces as shown on the Sketch Plan will conserve some of the open grassland habitats and possibly improve the quality through supplemental plantings. Implementation of a stormwater management plan will assist in protecting water quality in downstream reaches, which will provide additional benefits to aquatic species including invertebrates. Increased flows and riparian tree and shrub plantings will introduce riparian and wetland habitats that do not currently exist, diversifying the property. Detention facilities may add seasonal water features that could support additional wildlife such as waterfowl. Few sensitive species were present and only in small numbers, and thus are not expected to be affected any more than other species. No state listed species were present.

To alleviate any significant impacts to wildlife, larger 2.5 acre lots are proposed in the forested areas. Riparian tree plantings along drainageways will enhance and integrate the existing grassland habitats with high-value riparian ecosystems. The creation of detention facilities is expected to create small pockets of marshes/wetlands. Therefore, species that occur in drainageways are expected to benefit from the habitat restoration and management plan for the drainages and open space. Implementation of the stormwater management plan will assist in protecting water quality in the drainages. Additional measures to reduce impacts to wildlife include:

- Limiting the use of herbicides, pesticides, and fertilizers;
- Minimizing the installation of fencing; and when fencing is needed, use wildlife friendly fences or include specific wildlife crossings along fence lines.
- Minimize road crossings for the open space corridors to reduce conflict with vehicles.
- Managing pets to avoid conflicts with wildlife.

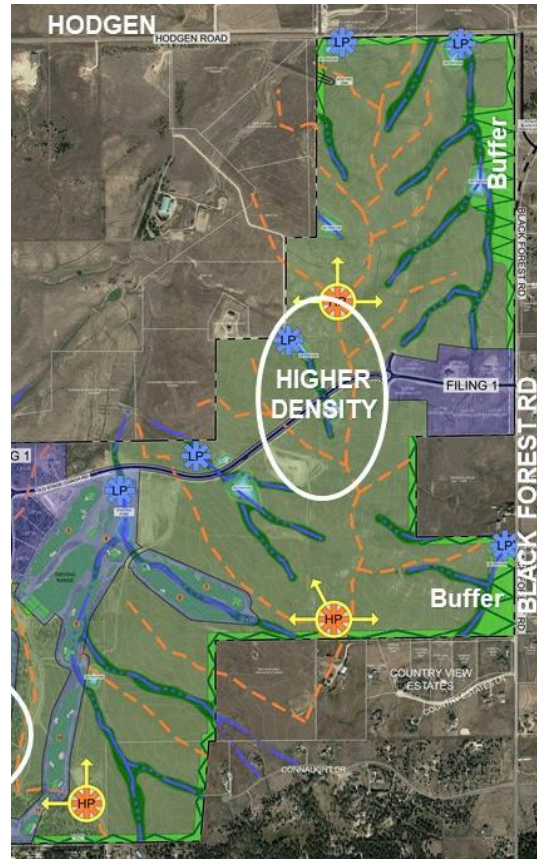


Figure 17- Drainage corridors were identified early in the planning process to be preserved as future open space corridors.

Tourism

The Master Plan states:

“Each year, hundreds of thousands of people visit the County from all around the world to spend time in its state and regional parks, hike its mountains, and simply enjoy the beauty of its natural, well-protected landscape. These visitors contribute millions of dollars to the local economy through dining, lodging, transportation, retail, and entertainment. As a catalyst for tourism in El Paso County, emphasizing the natural environment is important.” - 2021 El Paso County Master Plan



Figure 18-A luxury resort hotel is planned on FHN that will serve as a major tourism destination.

While the comment is intended for the entire Pikes Peak region, the FHN project and designed master plan supports this statement in several ways. First, the luxury resort hotel facility (Figure 18) will bring thousands of visitors from around the United States and potentially the world to El Paso County. These visitors be able to enjoy the amenities within the FHN community and throughout the region spending dollars in El Paso County. These visitors will contribute millions of dollars to the local economy. The Master Plan also states:



“El Paso County’s natural environment creates opportunities for year-round active and passive recreation. These amenities provide options for exercise such as hiking the mountains, biking on the trails, or simply by spending time in nature, watching animals in their natural habitat, studying and identifying plants, or just taking a rest.” - 2021 El Paso County Master Plan

FHN expands on this idea of creating opportunities for year-round active and passive recreation with the plentiful parks, open space and trails that are proposed within the community. The existing natural drainageways on the property are respected and transformed into significant open space and trail corridors. Most importantly, with the existing County trail connection from FHN into the Black Forest Regional Park this will provide residents of FHN and the surrounding community to enjoy the natural environment year-round. See Figure 19. The existing golf course also offers a recreational amenity for visitors and residents. The connection point from the Black Forest Regional Park to FHN is indicated with the red arrow on the graphic. The regional trail connection will occur at this location and will traverse through FHN all the way to Hodgen Road. This regional trail will be placed on an easement granting full public access to surrounding residents.

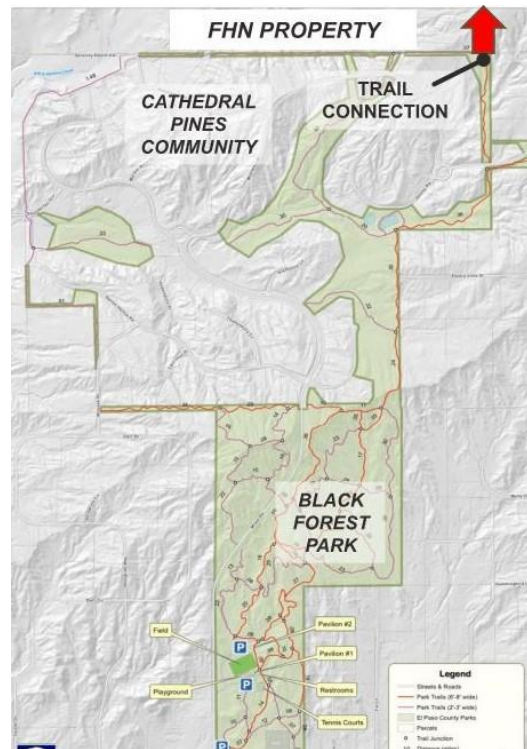


Figure 19-FHN will provide a regional trail connection to this regional asset and construct the trail to Hodgen Road.

The Master Plan states:

“Tourism to parks and recreation destinations bolsters patronage at local businesses and serves as an economic driver for the County”...“The legacy of the parks, opens spaces, and trail systems in the County must not only be protected and enhanced to meet the needs of the growing population, but also continue to balance tourism in a sustainable and equitable manner.” - 2021 El Paso County Master Plan

While this was addressing the Countywide system, FHN supports this concept and aligns very well with this goal. The FHN open space and trail system meets the needs of the growing population not only in this area but also Countywide. This balance of growth yet providing areas for visitors and residents to recreate outside is implemented in the FHN master plan.

The Master Plan further states:

“Tourism can account for a large share of a community’s economy, and this is true for El Paso County, which is a hub for outdoor recreation not only in the State, but also for the county. Millions of people visit El Paso County each year and according to Visit Colorado Springs, the tourism and promotional nonprofit for the Pikes Peak Region, in 2018 visitors spent about \$2.25 billion dollars in the region. Tourism also supports the local economy through job creation, as the third largest employment industry in the Pikes Peak Region, providing over 20,000 jobs.” - 2021 El Paso County Master Plan

The Master Plan goes on to address the importance of tourism and the associated economic impact from this industry stating:

“Tourism is one of El Paso County’s strongest industries with year-round outdoor events and pristinely preserved natural resources drawing thousands of visitors to the region every year. El Paso County boasts over 55 exciting things to do and see in the region. From its rich natural features home to the Garden of the Gods... to major destinations such as the U.S. Air Force Academy”

“The County should continue to maintain and improve existing natural assets and destinations including parks, trails, and open space facilities that support outdoor recreation tourism in the region.”

“The County should support efforts secure additional funding for branding and marketing specifically targeting tourist attractions and activities in the off season to promote year-round tourism. Additionally, the County should encourage hotels and restaurants...” - 2021 El Paso County Master Plan

The tourism that comes along with the luxury resort hotel will help to support the local economy through job creation and adding jobs to the thriving tourism industry in the County. It will also add yet another destination in the region that will draw people from throughout the United States and beyond. FHN aligns with this recommendation of adding hotels and restaurants to promote year-round tourism. The positive fiscal impact will be significant due to the hotel facilities and additional development of the remaining property as described in the fiscal analysis below.

FHN Fiscal Analysis

A Fiscal Analysis was completed for the project to explore the positive tourism impact of FHN. While not a requirement, this information is being provided for informational purposes only. Much of the focus is the luxury resort hotel but this analysis also looks at the remaining vacant land to be developed. The proposed development includes a +- 225 room (keys) facility with associated rental units and a mix of single family and attached units associated with the hotel. THK Associates, Inc has prepared an estimate of annual and total revenues from property, sales and accommodation taxes for a 20-year period. See Figure 20 which is a summary table depicting these revenues over a twenty-year period. FHN has potential, over the next twenty years, to generate \$119,578,702 in

Twenty-Year Fiscal Impacts To El Paso County with Consideration for a 1.9x Economic Multiplier		
	<u>Impacts over Twenty Years</u>	<u>With Consideration for Multiplier (1.9x)</u>
El Paso County	\$62,936,159	\$119,578,702
Property Tax Revenues to All Providers	\$312,649,940	\$594,034,885

Source: THK Associates, Inc.

Figure 20 - The positive fiscal impact to the County and region is significant over a twenty year timeframe.

tax revenue to El Paso County. In addition to the estimated revenues, it is projected the development of FHN to generate \$3,167,376 to the Pikes Peak Regional Building Department, \$10,397,953 to El Paso County, and \$27,455,800 to Cherokee Metro District, with most one-time fees occurring prior to or during the construction time period. Other positive impacts from the proposed development include both temporary and permanent employment. The analysis also estimates tax revenues to other service providers in addition to El Paso County.

Housing – This project will provide additional housing at various densities in an urbanizing area of the County. While much of the surrounding area is in larger estate lots, the County needs more diverse housing for all income levels. FHN will offer a diverse range of housing with appropriate land use transitions to the surrounding larger lots by use of large buffers and lower densities on the perimeter of the project. Five (5) acre lots are placed on the perimeter of the property in multiple areas as shown on Figure 21. Country View Estates is one of the areas where both a buffer and one acre lots are proposed along the common property line.

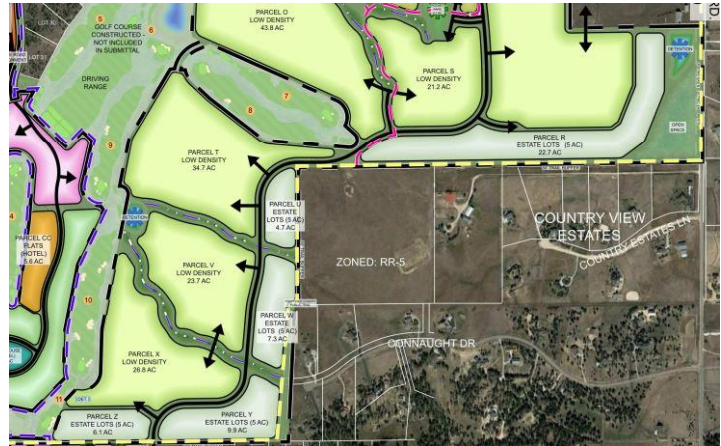


Figure 21-Five acre lots are located along the entire east and southeast boundary to minimize impact to adjacent estate lots (Country View Estates).

2021 El Paso County Master Plan - Housing Mix

Regarding housing mixes the County Master Plan states:

“Housing variety provides multiple options to support residents regardless of income, household size, and age. Providing an equitable mix of housing can ensure the viability of El Paso County as a home for all.” - 2021 El Paso County Master Plan

This statement aligns well with the FHN project as with a project of this size, a large variety of housing types are proposed. While specific lot sizes are not finalized at this time, it is anticipated there will be a mix of the following housing products:

- Estate lots (2.5 acre lots) – Single Family Detached
- Estate lots (5.0 acre lots) – Single Family Detached
- 1/4 to 1/2 acre lots – Single Family Detached
- Attached residential in hotel area (Duplex and Flats associated with the hotel complex area only). No attached residential is proposed in the eastern open areas of the project.

LAND USE CATEGORY	UNITS
Estate Lots (2.5 acre)	49
Estate Lots (5.0 acre)	27
Low Density Residential	632
Medium Density Residential	138
Total Residential Units (excludes 50 branded flats and 225 hotel keys as part of the hotel complex which totals 275 keys/units)	846

2021 El Paso County Master Plan - Placetype

Regarding Placetypes the County Master Plan shows this area as “Large Lot Placetype”. In this category the following uses are listed:

Primary:

- Single Family Detached

Supporting Land Use:

- Agriculture
- Parks and Open Space
- Commercial/retail (limited) and commercial service (limited)
- Parks and open space

The FHN project proposes primarily single family detached, both 2.5 acre estate lots and 5 acre estate lots and smaller lots at a minimum of ¼ acre. The smaller lots do not align to the Placetype however those parcels are purposely surrounded by lower density single family detached parcels and large estate lots (5 acre minimum lot size). This provides a buffer to the smaller lots. The lower densities and large buffers on the perimeter provide good separation from the larger estate lots in the area. Lastly, where the Cathedral Pines 2.5 acre lots abut the FHN property, this proposal shows a large parcel of similar sized lots at 2.5 acres within the forested areas. Therefore, Large Lot Placetype is proposed on FHN in the forested areas next to adjacent 2.5 acre lots and Suburban Residential is located in the open areas with no trees.

FHN also proposes “Suburban Residential Placetype” in the non-forested areas which is primarily the east area of the property. In this category the following uses are listed per the El Paso County Master Plan:

Primary:

- **Single-Family Detached Residential with lots sizes smaller than 2.5 acres per lot, up to 5 units per acre**

NOTE – The FHN density for the entire property (including Filing 1 and the golf course) will be approximately one (1) unit per acre, well below the 5 units/acre.

Supporting Land Use:

- **Single Family Attached (hotel area only)**
- **Multi-family Residential (NOT PROPOSED AT FHN)**
- **Parks and Open Space**
- **Commercial/retail (limited)**
- **Commercial service (limited)**
- **Parks and open space**

Commercial uses such as the Hotel and at Hodgen and Black Forest Road would be a supporting land use. While Suburban Residential is not specifically shown on the FHN site, similar densities and type of development are within approximately 1.5-2 miles away (Flying Horse and Sanctuary Point). Also, the Town of Monument to the west is growing rapidly with urban densities at or above this FHN

IMPORTANT NOTE:

FHN at the time of full completion, the entire FHN project of 1,459 acres (includes Filing 1 and the golf course) will result in a density of less than one (1) unit/acre which is a low density when compared to other projects within a couple miles of this property.

proposed densities.

As shown in the County Master Plan Figure 22 shows a natural progression of Rural Center, Large Lot Residential, Regional Open Space and Suburban Residential. These land uses or Placetypes complement each other well and are logical land use transitions. The FHN proposal fits into this land use relationship in the following way:

- Rural Center (proposed commercial at Black Forest Road and Hodgen and the commercial in Black Forest) – The County Master Plan shows commercial at this intersection
- Large Lot Residential (2.5 and 5 acre lots in the Black Forest area)
- Regional Open Space (nearby Fox Run Regional Park)
- Suburban Residential (higher density areas in the open, non-tree areas)



Therefore, the proposal of Suburban Residential along with Large Lot Placetype and Rural Center type use is common in land use planning across the U.S.

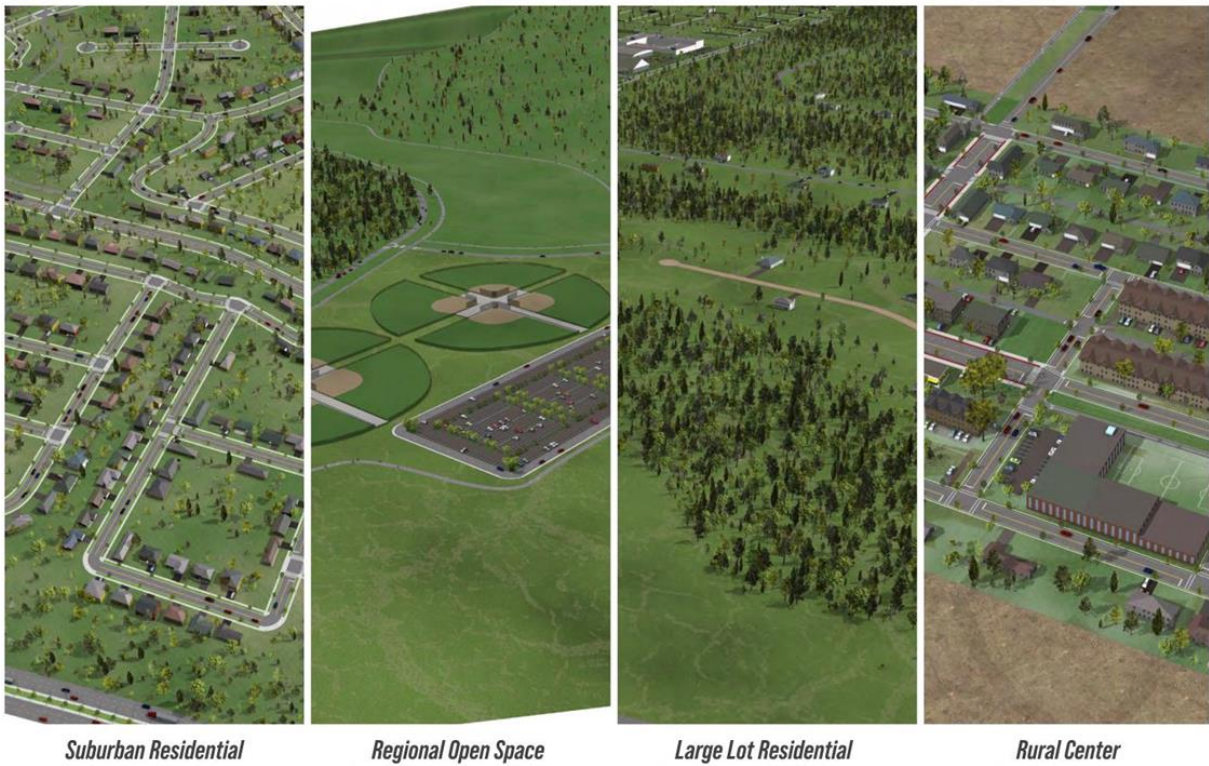


Figure 22 - FHN fits within the Large Lot Residential Placetype however proposes some higher densities as well. The Suburban Residential Placetype is a logical land use transition if buffered correctly.



Implementation of the 2021 County Master Plan

The County Master Plan addresses implementation of the goals and principals of the plan and how applications should be evaluated. Regarding Land Use Applications and Master Plan, it states:

“The Planning Commission and Board of County Commissioners conduct open and public hearings on land use applications and take an action on the application, which will typically include a finding of consistency or inconsistency with the Master Plan. In making this finding, the Planning Commission and Board of County Commissioners are asked to weigh the merits of each individual land use application against all applicable components of the Master Plan. Approval of a land use application does not necessarily require a finding that the application is fully consistent with each and every applicable component of the Master Plan, likewise, denial of an application does not necessarily require a finding of inconsistency with all applicable components of the Master Plan.” - 2021 El Paso County Master Plan

Regarding this statement, the FHN project is in compliance with most aspects of the Master Plan as outlined in this LOI. However, there are some elements where the project does not meet the intent such as the Large Lot Placetype. This is typical when evaluating any land use decision such as a Comprehensive Plan or Master Plan in other municipalities. The determination to approve should be based on substantial compliance of most, but not every item in the plan. With this submittal Flying Horse Development, LLC strongly believes FHN is in substantial compliance with the following County plans:

- **Master Plan (2021)**
- **Parks Master Plan**
- **Water Master Plan**
- **2040 Major Transportation Corridor Plan (MTCP)**

The Master plan further states that the County Master Plan should be open and flexible stating:

“A Flexible Plan - Recognizing that it is impossible to foresee or forecast all future land use or development requests and given the unpredictable nature of land use requests, this Plan was written with the intention of remaining open and flexible. Moving forward, while using the Master Plan as a foundational guide for decision-making, it will be the role of County officials to implement the Plan by making decisions on land use requests in a manner that best fits the needs and vision of El Paso County.” - 2021 El Paso County Master Plan

Therefore, the Master Plan it is intended to be a guide for land use decisions. This proposal is higher density than the surrounding area, however in exchange for this the following elements are proposed:

- Landscape buffers in many of the areas on the perimeter of the site
- Very large expansive buffers along Black Forest Road
- Lower densities placed on the perimeter (i.e. five acre lots along the perimeter of the property line east and southeast areas)
- Estate lots (2.5 acres) have been placed in the forested areas on the south side adjacent to the Cathedral Pines estate lots that are also 2.5 acres.
- Quality community with expansive open space, parks and trails (over 22%).
- Luxury resort hotel that will be a tremendous asset for El Paso County

When examining all of the Sketch Plan checklist items and the Review Criteria it is clear that FHN complies substantially with the 2021 County Master Plan.

El Paso County Parks Master Plan

The County Parks Master Plan has several goals that FHN compliments well. The narrative below describes how this project meets the intent of many goals.

Note: Narrative that is bold is directly from the County's Parks Master Plan.

OVERALL SYSTEM MISSION/ROLE

Goal 2: Provide a coordinated and connected system of parks, trails, and open space that is equitably distributed based on population and serves the needs of county residents.

The overall FHN proposes a coordinated and connected system of parks, trails, and open space that is equitably distributed within the community. A Regional Trail is provided (yellow dashed line on Figure 23) that will go through FHN connecting from the south near Cathedral Pines to the east/northeast along FHN southern boundary. Then the alignment will generally traverse north along the west side of Black Forest Road ultimately connecting to Hodgen Road. The County trail will be open to the public and will be placed in an easement. The remaining trail system for FHN will be owned and maintained by the District or a Homeowners Association.

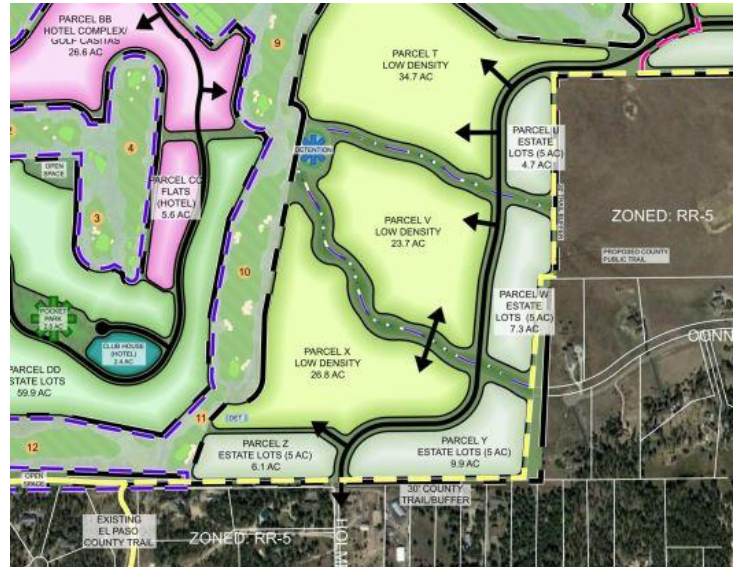


Figure 23-FHN has provided a coordinate and connected system of parks, trails and open space internal to the site and externally to Black Forest Regional Park

Goal 3: Balance passive/active use of county parks and open space and determine what is most appropriate for individual sites based on community need and master planning processes.

FHN provides passive parks, active parks and open space that is appropriate for this site. FHN well exceeds the County 10% requirement for open space and proposes a well-designed trail and open space system. FHN is asking for higher densities than the surrounding area yet provides 22% of the developed area in open space. Once the entire FHN community is complete for all 1,459 acres, approximately 30% of the site will be in open space that includes the golf course.

Goal 4: Provide an overall vision for the recreation and resource preservation network, and identify gaps so that the County, local jurisdictions, and others can work together to fill them.

With Black Forest Regional Park south of this property, it is logical to connect the FHN trail system to the existing County trail and provide an extension to the north all the way to Hodgen Road. This trail system will help fill potential “gaps” in the regional system by making this key connection.

The Master Plan discusses regional trails as follows:

REGIONAL TRAILS

Goal 1: Work collaboratively with others to create a continuous, connected system of regional trails. Provide an overall vision for system of regional trails within the County and connected to adjacent counties and participate in the Regional Non-motorized Trails and Bike Plan Update to identify standards and address needs as part of a multi-modal transportation network. Ensure that regional trail corridors are secured.

As mentioned previously, with this FHN project, the County is securing this Regional Trail extension all the way to Hodgen Road. The FHN team has been in contact with County Parks department to discuss preliminary alignments of this regional trail. This trail will be placed on an easement so it can be used by the public outside of FHN. With this project a regional trail corridor will be secured that will allow generations to utilize this important asset for the surrounding Black Forest area residents.

OPEN SPACE

Goal 1: Protect and enhance El Paso County's legacy of unique natural features and areas and cultural resources, working in collaboration with others to conserve high priority open space areas in the county.

FHN will help facilitate this goal of enhancing natural features and areas by respecting the significant drainage-ways by preserving them as trail/open space corridors that will fit well within the overall County's open space system. While a County park is not desired on this property by the Parks department, the community will provide significant parks for future residents. This concept supports the greater goal of the County Parks goal of protecting and enhancing the unique natural features.

El Paso County Water Master Plan

The El Paso County Water Master Plan (WMP) identifies eight different planning regions in the County. FHN falls in Region 2 which includes the Monument area and the western portion of Black Forest. The existing central water systems in Region 2 are all located in the Monument area. Region 2 is the only region in El Paso County that is projected to have an average-year water surplus in 2060.

Cherokee Metropolitan District (CMD) has signed a letter of intent to serve and provide water and wastewater service for the proposed project. CMD has a diverse water portfolio which includes both renewable and nonrenewable water sources. The exact source water to be committed for this development has not yet been identified.

The following is a list of goals and policies from the WMP that the proposed project is consistent with:

Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.

The proposed water sources for this project are either renewable or meet the 300-year rule for quantity. The water system will be designed with redundant equipment and backup power generation for critical facilities to ensure dependability. Additionally, multiple water sources will serve to mitigate any potential single source failure. CMD's existing water treatment facilities all meet or exceed EPA primary standards and any new treatment facilities that may be required will be designed to do the same to ensure high quality water for the proposed development.

Goal 3.1 – Promote cooperation among water providers to achieve increased efficiencies on infrastructure.

CMD has existing infrastructure in the project area due to the proximity to the CMD Sundance system. Some or all of the existing Sundance infrastructure could be utilized by the proposed development, reducing the amount of new infrastructure required to serve the proposed development with water.

Goal 3.2 – Promote cooperation among water providers to achieve increased efficiencies on treatment.

While additional water treatment may be required for the proposed development, CMD's existing infrastructure, including treatment, will be used to provide water for the project.

Goal 3.7 – Encourage the interconnection of infrastructure owned by water providers and projects that will have access to more than one water source, both to foster conjunctive use

and to better accommodate water supply emergencies.

CMD has a variety of source water supplies which mitigates potential water supply emergencies.

Policy 4.3.3 – Incentivize the use of deeper Arapahoe and Laramie-Fox Hills aquifers by central water providers, leaving or deferring the use of the shallower aquifers for the more dispersed domestic well users.

While the exact source water(s) to be dedicated to the proposed development has not yet been identified, if new wells are drilled, they are anticipated to be Arapahoe and Laramie-Fox Hills. By utilizing these aquifers, the proposed development would not impact the surrounding lots individual (typically Dawson) wells.

Policy 5.2.4 – Encourage the locating of new development where it can take advantage of existing or proposed water supply projects that would allow shared infrastructure costs.

As noted above, even though the proposed development is not adjacent to the CMD existing service area, CMD has water infrastructure adjacent to the proposed development. By partnering with CMD as the water provider, this project would utilize existing infrastructure to some extent.

Policy 5.5.1 – Discourage individual wells for new subdivisions with 2.5 acre or smaller average lot sizes, especially in the near-surface aquifers, when there is a reasonable opportunity to connect to an existing central system, alternatively, or construct a new central water supply system when the economies of scale to do so can be achieved.

FHN will be served by an existing central water system as the average lot size is less than 2.5 acres.

Policy 6.0.4 – Encourage development that incentivizes and incorporates water efficient landscaping principles.

FHN will include restrictions on the square footage of irrigated sod each residential lot is allowed. Additionally, the open spaces will be predominately native vegetation and not irrigated while the parks will be designed to incorporate xeric landscaping as much as possible.

SKETCH PLAN REVIEW CRITERIA ITEM “D” - The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies;

Applicant comment: The FHN water supply report provides information to identify probable compliance with the water supply standards and identifies need for additional water supplies. FHN will be served with a municipal water system likely provided by Cherokee Metropolitan District or other entity. Final determination of water is not required at time of Sketch Plan and will be addressed at time of Preliminary Plan/PUD.

Traffic and Access

Please see the Traffic Study for detailed information regarding traffic and transportation. Considering the conceptual nature of the proposed development, future access will generally include multiple access drives along all exterior roadways bordering the proposed development and along Old Stagecoach Road. Primary points of entry to the overall development are provided at the following locations: one full-movement access serving as the east leg of the State Highway 83 and Stagecoach Road intersection, and one full-movement access serving as the west leg of the Black Forest Road and Old Stagecoach Road intersection.

The development addresses other items as outlined in the County Master Plan as follows. Bold text is taken directly from the 2021 County Master Plan.

“Multimodal Access - While all placetypes would benefit from a safe, walkable, and connected street network, multimodal access is a defining and critical feature in Urban Residential, Rural Center, and Regional Center placetypes and other areas that promote a mix of uses and mobility options. The County should encourage sidewalks and other multimodal facilities in all new development in placetypes, as appropriate, and upgrade existing infrastructure to these types of facilities when needed”. - 2021 El Paso County Master Plan

FHN will provide sidewalks throughout the development and a connected street and trail network as shown on the Sketch Plan. Additionally, FHN will provide the County Regional Trail in a north/south direction as shown on the plan. Details to be worked out with the County Parks department.

Subdivision Access - Local access is key to connecting residents to the region and residents have identified subdivision access as a primary concern. Input received as part of Your El Paso County outreach process cited a need for subdivision communities to have two points of access, or two ways in and out. Generally, single access subdivisions create points of high traffic and congestion where they join the primary street network and are disconnected from other neighborhoods by roads that dead end at cul-de-sac. Having two points of access allows for a more contiguous street network and would remove these barriers. - 2021 El Paso County Master Plan

FHN is providing two main points of access but also allowing for multiple secondary connections to adjacent properties as shown on the Sketch Plan.

“Providing multiple points of access to a subdivision also improves efficiency in emergency response times, and allows for better pedestrian and bicycle access across neighborhoods. Better access can be the difference between a resident or visitor choosing to walk over drive to their destination. Increased access especially with multimodal options for walking and biking has the opportunity to reduce vehicular travel and ultimately congestion and stress on roadway infrastructure. The County should continue to require that new subdivision developments in the County have multiple points of access to existing roadways to minimize congestion and improve emergency access. They should be sited in a manner that improves connectivity to adjacent areas.” - 2021 El Paso County Master Plan

FHN is providing multiple access points and is including a key connection to Holmes Road on the south side that will allow emergency access and as a potential fire evacuation route north and south.

“Existing subdivisions should also be encouraged to find ways to expand points of access and open up connections to neighboring developments and subdivisions such as through stub roads or easements.” - 2021 El Paso County Master Plan

FHN has provided multiple points of access with neighboring properties with potential stub roads or easements. Details to be worked out at time of Preliminary Plan and Plat stage.

Responsibilities & Maintaining Roads - There are jurisdictional responsibilities assigned to ensure roads are properly maintained in the County, however, funding has been a consistent challenge for the County to keep up with road maintenance demands. Thus, highlighting a real need to share responsibilities with municipalities to maintain at a minimum County roadways segments that are within their municipal boundary or develop agreements with the municipalities to maintain roadways within and near enclaves. In addition to taking responsibility of existing County roads, as municipalities grow and annex adjacent lands for development it is critical that they also take responsibility to maintain the roadways within, or otherwise primarily serving, these annexed areas rather than leave them to the County or PPRTA. - 2021 El Paso County Master Plan

FHN roads are being designed to City standards with the possibility to be annexed in the future per the IGA. In the near term El Paso County will be responsible for the maintenance.

Biking On- & Off-Street Opportunities

There are existing “on and off-street” bicycle facilities throughout the County, a majority of which exist within Colorado Springs. Whether located on- and off-street, trails accommodate cyclists and pedestrians in their own delineated space as they navigate roadways. However, on major roads with high traffic volumes and higher vehicular speeds, only confident cyclists will regularly use unprotected on-street options. - 2021 El Paso County Master Plan

FHN is providing many on and off street bicycle facilities as shown on the plan. Additionally at the Preliminary Plan stage sidewalks and connected streets will accommodate cyclists and pedestrians.

Stormwater Management

The FHN Sketch Plan is in general compliance and intent of the goals, objectives, and policies of the County Master Plans as it regards to Stormwater as described below.

“The effective management of stormwater runoff is critical due to its potential to affect stream water quality, riparian zone habitat and wetlands, flood conveyance capacity, and sediment loading and transport. Hydrologic impacts from urbanization can cause water quality problems, aggregation/degradation of stream channels, increased temperature, and sedimentation, which can have a corresponding effect on aquatic habitat, groundwater recharge and streamflow.” - 2021 El Paso County Master Plan

The Master plan further states:

Stormwater detention, retention ponds, or other best management practices (BMPs) should be required to minimize flooding, maximize infiltration, and minimize water quality impacts from impervious surface contaminants. Common structural BMPs are stormwater detention and retention ponds, methods to minimize directly connected impervious surface areas, and irrigated grass buffer strips. Nonstructural BMPs include stormwater quality-control planning, adoption of criteria and standards, illicit discharge controls, and general education programs. - 2021 El Paso County Master Plan

FHN understands the importance of stormwater and that it is critical not only in the Black Forest area but throughout the County. The majority of the development that drains to Black Squirrel Creek and is within the heavily forested area of the Black Forest will remain larger 2.5 acre lots and the new hotel site which will have a full spectrum detention facility. The large homesites have a much smaller impact on the stormwater rate and quality than more densely developed areas within the East Cherry Creek Drainage basin. Still development within the Black Forest is properly managed, routed and treated to meet El Paso County’s master plan by using natural swales to convey flows via hard infrastructure and integrated water quality features that blend with the landscape typical of rural and large-lot residential development. Within the East Cherry Creek Drainage Basin, open spaces

are maintained along historic drainageways which will continue to convey stormwater from the developed site. As the project progresses these drainageways will be evaluated and designed using low impact development techniques to convey water through naturalized swales and ditches.

Dispersed throughout the development will be strategically placed detention ponds to provide attenuation of storm flows along with water quality as full spectrum detention ponds. Discharges from the development will be at or below historic levels into the existing receiving channels, streams and areas.

The FHN (per the MDDP) is planning for and providing effective management of stormwater runoff that will protect the stream water quality, riparian zone habitat and flood conveyance capacity, and sediment loading and transport. The following elements from the County Master Plan are being met with the FHN project:

- *No direct discharge of stormwater into a lake, stream, or perennial drainage ways.*
- *FHN will provide erosion and sedimentation control plans*
- *Disturbance management and revegetation plans will be developed*
- *FHN will provide stabilization during disturbance*
- *Monitoring will be performed during disturbance with regular inspections*
- *Financial assurances will be secured to ensure that erosion control plans are implemented*

SKETCH PLAN REVIEW CRITERIA ITEM “A” - The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;

Applicant comment: As described above in this document, the FHN Sketch Plan is in general compliance with the goals, objectives and policies of the following El Paso County documents:

- **El Paso County Master Plan (2021)**
- **Parks Master Plan**
- **County Water Master Plan**
- **2040 Major Transportation Corridor Plan (MTCP)**

7. Feasibility of providing utilities to the proposed development, including the provision of utilities by a proposed or existing special district or other municipal provider.

FHN Metropolitan District

FHN Metropolitan District (FHNMD) will be formed to provide bonding to fund construction of the roads, utility infrastructure, waterways/wetlands, parks and trails. For the ongoing maintenance of those facilities that are not dedicated to the County, a District will be formed to provide on-going services for those facilities/areas. FHN Metropolitan Districts will provide water and Cherokee Metropolitan District to provide sewer. Refer to the water resource and wastewater report for further information and details. Other districts or entities serving FHN

- Mountain View Electric Association Inc. (MVEA) will provide electric service to the property.
- Black Forest Fire Protection District
- District 20 and District 38 (schools)
- El Paso County Conservation District
- Cherokee Metropolitan District (sewer service)
- FHN Metro Districts (water service)
- Black Hills Energy (Natural Gas Service)

The Wastewater infrastructure collection system is planned to be installed by FHN Metro District (FHNMD). FHNMD will tie into an existing wastewater system for conveyance to the Cherokee Metropolitan District (CMD) Wastewater Treatment Plant. See Wastewater Disposal Report for more detailed information.

The Water infrastructure is planned to be installed by FHN Metro District (FHNMD). Cherokee Metropolitan District (CMD) has signed a Letter of Intent to Serve FHN with water. Discussions are ongoing regarding the exact water source(s) to be committed to this development.

The Storm Sewer network will be located within each subbasin, providing collection to each drainage facility where water quality and flood attenuation treatment will occur prior to discharge to the drainage channels

All services required to support the FHN development are or will be available. The FHN Metropolitan District will be formed to provide bonding to fund construction of the roads, stormwater infrastructure, parks and trails and for the ongoing maintenance of those facilities that are not dedicated to the City or County. The FHN Metropolitan District will enter into an Inter-Governmental Agreement with Cherokee Metropolitan District (or similar District) for the provision of water and wastewater service. All other necessary services will be provided as described above.

SKETCH PLAN REVIEW CRITERIA ITEM “E” - Services are or will be available to meet the needs of the subdivision including, roads, police and fire protection, schools, recreation facilities, and utility service facilities;

Applicant comment: Services will meet the needs of the FHN community (subdivision) as described in this LOI.

8. Constraints, hazards, and potentially sensitive natural or physical features (e.g., wetlands, protected species habitat, floodplain, geological, etc.) within the area included within the request.

El Paso County’s new Master Plan was reviewed in order to provide the following recommendations to effectively manage the natural resources in order to protect and preserve the natural environment in accordance with El Paso County’s vision.

Water Features

Surface Water – There is little surface water on the site. Surface water is almost entirely derived from precipitation, consisting of runoff from snowmelt and surface flows from storm events. Proposed detention facilities will temporarily detain runoff onsite and direct it into existing natural drainageways. As designed the intent is to avoid water pollution as the stormwater facilities should adequately address urban runoff into drainageways and ultimately water resources. These facilities will be designed to comply with local, state and federal guidelines.

Riparian Areas – There are currently few riparian areas existing on the property. Development will increase riparian availability and diversity, providing additional wildlife habitat at the site. Creation of open space tracts along drainageways will ensure preservation of new riparian areas as well as promote access to these areas for recreation through trail systems.

Natural Resources & Land Conservation

Federal & State Land – There is no federal or state land on the site. Conservation easements will not be acquired, though open space tracts will be established and maintained by the Metro District or an HOA.

Wetland Habitat and Waters of the U.S.

Please refer to the Natural Features and Wetland Report by Bristlecone Environmental for detailed information.

Floodplains:

The property contains portions of floodplain in the northwest corner of the property near Hodgen Road. This development will avoid this floodplain and therefore no impacts will occur.

Noise

The Land Development Code requires the impacts of noise pollution to residents to be mitigated. The proposed development is located adjacent to other residential uses and the noise impact will be very minimal. Some commercial uses are proposed however appropriate site planning and landscape buffers planned to minimize any negative impacts for air quality. For example, the commercial planned in the northeast corner of the site is not immediately next to significant residential homes and buffers are located to the south and west of the parcel, thus minimizing impact to adjacent residential uses. No industrial uses (or other noise pollution uses) are planned or requested on FHN and therefore noise pollution is not a factor.

Air Quality

The proposed residential use will not negatively impact air quality. The proposed development is located adjacent to other residential uses. Some commercial uses are proposed however they have appropriate site planning and landscape buffers planned to minimize any negative impacts for air quality. No industrial uses are planned or requested on FHN which could potentially affect air quality.

Soil Hazards and Geologic Information:

The Soils and Geology Report prepared by Entech identifies geologic conditions that occur on the property. The site was found to be suitable for development with appropriate mitigation and avoidance.

Vegetation

Vegetation will be unavoidably disturbed through the development. The vast majority of the site is classified as either Foothill Grasslands, which is the primary ecosystem type that will be impacted, or Pine-Oak Woodlands, which will largely be preserved. The site is generally of moderate quality and impacts are not expected to imperil or substantially harm either of these ecosystems, though development of the site will result in the loss of a few hundred acres of grasslands. No globally-sensitive vegetation communities are present, and one state-sensitive vegetation community is present (Shortgrass Prairie). FHN is on the fringe of the Ponderosa Pine Woodlands, a globally and state stable vegetation community. There are many mature trees on the property, mostly along the ridgelines of the western portion of the site where large estate lots are planned. The majority of the woodlands on the site will be incorporated into the development and will thus be preserved; as such, significant impacts are not expected. Development of the site will likely increase and improve riparian habitat along the swales in the eastern half of the site through the planting of trees along drainages and the presence of more consistent hydrologic flows. There is currently almost no riparian or wetland habitat on the property. The highest quality habitat on the site is within the forested

areas, primarily in the western half of the site. As mentioned, these areas will largely be preserved and incorporated, so the highest quality habitats on the site will remain. See the Natural Features and Wetlands Report by Bristlecone for further information.

Aquatic Resources

Per the Natural Features and Wetlands Report by Bristlecone, there are few aquatic resources on the site. Site reconnaissance also revealed that many of the aquatic resources depicted in the NWI/NHD data are not present on the site at all. Given that the project will preserve many of the on-site drainages and adjacent open space buffer areas, there is good potential to improve native vegetation and aquatic resources by:

1. Creating a habitat restoration and management plan for the drainages and open space areas
2. Increasing native vegetation in the disturbed shortgrass prairie areas by seeding with native species;
3. Including requirements in the Codes, Covenants and Restrictions (CCRs) to preserve native vegetation and minimize non-native landscaping and irrigation;
4. Implementing a stormwater management plan and preparing a natural channel stabilization plan for some of the drainages
5. Implementing an integrated noxious weed management plan

Soils

Per the report by Bristlecone, approximately 62% of the site is rated 'Not Limited' for dwelling with or without basements, while approximately 33% is rated 'Somewhat Limited', and the remaining 5% of the site, on the far western edge, is rated 'Very Limited' (NRCS 2022b). This project will not interfere with the extraction of mineral deposits.

SKETCH PLAN REVIEW CRITERIA ITEM "F" - The soil is suitable for the subdivision;
Applicant comment: The soils and Geology Report prepared by Entech indicates that the soils are generally suitable for development. While there are some expansive and collapsible soils, these are sporadic and can be mitigated by proper engineering design and construction techniques. About 95% of the site has "no limitations" or "somewhat limited" soils, therefore the majority of the site does not have any major soil issues.

SKETCH PLAN REVIEW CRITERIA ITEM "G" - The geologic hazards do not prohibit the subdivision, or can be mitigated;

Applicant comment: The Soils and Geology Report prepared by Entech the geologic hazards do not prohibit the subdivision, or can be mitigated.

SKETCH PLAN REVIEW CRITERIA ITEM "H" - The subdivision will not interfere with the extraction of any known commercial mining deposit.

Applicant comment: The El Paso County Master Plan for Mineral Extraction shows Upland Deposits of sand and gravel, with silt and clay. The Soils and Geology Report prepared by Entech identifies this site is developable and this project will not interfere with the extraction of mineral deposits.



9. Proposed major roadway alignments through the sketch plan area and any connections to existing major roadways.

Please see the Traffic Study for detailed information regarding traffic and transportation. Considering the conceptual nature of the proposed development, future access will generally include multiple access drives along all exterior roadways bordering the proposed development and along Old Stagecoach Road. Primary points of entry to the overall development are provided at the following locations: one full-movement access serving as the east leg of the State Highway 83 and Stagecoach Road intersection, and one full-movement access serving as the west leg of the Black Forest Road and Old Stagecoach Road intersection. Internal roadway alignments will be well planned providing connections to Old Stagecoach Road or other requested connections required by the County.

10. Address how drainageways and floodplains through the plan area, and offsite as appropriate, are proposed to be protected, changed, or improved.

FHN has provided protection of most of the major drainageways and avoided the floodplain in the northwest corner of the property. The drainageways have been protected and will be large open space corridors as reflected in the proposed master plan. Please refer to the Natural Features and Wetland Report by Bristlecone for more detailed information.

SKETCH PLAN REVIEW CRITERIA ITEM "1" - The design of the subdivision protects the natural resources or unique landforms;

Applicant comment: The property that contains forested areas (as part of the Black Forest), is proposed as 2.5 acre estate lots to protect many of the existing trees much like Cathedral Pines, High Forest Ranch and other surrounding project. The FHN design respects the significant drainage-ways through the property as open space and trail corridors. These drainage-ways will be retained or redirected and will be preserved within open space tracts. There are no federally threatened or endangered plant species on the property. There are no wetlands on this proposed area.

11. Discussion regarding the surrounding area and how the proposal fits within the context of the area and any potential impacts that may be caused by the proposed development.

As described previously in this LOI, FHN project fits within the context of the area and any impacts that may be caused by the proposed development are factored into the FHN master plan design.

Identification and location of sites of historical or archeological interest:

There are no known sites of historical or archeological interest on the property.

Identification and location of sites of natural or scenic importance:

The FHN property has part of the Black Forest in the southwest area of the site. This area has natural and scenic importance much like the area surrounding this property. As with other surrounding developments such as Cathedral Pines (south of FHN) and High Forest Ranch (north of FHN), this design locates the largest estate lots (2.5 acres) in this area to preserve as many trees as possible.

Social Impacts

The proposed Sketch Plan provides the opportunity for a range of housing product at a variety of price points. This will provide housing for varying demands and lifestyle options, which will ensure that the proposed housing is both attractive to and attainable by a variety of purchasers. The luxury resort hotel, Fitness Club, numerous parks/trails and the existing golf course will be the main social activity of the community. This will provide a venue for recreational activities, social events, and community entertainment. This will help to provide a strong and connected community, which will have a positive social impact for these residents.

Landscape Buffers

As described previously, significant landscape buffers are provided that far exceed County Code.

Wildfire

Wildfire hazard for FHN was evaluated using the Colorado State Forest Service's (CSFS) online Wildfire Risk Assessment Portal (WRAP; CSFS 2020). WRAP allows professionals, planners, and the public to access the best scientific information regarding wildfire risk and establish prevention and mitigation measures accordingly. According to WRAP, the wildfire risk for the Project site is approximately 30% "Moderate Risk", approximately 40% "Low Risk", and approximately 30% "Lowest Risk" (CSFS 2020; Figure 5: Wildfire Hazard Map – Wildfire Risk). "Wildfire Risk" is determined by CSFS by combining the burn probability rating of a site with the values-at-risk rating. While FHN has a low to very low rating of values and assets that would be adversely impacted by wildfire, the burn probability for the entire site is rated about 40% "Low" to "Low-Moderate" and about 60% "Moderate" (CSFS 2020; Figure 6: Wildfire Hazard Map – Burn Probability). Counterintuitively, the areas mapped for "Moderate" burn probability are not the forested portions of the site, but rather the areas of contiguous grasslands on the eastern half of the site.

Roughly 30% of the site is mapped as "Moderate" wildfire risk while the remaining 70% is mapped as "Low" or "Lowest" risk. The lowest risk areas of the site include the wooded western half of the property, while the moderate risk areas are the grasslands to the east. The site is rated low in terms of values and assets present that could be lost to wildfire; it is rated low to low-moderate in terms of burn probability based on the available fuels at the site. Development of the site would result in a reduction of the available fuels for wildfires, while simultaneously increasing the values and assets present on the site. As such, the overall wildfire risk index for the Project is expected to stay close to the same as a result of development. The nearest fire response is Station 2 in the Black Forest FPD, which is 1.18 miles away.

SKETCH PLAN REVIEW CRITERIA ITEM "J" - The proposed methods for fire protection.

Applicant comment: The site lies within the jurisdiction of Black Forest Fire Protection District and will serve this property and development. A municipal water system (pipes and fire hydrants in streets) will be throughout the entire FHN project.

SKETCH PLAN REVIEW CRITERIA ITEM "K" - The subdivision is appropriate and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.

Applicant comment: As noted above, there are few physical or environmental constraints to the development of the property and those that have been identified will be mitigated during construction. The impact identification analysis demonstrates that the site is suitable for the proposed development.

12. Potential public and private improvements, including onsite and offsite improvements, and the plan for ongoing ownership and maintenance of each improvement.

FHN has a plan for ongoing ownership and maintenance of each improvement. This District will be formed to provide bonding to fund construction of the roads, major utility infrastructure, waterways, parks and trails. For the ongoing maintenance of those facilities that are not dedicated to the County, this District will provide on-going maintenance.

At this time it is planned that Cherokee Metropolitan District will provide wastewater treatment and water to FHN. For this proposal of increased density, a municipal water distribution and sanitary collection system will be needed and will be funded through the use of the mechanisms such as the FHN Metropolitan District. Refer to the water resource and wastewater report for further information and details.

For streets, per the IGA agreement, the County will be responsible for maintenance unless this project is annexed into the City of Colorado Springs. Streets will be designed to City standards per the IGA.

13. Summarize community outreach efforts by the applicant that have occurred or are planned as part of the request.

FHN has made significant efforts prior to this Sketch Plan submittal including four (4) neighborhood meetings. Additionally a project website has been setup that provides basic information with an area for anyone to submit questions at any time. The FHN teams has provided answers to many of the questions submitted online and will continue that effort throughout the process. Most importantly, the FHN team held the neighborhood meetings for input from the community. These meetings were held at Discovery Canyon school campus (within 10 minutes of the FHN property). The groups that were invited and meeting dates are as follows:

- **FHN Filing 1 residents** - January 18, 2022
- **Cathedral Pines** - January 20, 2022
- **High Forest Ranch** - January 25, 2022
- **Black Forest area residents** - January 27, 2022

In total approximately 900 people were invited with invitation letters mailed to each residence. The main purpose of the meetings was for the FHN team to listen to concerns and comments. A short presentation was provided at each meeting. An opportunity to sign a petition against the development was also offered to all attendees. The applicant is submitting these signatures to the County so they are on record.

Throughout the four meetings various concerns and questions were voiced which are summarized below in the table.

MOST COMMON QUESTIONS/CONCERNS BY NEIGHBORS	HOW THE QUESTION/CONCERN IS BEING ADDRESSED
<i>WATER - Concerns with the availability of water and how this project might impact the Dawson aquifer wells.</i>	FHN will be served by a municipal water system, likely Cherokee Metro District or similar entity. Shallow wells are not the main source of water for FHN. Proof of sufficiency will have to be processed through the County and State at time of Preliminary Plan/PUD.
<i>DENSITY - Concern that the lots are too small and density is too high for this area.</i>	FHN is providing 2.5 acre lots in the forested areas next to the 2.5 acre lots in Cathedral Pines which is a good land use relationship. In other areas where adjacent estate lots exist, FHN is proposing 5 acre lots along the property line. Smaller lots are placed in the center of FHN buffered by lower densities and landscape buffers.
<i>APARTMENTS – concern that the Attached parcels will be apartments.</i>	FHN is not proposing apartments. The attached product will likely be single family attached only in the hotel complex area
<i>INFORMATION NOT DISCLOSED FOR FILING 1 RESIDENTS - Some FHN Filing 1 residents feel they were not told this could type of development could happen (i.e. was not disclosed).</i>	Filing 1 residents were informed of this potential development expansion through a disclosed document that was signed by each Filing 1 lot purchaser. It stated FHN could be annexed and higher density lots, commercial and potentially a hotel may be developed in the future.
<i>TRAFFIC – concern that this development will overload the existing roads</i>	FHN is aware some transportation improvements may be needed. Please see the Traffic Study for more detailed information.
<i>MILAM ROAD - Cathedral Pines resident expressed concern with Milam Road being extended into FHN creating significant traffic problems</i>	FHN is not proposing any changes to Milam Road extension, nor is any construction for Milam planned. The Milam alignment, requested by the County as part of Cathedral Pines traverses west of FHN on property not controlled/owned by FHN.
<i>HIGHWAY 83 – concern that this road cannot handle the additional traffic</i>	CDOT controls this road, not the developer, however FHN will cooperate with future improvements as needed.
<i>COUNTY PROCESS – there was some concern about the approval process for FHN</i>	The FHN team and County planners explained this project will follow the required approval process of Sketch Plan, PUD/Preliminary Plan and Plats.
<i>COUNTY MASTER PLAN COMPLIANCE – neighbors feel that the new County Master Plan is not being met with this proposal.</i>	As defined in this document the majority of the Sketch Plan Review Criteria is being met. FHN strongly believes and has demonstrated this project is in general compliance with most of the items in the new County Master Plan.
<i>COUNTY REGIONAL TRAIL - Desire to have the trail extended through FHN and be for public use</i>	FHN will extend the trail through the FHN to Hodgen Road. It will be for public use.
<i>POTENTIAL ANNEXATION - Concern if annexed to the City what would happen?</i>	FHN is processing through the County, however streets will be designed to City standards per the IGA agreement.
<i>FIRE - Concern with fire hazards with FHN and the area.</i>	FHN will provide a municipal water system which also provides fire hydrants throughout FHN.
<i>LIGHTING - Concern lighting from the hotel and development will be too bright causing light pollution</i>	FHN will comply with building regulations.
<i>OPEN SPACE – questions about how much open space is being provided</i>	FHN at time of completion will provide approximately 30% open space (includes the golf course) for the entire 1,459 acres. However, for the specific area proposed for expansion (912.5 acres and 1121 units) about 22% open space is provided. County requirement is only 10%.



Conclusion

The FHN proposal meets the majority of the County Review Criteria as described in this LOI and in this summary.

EL PASO COUNTY SKETCH PLAN REVIEW CRITERIA SUMMARY

REVIEW CRITERIA	DESCRIPTION
A. <i>The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;</i>	Yes, the FHN subdivision is in <u>general conformance with the majority</u> of elements of the 2021 Master Plan as justified in this LOI.
B. <i>The proposed subdivision is in conformance with the requirements of this Code;</i>	Yes, FHN <u>will meet</u> the County Code and City standards for streets.
C. <i>The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area;</i>	Yes, FHN <u>is compatible</u> with existing uses (and proposed) by placing 2.5 acres lots in forested areas next to Cathedral Pines and with large buffers and lower densities (5 acre lots) on the perimeter.
D. <i>The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies;</i>	Yes, the FHN water supply report <u>does provide</u> the requested data. FHN <u>will be served by a municipal water system.</u>
E. <i>Services are or will be available to meet the needs of the subdivision including, roads, police and fire protection, schools, recreation facilities, and utility service facilities;</i>	Yes, services <u>are available</u> through current service Districts and with the creation of FHN Metro District and potentially Cherokee Metro District.
F. <i>The soil is suitable for the subdivision;</i>	Yes, per the Geotech Report the <u>soils are suitable</u> for development as proposed.
G. <i>The geologic hazards do not prohibit the subdivision, or can be mitigated;</i>	There are <u>NO geologic hazards</u> that would prohibit this development.
H. <i>The subdivision will not interfere with the extraction of any known commercial mining deposit.</i>	No, the FHN project <u>will not interfere with any extraction</u> of any known commercial mining deposit
I. <i>The design of the subdivision protects the natural resources or unique landforms;</i>	Yes, FHN design <u>protects natural resources and unique landforms</u> by placing the estate lots (2.5 acres) in the forested areas and in medium density areas major drainageways are protected in open space corridors.
J. <i>The proposed methods for fire protection</i>	Black Forest Fire District will serve this development. FHN provides a municipal water system (with fire hydrants).
K. <i>The subdivision is appropriate and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.</i>	Yes, the FHN plan design and this LOI demonstrates how this development is <u>appropriate and mitigates</u> these listed items.

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 846 DWELLING UNITS ARE PROPOSED WITHIN THE FLYING HORSE NORTH SKETCH PLAN ON APPROXIMATELY 912.6 ACRES. THE SUBMITTAL ALSO INCLUDES A LUXURY RESORT HOTEL, CASITAS AND FLATS THAT TOTAL 275 KEYS (ROOMS)/UNITS.
- 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 "CONVENTIONAL 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.
- THE FIRE STATION LOCATED IN FILING 1 CAN BE RELOCATED ANYWHERE IN THE SKETCH PLAN AREA IF NEEDED. IF FIRE DEPARTMENT DETERMINES RELOCATION IS NOT NEEDED, THE LAND NEED NOT BE DEDICATED TO THEM.
- APPLICABLE PARK, SCHOOL, TRANSPORTATION, DRAINAGE, BRIDGE, AND TRAFFIC FEES SHALL BE PAID TO THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AT THE TIME OF RECORDING ANY FINAL PLAT.
- ACCESS LOCATIONS AND ROADWAY CLASSIFICATIONS ARE CONCEPTUAL ONLY AND WILL BE DETERMINED AT THE TIME PRELIMINARY PLAN REVIEW. FINAL LOCATIONS AND CLASSIFICATIONS OF ROADWAYS WILL BE SUBJECT MORE DETAILED LAND DESIGN AND SUBDIVISION REVIEW.

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:

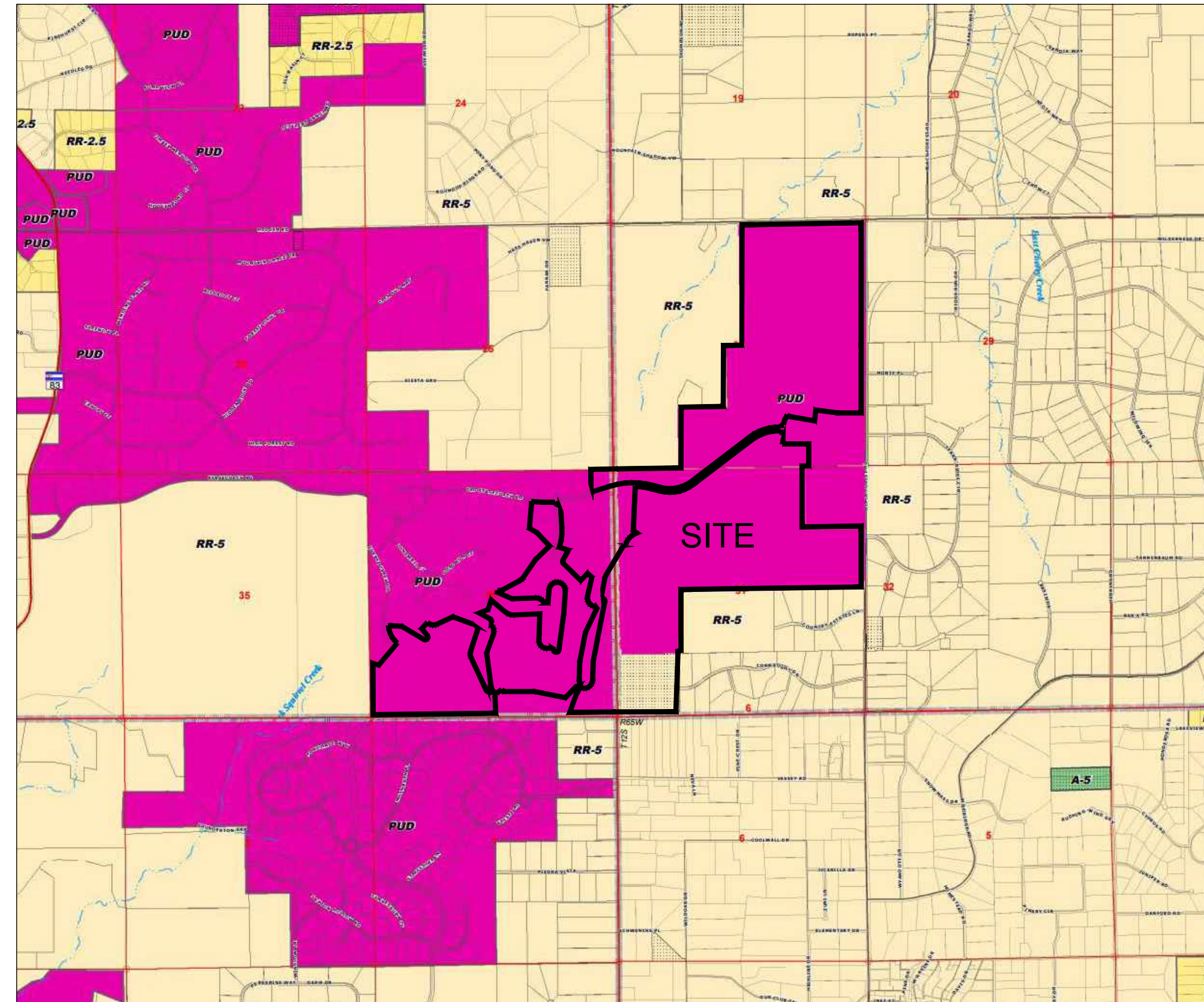
- THE FLYING HORSE NORTH PROJECT WILL BE DEVELOPED IN MULTIPLE PHASES AND PLATTED IN MULTIPLE FILINGS, WHICH HAVE YET TO BE DETERMINED. THE SEQUENCE OF CONSTRUCTION AND DEVELOPMENT IS NOT DEPENDENT UPON UTILITIES OR INFRASTRUCTURE.

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.

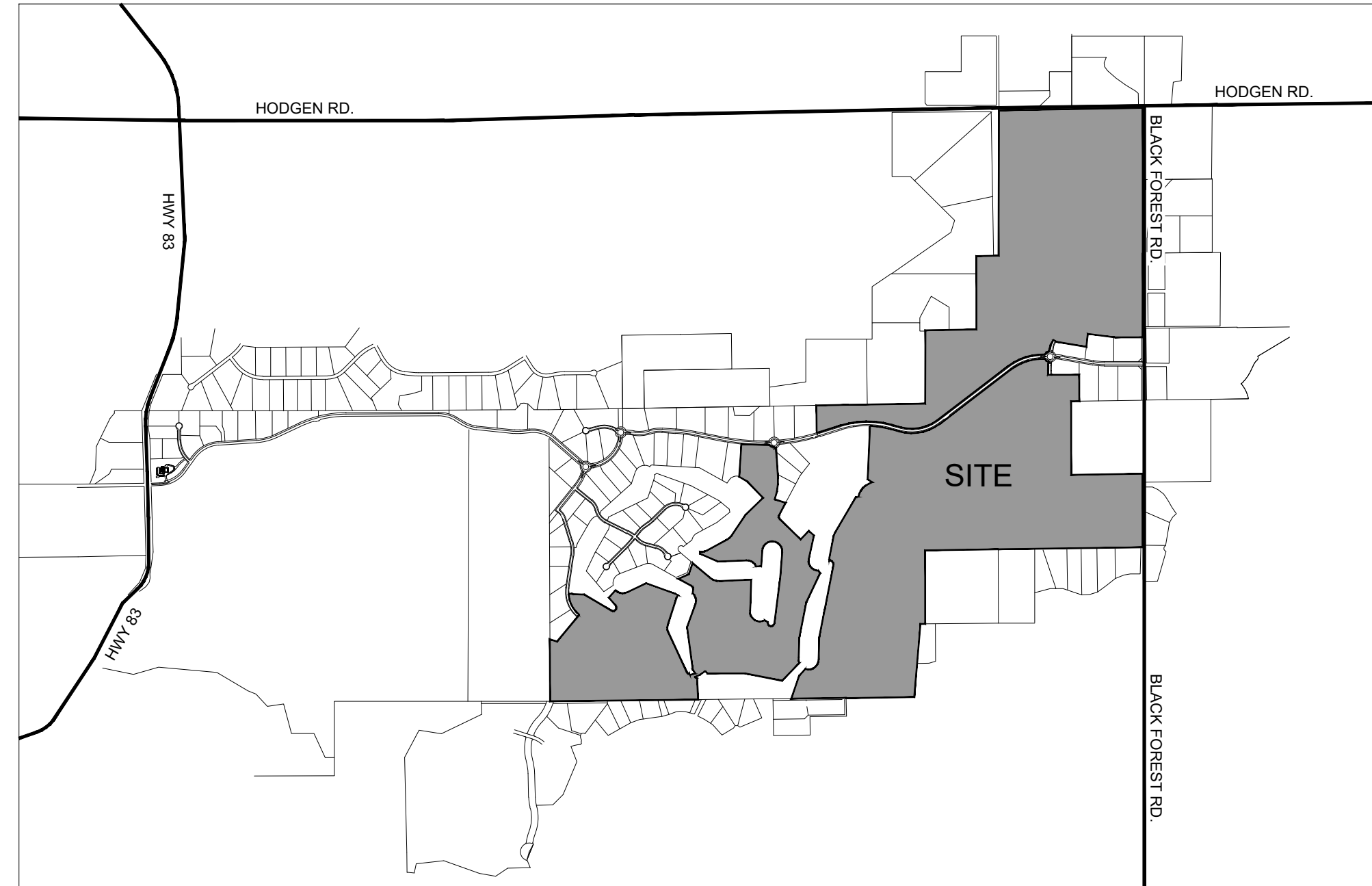
ZONING MAP

SCALE = N.T.S



VICINITY MAP

SCALE = N.T.S



SHEET INDEX

- SHEET 1 OF 5: COVER SHEET
- SHEET 2 OF 5: SKETCH PLAN
- SHEET 3 OF 5: ADJACENT PROPERTY MAP
- SHEET 4 OF 5: ADJACENT PROPERTY OWNERS
- SHEET 5 OF 5: 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: 912.6 AC
MAXIMUM NUMBER OF RESIDENTIAL UNITS: 846
MAXIMUM GROSS DENSITY FOR RESIDENTIAL UNITS: 0.93 DU/AC

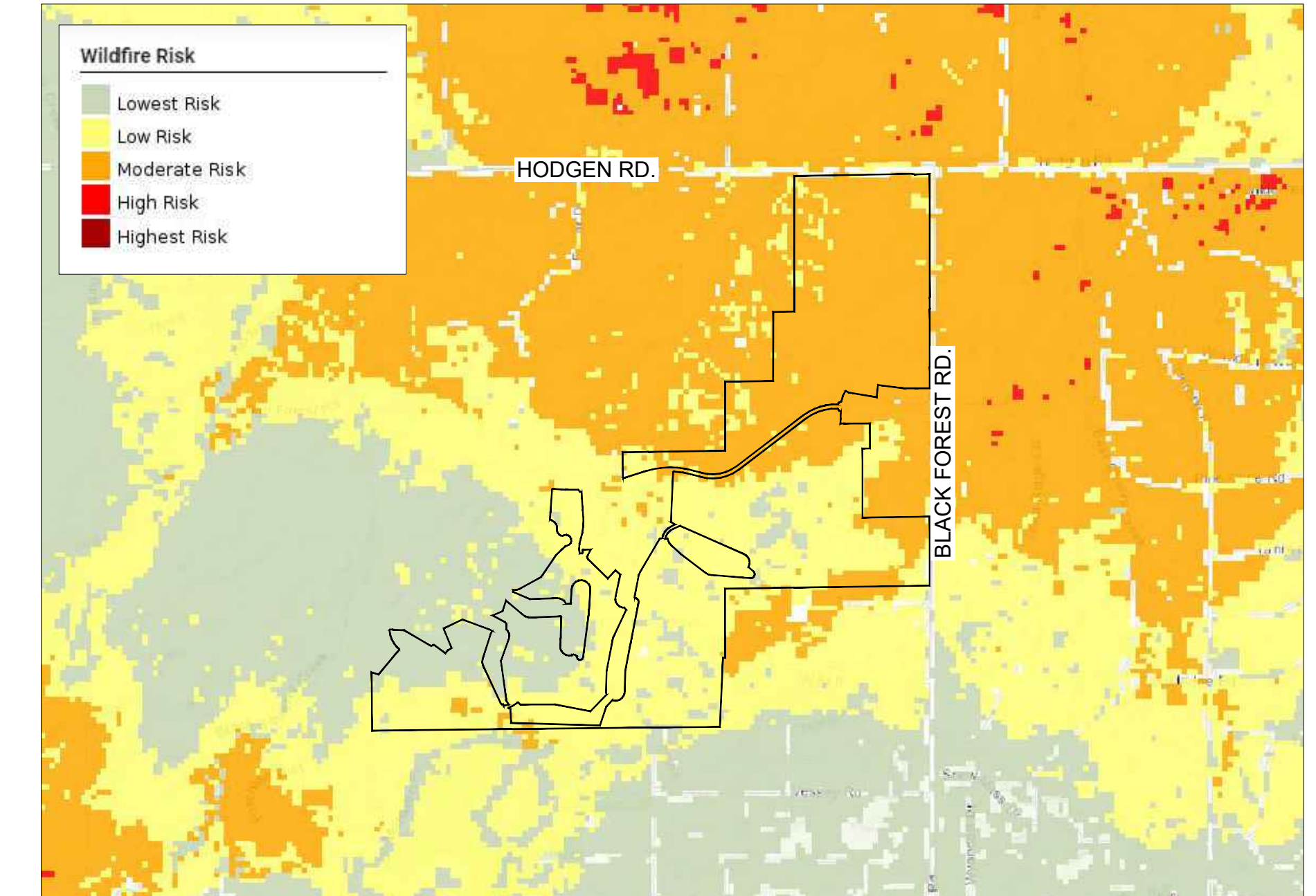
TOTAL AREAS (SEE LAND USE CHART ON SHEET 2)

RESIDENTIAL: 853.8 AC
ESTATE LOTS (5 ACRES) 118.3 AC
ESTATE LOTS (2.5 ACRES) 152.7 AC
LOW DENSITY 332.9 AC
MEDIUM DENSITY 46.0 AC
ESTIMATED OPEN SPACE 203.9 AC

HOTEL/CASITAS/FLATS 32.2 AC
GOLF CLUB, RESTAURANT/BAR, GOLF AMENITIES (HOTEL) 11.0 AC
ESTATE CLUBHOUSE (HOTEL) 2.4 AC
COMMERCIAL 9.1 AC
FITNESS CENTER 4.1 AC

WILDFIRE RISK MAP

SCALE = N.T.S



COUNTY FILE NUMBER: SKP223

DRAWN BY: JAG JOB DATE: 3/1/2022
APPROVED: PLS JOB NUMBER: 211030
CAD DATE: 9/15/2022
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NO.	DATE	BY	REVISION DESCRIPTION



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

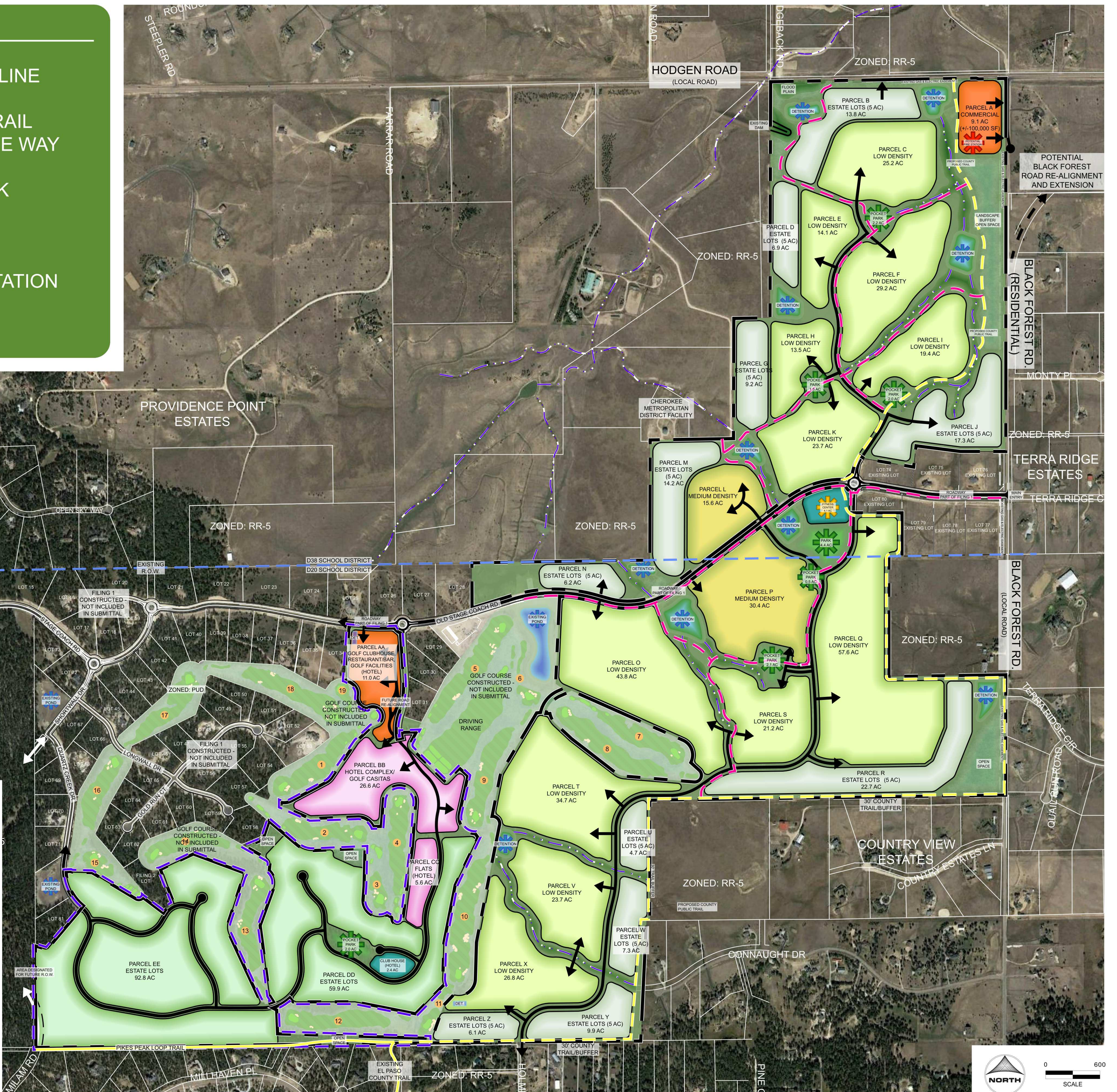
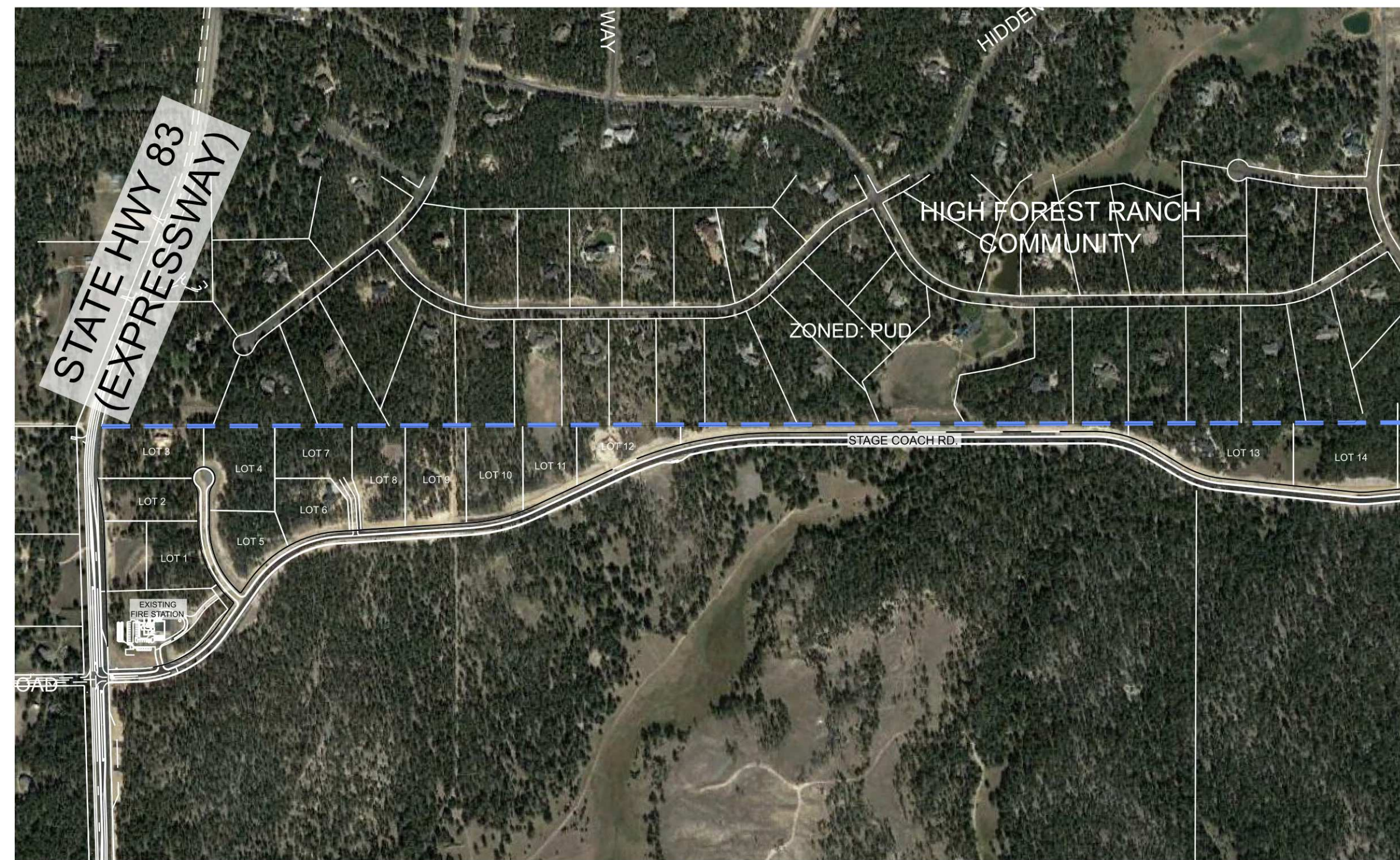
FLYING HORSE NORTH SKETCH PLAN
COVER SHEET

SHEET SP.1 1

FLYING HORSE NORTH SKETCH PLAN

LEGEND

- ESTATE LOTS (5 AC)
- ESTATE LOTS (2.5 AC)
- LOW DENSITY
- MEDIUM DENSITY
- COMMERCIAL
- GOLF CLUB, FITNESS CENTER, RESTAURANT/BAR (HOTEL)
- HOTEL COMPLEX
- CLUBHOUSE
- ROADWAY
- DETENTION
- SITE BOUNDARY
- HOTEL PARCELS
- SCHOOL DISTRICT LINE
- FHN TRAIL
- PUBLIC COUNTY TRAIL
- EXISTING DRAINAGE WAY
- PARK/POCKET PARK
- FITNESS CENTER
- POTENTIAL FIRE STATION
- DETENTION



LAND USE SUMMARY					
LAND USE CATEGORY	ACREAGE	ACREAGE PERCENTAGE	DU/AC	UNITS	
GROSS RESIDENTIAL ACREAGE (+/-)					
ESTATE LOTS (5 ACRES)	118.3 AC.	13.0%	0.225	27	
ESTATE LOTS (2.5 ACRES)	152.7 AC.	16.7%	0.32	49	
LOW DENSITY RESIDENTIAL	332.9 AC.	36.5%	1.9	632	
MEDIUM DENSITY RESIDENTIAL	46.0 AC.	5.0%	3.0	138	
ESTIMATED OPEN SPACE	203.9 AC.	22.3%			
GROSS RESIDENTIAL SUB-TOTAL	853.8 AC.			846	
HOTEL/COMMERCIAL ACREAGE (+/-)					
HOTEL ROOMS/CASITAS/FLATS	32.2 AC.	3.5%		275	
GOLF CLUB, RESTAURANT/BAR, GOLF AMENITIES (HOTEL)	11.0 AC.	1.2%			
ESTATE CLUBHOUSE (HOTEL)	2.4 AC.	0.3%			
COMMERCIAL	9.1 AC.	1.0%			
FITNESS CENTER	4.1 AC.	0.4%			
TOTAL	912.6 AC	100.0%			

NOTE - OPEN SPACE INCLUDES: PARKS, POCKET PARKS, DETENTION, DRAINAGE CORRIDORS, GENERAL OPEN SPACE, EASEMENTS AND LANDSCAPE BUFFERS.

HR GREEN Xrefs: EX-Topo; EX-Align; wfp-ARCH; DHD1; EX-Parcels

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 APPROVED: PLS JOB NUMBER: 211030
 CAD DATE: 07/01/2022
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NO.	DATE	BY	REVISION DESCRIPTION

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

FLYING HORSE NORTH SKETCH PLAN
SKETCH PLAN DRAWING

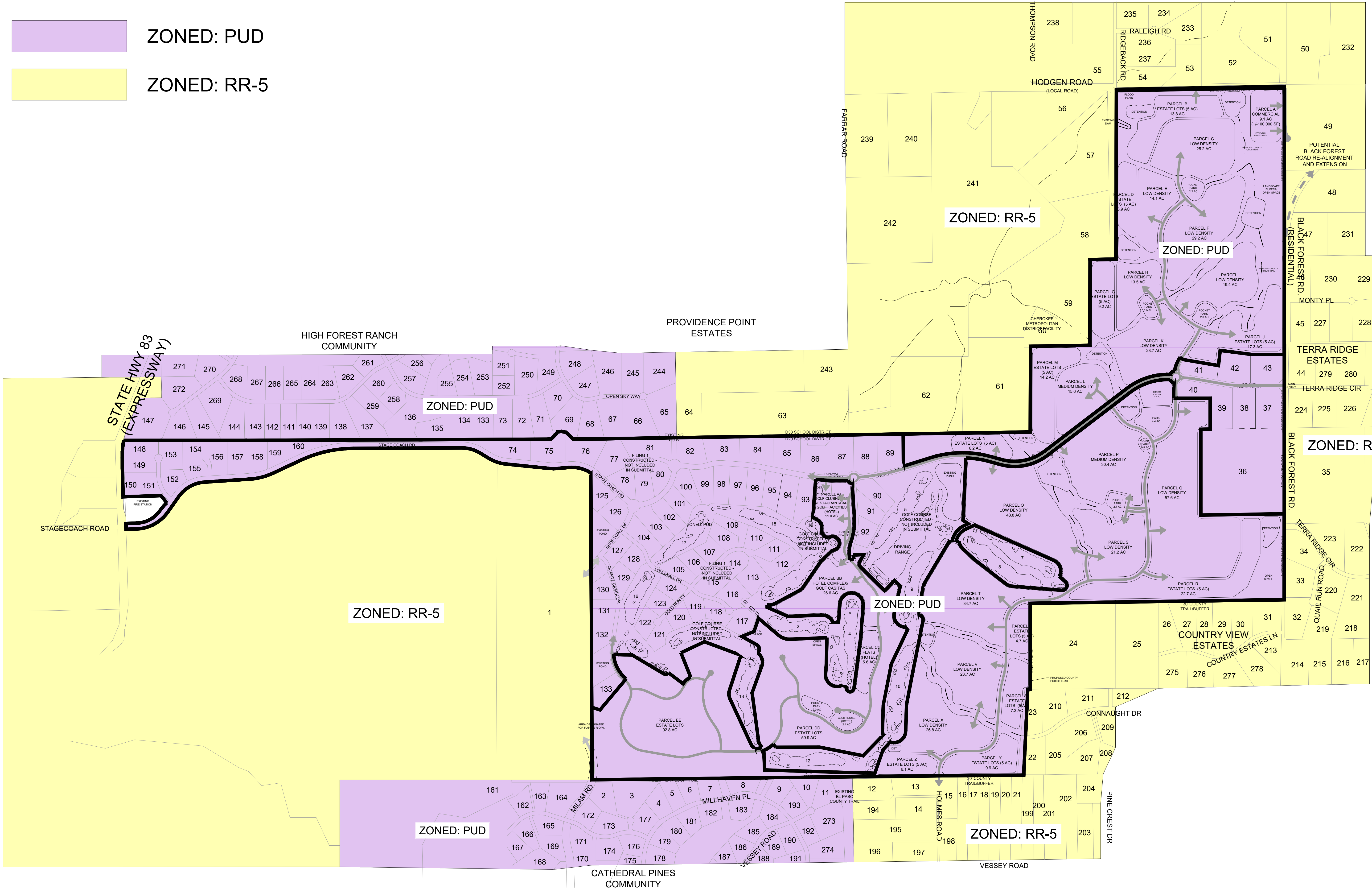
SHEET SP.2 2

COUNTY FILE NUMBER: SKP223

FLYING HORSE NORTH SKETCH PLAN

LEGEND

- ZONED: PUD
- ZONED: RR-5



COUNTY FILE NUMBER: SKP223

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NO.	DATE	BY	REVISION DESCRIPTION



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

1. SHAMROCK SS LLC ZONING - RR-5 15555 HWY 83 COLORADO SPRINGS, CO	19. RUPP JERRREY D ZONED - RR-5 5970 VESSEY ROAD COLORADO SPRINGS, CO	37. DERKSEN PROPERTIES LLC ZONED - PUD 6755 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	55. NAVARETTE JEANINE A ZONED - RR-5 6280 HODGEN ROAD COLORADO SPRINGS, CO	72. JOHNSON LIVING TRUST ZONED - PUD 4841 HIGH FOREST ROAD COLORADO SPRINGS, CO	90. PECK MICHAEL S ZONED - PUD 5555 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	108. HENDRICKS JAMES ZONED - PUD 5202 GOLD RUN COURT COLORADO SPRINGS, CO	126. HOWARTH WILLIAM ZONED - PUD 15290 SHORTWALL DRIVE COLORADO SPRINGS, CO	144. DESAUTELS BRUCE T ZONED - PUD 4661 HIDDEN ROCK ROAD COLORADO SPRINGS, CO
2. BRI J FAMILY TRUST ZONED - PUD 4820 FOXCHASE WAY COLORADO SPRINGS, CO	20. LITTLETON STANLEY ZONED - RR-5 6010 VESSEY ROAD COLORADO SPRINGS, CO	38. NGUYEN LINH T ZONED - PUD 6715 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	56. ANDREWS SCOTT W ZONED - RR-5 HODGEN ROAD COLORADO SPRINGS, CO	73. RAMIREZ MELODY B ZONED - PUD 4781 HIGH FOREST ROAD COLORADO SPRINGS, CO	91. RENNER LLC ZONED - PUD 15331 ALLEN RANCH ROAD COLORADO SPRINGS, CO	109. C&C LIVING TRUST ZONED - PUD 5232 GOLD RUN COURT COLORADO SPRINGS, CO	127. GERBER JOSEPH DAVID ZONED - PUD 15262 SHORTWALL DRIVE COLORADO SPRINGS, CO	145. HOUSE JAMIE GLEN ZONED - PUD 15575 WINDING TRAIL ROAD COLORADO SPRINGS, CO
3. PIASECKI NANCY L REVOC TRUST ZONED - PUD 4940 FOXCHASE WAY COLORADO SPRINGS, CO	21. SWANSON BRECK C ZONED - RR-5 6030 VESSEY ROAD COLORADO SPRINGS, CO	39. MONACO57 LIVING TRUST ZONED - PUD 6675 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	57. DEIM CONNIE ZONED - RR-5 SUNDANCE RANCH LANE COLORADO SPRINGS, CO	74. FOWLER NORMAN W ZONED - PUD 4670 STAGECOACH ROAD COLORADO SPRINGS, CO	92. BOOGAARD RYAN ZONED - PUD 15271 ALLEN RANCH ROAD COLORADO SPRINGS, CO	110. ALBRIGHT MARK PHILLIP ZONED - PUD 5262 GOLD RUN COURT COLORADO SPRINGS, CO	128. COFFEY LAVANSON C III ZONED - PUD 15192 SHORTWALL DRIVE COLORADO SPRINGS, CO	146. MATALIUS ANDREW J III ZONED - PUD 15525 WINDING TRAIL ROAD COLORADO SPRINGS, CO
4. BRINGARD FAMILY LICING TRUST ZONED - PUD 14465 MILLHAVEN PLACE COLORADO SPRINGS, CO	22. HOOKS GROUP LP ZONED - RR-5 6005 CONNAUGHT DRIVE COLORADO SPRINGS, CO	40. ST HENRYS LLC ZONED - PUD 6595 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	58. BR&C INC ZONED - RR-5 30-11-65 COLORADO SPRINGS, CO	75. OLSON TYRONE L ZONED - PUD 4760 STAGECOACH ROAD COLORADO SPRINGS, CO	93. ALEXANDER SCOTT E ZONED - PUD 5395 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	111. VILIESIS TRUST ZONED - PUD 5292 GOLD RUN COURT COLORADO SPRINGS, CO	129. ST AUBYN JARED ZONED - PUD 15233 QUARTZ CREEK DRIVE COLORADO SPRINGS, CO	147. WATSON RANDY ZONED - PUD 15520 WINDING TRAIL ROAD COLORADO SPRINGS, CO
5. ALLAN NEAL A ZONED - PUD 14425 MILLHAVEN PLACE COLORADO SPRINGS, CO	23. MCILRATH WILLIAM F TRUSTEE ZONED - RR-5 6010 CONNAUGHT DRIVE COLORADO SPRINGS, CO	41. SMITH AARON ZONED - PUD 6590 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	59. BR&C INC ZONED - RR-5 30-11-65 COLORADO SPRINGS, CO	76. JONES CHRISTOPHER P ZONED - PUD 4850 STAGECOACH ROAD COLORADO SPRINGS, CO	94. CLAWSON MATTHEW R ZONED - PUD 5355 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	112. SHOPTAUGH GLENN MARK ZONED - PUD 5261 GOLD RUN COURT COLORADO SPRINGS, CO	130. MOMBER SIMON R ZONED - PUD 15232 QUARTZ CREEK DRIVE COLORADO SPRINGS, CO	148. MARSHALL KARLYE ZONED - PUD 15480 BILLINGS COURT COLORADO SPRINGS, CO
6. ALEX & AUTUMM SIMPSON ZONED - PUD 14385 MILLHAVEN PLACE COLORADO SPRINGS, CO	24. WAY MARGARET E ZONED - RR-5 14820 BLACK FOREST ROAD COLORADO SPRINGS, CO	42. HARRIS GEORGE D ZONED - PUD 6670 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	60. CHEROKEE METROPOLITAN DISTRICT ZONED - RR-5 30-11-65 COLORADO SPRINGS, CO	77. WALTERS MICHAEL A ZONED - PUD 4910 STAGECOACH ROAD COLORADO SPRINGS, CO	95. PLAISTOWE NORMAN H ZONED - PUD 5315 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	113. VILLAGREE LLC ZONED - PUD 5231 GOLD RUN COURT COLORADO SPRINGS, CO	131. SHABE ERIC M ZONED - PUD 15182 QUARTZ CREEK DRIVE COLORADO SPRINGS, CO	149. VANCE ERZA G ZONED - PUD 15450 BILLINGS COURT COLORADO SPRINGS, CO
7. MAITHILI VENKATACHALLAM ZONED - PUD 14345 MILLHAVEN PLACE COLORADO SPRINGS, CO	25. 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	61. SUNDANCE RANCH OF BLACK FOREST ZONED - RR-5 HODGEN ROAD COLORADO SPRINGS, CO	78. YOUNG MICHAEL J ZONED - PUD 4915 STAGECOACH ROAD COLORADO SPRINGS, CO	96. RAMPART ENTERPRISES INC ZONED - PUD 5235 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	114. S&J TRUST ZONED - PUD 5201 GOLD RUN COURT COLORADO SPRINGS, CO	132. ZACHAR MICHAEL R ZONED - PUD 15132 QUARTZ CREEK DRIVE COLORADO SPRINGS, CO	150. PRI #2 LLC ZONED - PUD HIGHWAY 83 COLORADO SPRINGS, CO
8. DULANEY KIMBERLY L ZONED - PUD 14325 MILLHAVEN PLACE COLORADO SPRINGS, CO	26. HERRON PATRICK J ZONED - RR-5 6650 COUNTRY ESTATES LANE COLORADO SPRINGS, CO	44. MIKUSKA ERIC ZONED - RR-5 15645 TERRA RIDGE CIRCLE COLORADO SPRINGS, CO	62. SUNDANCE RANCH OF BLACK FOREST ZONED - RR-5 HODGEN ROAD COLORADO SPRINGS, CO	79. DAY GREGORY ZONED - PUD 4955 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	97. KELLY J PHELAN TRUST ZONED - PUD 5155 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	115. CHAVEZ XAVIER D ZONED - PUD 5141 GOLD RUN COURT COLORADO SPRINGS, CO	133. HARVEY SETH A ZONED - PUD 15032 QUARTZ CREEK DRIVE COLORADO SPRINGS, CO	151. MCKENZIE J THOMAS ZONED - PUD 15420 BILLINGS COURT COLORADO SPRINGS, CO
9. SMITH PAUL R ZONED - PUD 14265 MILLHAVEN PLACE COLORADO SPRINGS, CO	27. ABELL LIVING TRUST ZONED - RR-5 6620 COUNTRY ESTATES LANE COLORADO SPRINGS, CO	45. GARD DIANA M ZONED - RR-5 6835 MONTY PLACE COLORADO SPRINGS, CO	63. 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	98. WINGO JAMES D ZONED - PUD 5115 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	116. DALY FAMILY TRUST ZONED - PUD 14911 LONGWALL DRIVE COLORADO SPRINGS, CO	134. PITTS JOHN ZONED - PUD 4661 HIGH FOREST ROAD COLORADO SPRINGS, CO	152. JONE LUCAS ZONED - PUD 15419 BILLINGS COURT COLORADO SPRINGS, CO
10. ANDERSON MATTHEW P ZONED - PUD 5025 VESSEY ROAD COLORADO SPRINGS, CO	28. COPPOCK AARON O ZONED - RR-5 6680 COUNTRY ESTATES LANE COLORADO SPRINGS, CO	46. FRANKOVIS JESSE J ZONED - RR-5 6840 MONTY PLACE COLORADO SPRINGS, CO	64. SHELL JAMES R II ZONED - RR-5 15550 FARRAR ROAD COLORADO SPRINGS, CO	81. SIDWELL DUSTIN JEFFREY ZONED - PUD 4990 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	99. KIM MICHAEL SANG-HAK ZONED - PUD 5075 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	117. STIMPLE FAMILY LLLP ZONED - PUD 14842 LONGWALL DRIVE COLORADO SPRINGS, CO	135. LAVEZZO NICHOLAS J ZONED - PUD 1601 HIGH FOREST ROAD COLORADO SPRINGS, CO	153. ROGER WILLIAM T ZONED - PUD 15479 BILLINGS COURT COLORADO SPRINGS, CO
11. ESPENLAUB ECTON ZONED - PUD 4985 VESSEY ROAD COLORADO SPRINGS, CO	29. MACEDO JUAN H LOMEIL ZONED - RR-5 6710 COUNTRY ESTATES LANE COLORADO SPRINGS, CO	47. OLIVAS SOCORRO J ZONED - RR-5 6905 ALPACA HEIGHTS COLORADO SPRINGS, CO	65. BREWER GEORGE F II ZONED - PUD 15501 OPEN SKY WAY COLORADO SPRINGS, CO	82. SPARKS DUSTIN R ZONED - PUD 5070 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	100. TEUSCHER KURT ZONED - PUD 5035 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	118. CREPS DARREL E III ZONED - PUD 14912 LONGWALL DRIVE COLORADO SPRINGS, CO	136. HIGH FOREST RANCH HOMEOWNERS ZONED - PUD 4541 HIGH FOREST ROAD COLORADO SPRINGS, CO	154. DOMBROWSKI MICHAEL J ZONED - PUD 3680 STAGECOACH ROAD COLORADO SPRINGS, CO
12. DILLINGHAM MICHAEL V ZONED - RR-5 14498 HOLMES ROAD COLORADO SPRINGS, CO	30. SOMBRIC WAYNE S ZONED - RR-5 6740 COUNTRY ESTATES LANE COLORADO SPRINGS, CO	48. HILL DOUGLAS E ZONED - RR-5 6910 ALPACA HEIGHTS COLORADO SPRINGS, CO	66. MONTGOMERY MONTIE C ZONED - PUD 15547 OPEN SKY WAY COLORADO SPRINGS, CO	83. SPILLERS STEVEN HOWARD ZONED - PUD 5150 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	101. DOWNS BRADLEY JAMES ZONED - PUD 55305 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	119. CAIN JASON ZONED - PUD 14982 LONGWALL DRIVE COLORADO SPRINGS, CO	137. SALGADO PAUL R ZONED - PUD 4415 HIDDEN ROCK ROAD COLORADO SPRINGS, CO	155. ROBIN SCOTT BROWN LIVING TRUST ZONED - PUD 3590 STAGECOACH ROAD COLORADO SPRINGS, CO
13. THOMAS JOHN K ZONED - RR-5 14490 HOLMES ROAD COLORADO SPRINGS, CO	31. HOPSON SEAN ZONED - RR-5 6770 COUNTRY ESTATES LANE COLORADO SPRINGS, CO	49. WHITNEY CHRISTOPHER D ZONED - RR-5 16485 BLACK FOREST ROAD COLORADO SPRINGS, CO	67. RANGER CANDACE S LIVING TRUST ZONED - PUD 15593 OPEN SKY WAY COLORADO SPRINGS, CO	84. PECK JAMES D ZONED - PUD 5230 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	102. KAVERMAN JOSEPH A ZONED - PUD 5215 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	120. DICKEY MICHAEL R ZONED - PUD 5021 GOLD RUN CT COLORADO SPRINGS, CO	138. JOHNSON GREGG ZONED - PUD 4365 HIDDEN ROCK ROAD COLORADO SPRINGS, CO	156. JACKOWIAK RYAN ZONED - PUD 3770 STAGECOACH ROAD COLORADO SPRINGS, CO
14. ERNST CHARLES H ZONED - RR-5 14410 HOMES ROAD COLORADO SPRINGS, CO	32. MCKINLEY DAVID R ZONED - RR-5 14920 QUAIL RUN ROAD COLORADO SPRINGS, CO	50. BERENS MARK E ZONED - RR-5 6850 HODGEN ROAD COLORADO SPRINGS, CO	68. JANNELLE EVA ALLEN REVOCABLE TRUST ZONED - PUD 15639 OPEN SKY WAY COLORADO SPRINGS, CO	85. WELLER ERICH G ZONED - PUD 5310 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	103. PIEPER RANDALL L ZONED - PUD 5125 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	121. LIDDIARD JEREMY ZONED - PUD 5013 GOLD RUN CT COLORADO SPRINGS, CO	139. ROMANS LIVING TRUST ZONED - PUD 4315 HIDDEN ROCK ROAD COLORADO SPRINGS, CO	157. BALSICK LUKE A ZONED - PUD 3860 STAGECOACH ROAD COLORADO SPRINGS, CO
15. WAUGH JOSHUA T ZONED - RR-5 14445 HOLMES ROAD COLORADO SPRINGS, CO	33. WINNINGHAM AARON JASON ZONED - RR-5 14940 QUAIL RUN ROAD COLORADO SPRINGS, CO	51. MOLES JUSTIN ZONED - RR-5 16550 BLACK FOREST ROAD COLORADO SPRINGS, CO	69. STUDHOLME FAMILY TRUST ZONED - PUD 15685 OPEN SKY WAY COLORADO SPRINGS, CO	86. LAM TU T ZONED - PUD 5390 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	104. SHECTER TRUST ZONED - PUD 15291 LONGWALL DRIVE COLORADO SPRINGS, CO	122. MILLER SCOTT G ZONED - PUD 5012 GOLD RUN CT COLORADO SPRINGS, CO	140. RYAN CHRISTOPHER J ZONED - PUD 4265 HIDDEN ROCK ROAD COLORADO SPRINGS, CO	158. HIMES ELMER S ZONED - PUD 3950 STAGECOACH ROAD COLORADO SPRINGS, CO
16. HOFFPAUIR DAN W JR ZONED - RR-5 14495 HOMES ROAD COLORADO SPRINGS, CO	34. LYNDE ROBERT A ZONED - RR-5 15015 TERRA RIDGE CIRCLE COLORADO SPRINGS, CO	52. MUNSON BRANDON J ZONED - RR-5 16710 BLACK FOREST ROAD COLORADO SPRINGS, CO	70. MAHER FAMILY REVOC LIVING TRUST ZONED - PUD 4961 HIGH FOREST ROAD COLORADO SPRINGS, CO	87. LUERS BEACH LLC ZONED - PUD 5470 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	105. CHRISTOPHER MICHAEL MARSHALL ZONED - PUD 15051 LONGWALL DRIVE COLORADO SPRINGS, CO	123. BRENNAN THOMAS LIVING TRUST ZONED - PUD 5022 GOLD RUN CT COLORADO SPRINGS, CO	141. MARY CLAUDE F TRUSTEE ZONED - PUD 4215 HIDDEN ROCK ROAD COLORADO SPRINGS, CO	159. OTERO THEODOAORE M III ZONED - PUD 4040 STAGECOACH ROAD COLORADO SPRINGS, CO
17. SELF BOB J ZONED - RR-5 5910 VESSEY ROAD COLORADO SPRINGS, CO	35. SPLIT PINE RANCH LIVING TRUST ZONED - RR-5 15385 BLACK FOREST ROAD COLORADO SPRINGS, CO	53. MILLER ROBERT S ZONED - RR-5 6520 HODGEN ROAD COLORADO SPRINGS, CO	71. STEPHENSON TRAVIS ZONED - PUD 4901 HIGH FOREST ROAD COLORADO SPRINGS, CO	88. GREENWOOD TAYLOR J ZONED - PUD 5550 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	106. BECKER JACOB J ZONED - PUD 5142 GOLD RUN COURT COLORADO SPRINGS, CO	124. WINTER CHARLES C ZONED - PUD 5082 GOLD RUN CT COLORADO SPRINGS, CO	142. STREVELL MICHAEL W ZONED - PUD 4165 HIDDEN ROCK ROAD COLORADO SPRINGS, CO	160. HARRIS GUY MCALLISTER ZONED - PUD 4130 STAGECOACH ROAD COLORADO SPRINGS, CO
18. JONES INGRID L ZONED - RR-5 5940 VESSEY ROAD COLORADO SPRINGS, CO	36. APODACA LESLIE E ZONED - RR-5 15380 BLACK FOREST ROAD COLORADO SPRINGS, CO	54. JOHN R SHANTZ & BELINDA S ZONED - RR-5 16547 RIDGEBACK ROAD COLORADO SPRINGS, CO		89. LONG RUSSEL I ZONED - PUD 5630 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	107. KEV PARTNERS LTD ZONED - PUD 5172 GOLD RUN COURT COLORADO SPRINGS, CO	125. THEOBARD CHARLES N ZONED - PUD 4945 STAGECOACH ROAD COLORADO SPRINGS, CO	143. GOULD TODD E ZONED - PUD 4115 HIDDEN ROCK ROAD COLORADO SPRINGS, CO	

COUNTY FILE NUMBER: SKP223

DRAWN BY: JAG JOB DATE: 3/1/2022
 APPROVED: PLS JOB NUMBER: 211030
 CAD DATE: 9/15/2022
 CAD FILE: J:\2021\211030\CAD\Drawings\Sketch-Plan\ADJACENT-PROPERTY

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

FLYING HORSE NORTH SKETCH PLAN

161. RED HORSE HILL LLC ZONED - PUD AUNDERTON GRV COLORADO SPRINGS, CO	180. COLOSSEE PARTNERS LLLP ZONED - PUD 14470 MILLHAVEN PLACE COLORADO SPRINGS, CO	199. WANTY LISA M ZONED - RR-5 6060 VESSEY ROAD COLORADO SPRINGS, CO	218. ELLSWORTH FRANK F ZONED - RR-5 15105 TERRA RIDGE CIRCLE COLORADO SPRINGS, CO	236. GIBB RONALD JESSE ZONED - RR-5 6387 RALEIGH ROAD COLORADO SPRINGS, CO	254. MOORE DAVID S ZONED - RR-5 4662 HIGH FOREST ROAD COLORADO SPRINGS, CO	272. CASE FAMILY REVOC LIVING TRUST ZONED - RR-5 15570 WINDING TRAIL ROAD COLORADO SPRINGS, CO	COLORADO SPRINGS, CO 80908 RYE LLC 16755 HAPPY LANDING MONUMENT, CO 80132
162. WILKINSON SUZANNE ELIZABETH ZONED - PUD 4540 FOXCHASE WAY COLORADO SPRINGS, CO	181. SEDDON JOHN TA ZONED - PUD 14390 MILLHAVEN PLACE COLORADO SPRINGS, CO	200. HAYES MARK G ZONED - RR-5 6090 VESSEY ROAD COLORADO SPRINGS, CO	219. DENNIS REBECCA L ZONED - RR-5 14915 QUAIL RUN ROAD COLORADO SPRINGS, CO	237. SAVAGE JORDAN L ZONED - RR-5 16587 RIDGEBACK ROAD COLORADO SPRINGS, CO	255. CIABARRA JAIMIE K ZONED - RR-5 4602 HIGH FOREST ROAD COLORADO SPRINGS, CO	273. PARKER JEFFREY ZONED - RR-5 5030 VESSEY ROAD COLORADO SPRINGS, CO	MARK A SLUTZ 6730 CONNAUGHT DRIVE COLORADO SPRINGS, CO 80908
163. JOHNSON SAM CHRISTOPHER ZONED - PUD 4580 FOXCHASE WAY COLORADO SPRINGS, CO	182. MEDRICK JAMES G ZONED - PUD 14350 MILLHAVEN PLACE COLORADO SPRINGS, CO	201. DOLES THOMAS ALBERT ZONED - PUD 6130 VESSEY ROAD COLORADO SPRINGS, CO	220. JAMES P REEG REVOCABLE TRUST ZONED - RR-5 14935 QUAIL RUN ROAD COLORADO SPRINGS, CO	238. BISHOP BARBARA K TRUST ZONED - RR-5 16755 THOMPSON ROAD COLORADO SPRINGS, CO	256. VAN AUKEN LIVING TRUST ZONED - RR-5 4715 HIDDEN ROCK ROAD COLORADO SPRINGS, CO	274. TERESA L FERGUSON LIVING TRUST ZONED - RR-5 14145 MILLHAVEN PLACE COLORADO SPRINGS, CO	JEFFREY B SMITH 13925 HIGHWAY 83 COLORADO SPRINGS, CO 80921
164. S&BT LIVING TRUST ZONED - PUD 4660 FOXCHASE WAY COLORADO SPRINGS, CO	183. JAIN RUPESH ZONED - PUD 14320 MILLHAVEN PLACE COLORADO SPRINGS, CO	202. ELLEN KLEIN LIVING TRUST ZONED - RR-5 6180 VESSEY ROAD COLORADO SPRINGS, CO	221. FELLAR DENNIS W ZONED - RR-5 15095 TERRA RIDGE CIRCLE COLORADO SPRINGS, CO	239. DUNSTON MATTHEW W ZONED - RR-5 5525 HODGEN ROAD COLORADO SPRINGS, CO	257. BRAY THEODORE C ZONED - RR-5 4482 HIGH FOREST ROAD COLORADO SPRINGS, CO	275. HOLLINGSWORTH KIMBERLEY ZONED - RR-5 6625 COUNTRY ESTATES LANE COLORADO SPRINGS, CO	JEFFREY B SMITH 14695 BLACK FOREST ROAD COLORADO SPRINGS, CO 80908
165. CURRAN LARRY DAVID ZONED - PUD 4615 FOXCHASE WAY COLORADO SPRINGS, CO	184. KLAIBER LIVING TRUST ZONED - PUD 14230 MILLHAVEN PLACE COLORADO SPRINGS, CO	203. BRADBURY DAVID J ZONED - PUD 6220 VESSEY ROAD COLORADO SPRINGS, CO	222. HUTCHINS-VAN TASSEL LESLIE ZONED - RR-5 15090 TERRA RIDGE CIRCLE COLORADO SPRINGS, CO	240. LAVALLEY BRANDON DALE ZONED - RR-5 5735 HODGEN ROAD COLORADO SPRINGS, CO	258. CICCONE LYNDA M ZONED - RR-5 4481 HIGH FOREST ROAD COLORADO SPRINGS, CO	276. BURST DAVID K ZONED - RR-5 6655 COUNTRY ESTATES LANE COLORADO SPRINGS, CO	MAYNARD MARCI L TWOMBLY 6745 COUNTRY ESTATES LANE COLORADO SPRINGS, CO 80908
166. LEE MARVIN ZONED - PUD 4455 FOXCHASE WAY COLORADO SPRINGS, CO	185. SEXTON KENNETH R ZONED - PUD 5225 VESSEY ROAD COLORADO SPRINGS, CO	204. STEWART ANTHONY NEIL ZONED - RR-5 14450 PINE CREST DRIVE COLORADO SPRINGS, CO	223. FERL DIANE F ZONED - RR-5 15010 TERRA RIDGE CIRCLE COLORADO SPRINGS, CO	241. STEARNS KRYSTAL ZONED - RR-5 HODGEN ROAD COLORADO SPRINGS, CO	259. CICCONE LYNDA M ZONED - RR-5 4481 HIGH FOREST ROAD COLORADO SPRINGS, CO	277. PIRTLE CYNTHIA K ZONED - RR-5 6685 COUNTRY ESTATES LANE COLORADO SPRINGS, CO	KEVIN J VIDER 6365 CONNAUGHT DRIVE COLORADO SPRINGS, CO 80908
167. JASMIN TREMBLAY REVOCABLE TRUST ZONED - PUD 4415 FOXCHASE WAY COLORADO SPRINGS, CO	186. POPE MARK S ZONED - PUD 5265 VESSEY ROAD COLORADO SPRINGS, CO	205. CHAMBERS REVOCABLE TRUST ZONED - RR-5 6065 CONNAUGHT DRIVE COLORADO SPRINGS, CO	224. CHAFFEE GREGORY B ZONED - RR-5 15650 TERRA RIDGE CIRCLE COLORADO SPRINGS, CO	242. STEARNS KRYSTAL ZONED - RR-5 FARRAR DRIVE COLORADO SPRINGS, CO	260. STONESTREET JOHN B ZONED - RR-5 4515 HIDDEN ROCK ROAD COLORADO SPRINGS, CO	278. TWOMBLY MARCI ZONED - RR-5 6715 COUNTRY ESTATES LANE COLORADO SPRINGS, CO	
168. EVANS LIVING TRUST ZONED - PUD 14190 MARBLE ARCH COURT COLORADO SPRINGS, CO	187. ALDER FAMILY TRUST ZONED - PUD 5345 VESSEY ROAD COLORADO SPRINGS, CO	206. CARTER THOMAS J ZONED - RR-5 6125 CONNAUGHT DRIVE COLORADO SPRINGS, CO	225. PETERSON JEFFREY L ZONED - RR-5 15610 TERRA RIDGE CIRCLE COLORADO SPRINGS, CO	243. HARVEY TINA MARIE ZONED - RR-5 15975 FARRAR DRIVE COLORADO SPRINGS, CO	261. OLIVIAS RAYMOND B ZONED - RR-5 4301 HIGH FOREST ROAD COLORADO SPRINGS, CO	279. SUMPTER JUSTIN MICHAEL ZONED - RR-5 15605 TERRA RIDGE CIRCLE COLORADO SPRINGS, CO	
169. TAYLOR CHRISTINA MARIE ZONED - PUD 4535 FOXCHASE WAY COLORADO SPRINGS, CO	188. LNB FAMILY TRUST ZONED - PUD 5270 VESSEY ROAD COLORADO SPRINGS, CO	207. MOREAU WILLIAM J ZONED - RR-5 6185 CONNAUGHT DRIVE COLORADO SPRINGS, CO	226. MCLELLAN CHRISTOPHER S ZONED - RR-5 15570 TERRA RIDGE CIRCLE COLORADO SPRINGS, CO	244. HARVEY CAROLYN C ZONED - RR-5 15502 OPEN SKY WAY COLORADO SPRINGS, CO	262. SUTHERLAND STEPHEN ARTHUR ZONED - RR-5 4460 HIDDEN ROCK ROAD COLORADO SPRINGS, CO	280. DAVIS MARK K ZONED - RR-5 15565 TERRA RIDGE CIRCLE COLORADO SPRINGS, CO	
170. LUTHY ROBERT EDWARD ZONED - PUD 14250 FARNHAM ROYAL COURT COLORADO SPRINGS, CO	189. RAYMOND CHARLES DENT JR. ZONED - PUD 5230 VESSEY ROAD COLORADO SPRINGS, CO	208. MOREAU WILLIAM J ZONED - RR-5 6245 CONNAUGHT DRIVE COLORADO SPRINGS, CO	227. BARR RHONDA LYN ZONED - RR-5 6915 MONTY PLACE COLORADO SPRINGS, CO	245. ROEHRICH DN FAMILY TRUST ZONED - RR-5 15548 OPEN SKY WAY COLORADO SPRINGS, CO	263. WEBER CHARLES L ZONED - RR-5 4360 HIDDEN ROCK ROAD COLORADO SPRINGS, CO	SCOTT W ANDREWS PO BOX 158 USAF ACADEMY, CO 80840	
171. BEHNKEN CHAD L ZONED - PUD 4735 FOXCHASE WAY COLORADO SPRINGS, CO	190. KOSZEWNIK JOHN JOSEPH ZONED - PUD 5190 VESSEY ROAD COLORADO SPRINGS, CO	209. RODAS PETER G ZONED - RR-5 6305 CONNAUGHT DRIVE COLORADO SPRINGS, CO	228. KHALIQI DAVID H ZONED - RR-5 6985 MONTY PLACE COLORADO SPRINGS, CO	246. JAMES F BREGGIO LIVING TRUST ZONED - RR-5 15594 OPEN SKY WAY COLORADO SPRINGS, CO	264. NELSON NORMAN D ZONED - RR-5 4260 HIDDEN ROCK ROAD COLORADO SPRINGS, CO	CHRISTOPHER A BOWMAN 6425 CONNAUGHT DRIVE COLORADO SPRINGS, CO 80908	
172. SWARTHOUT ANDREW T ZONED - PUD 4740 FOXCHASE WAY COLORADO SPRINGS, CO	191. ENEA STEVEN A ZONED - PUD 14150 MILLHAVEN PLACE COLORADO SPRINGS, CO	210. DAWSON FAMILY TRUST ZONED - RR-5 6070 CONNAUGHT DRIVE COLORADO SPRINGS, CO	229. ANDREWS TODD ZONED - RR-5 6990 MONTY PLACE COLORADO SPRINGS, CO	247. CARPER CHRISTOPHER ZONED - RR-5 15686 OPEN SKY WAY COLORADO SPRINGS, CO	265. JOHNSON TRACIE LIVING TRUST ZONED - RR-5 4210 HIDDEN ROCK ROAD COLORADO SPRINGS, CO	GREGORY B CHAFFEE 15650 TERRA RIDGE CIRCLE COLORADO SPRINGS, CO 80908	
173. ERLING BRIAN F ZONED - PUD 4780 FOXCHASE WAY COLORADO SPRINGS, CO	192. KARL C & DAWN M FINDLEY ZONED - PUD 5070 VESSEY ROAD COLORADO SPRINGS, CO	211. PALAZZARI ANTHONY A ZONED - RR-5 6250 CONNAUGHT DRIVE COLORADO SPRINGS, CO	230. LEVY JOEL D ZONED - RR-5 6950 MONTY PLACE COLORADO SPRINGS, CO	248. COYLE JOHN MORGAN LIVING TRUST ZONED - RR-5 15778 OPEN SKY WAY COLORADO SPRINGS, CO	266. BREWER STEVEN W ZONED - RR-5 4160 HIDDEN ROCK ROAD COLORADO SPRINGS, CO	AARON O COPPOCK 6680 COUNTRY ESTATES LANE COLORADO SPRINGS, CO 80908	
174. ARORA PRATHEEP ZONED - PUD 14285 FARNHAM ROYAL COURT COLORADO SPRINGS, CO	193. MURPHY ROBERT C JR ZONED - PUD 5065 VESSEY ROAD COLORADO SPRINGS, CO	212. TRUMP CAROLYN D ZONED - PUD 6370 CONNAUGHT DRIVE COLORADO SPRINGS, CO	231. SANCHEZ LAISSA ZONED - RR-5 6925 ALPACA HEIGHTS COLORADO SPRINGS, CO	249. JONES CHARLES D ZONED - RR-5 4781 SECLUDED CREEK COURT COLORADO SPRINGS, CO	267. WOGEN BRYAN ZONED - RR-5 4110 HIDDEN ROCK ROAD COLORADO SPRINGS, CO	DERKSEN PROPERTIES LLC 5491 PADDINGTON CREEK COLORADO SPRINGS, CO 80924	
175. ROSENBAUM DAVID A REVOC TRUST ZONED - PUD 14585 MILLHAVEN PLACE COLORADO SPRINGS, CO	194. HAWKINS JOSEPH C JR ZONED - RR-5 14450 HOLMES ROAD COLORADO SPRINGS, CO	213. CORBETT NORMAN ZONED - RR-5 6745 COUNTY ESTATES LANE COLORADO SPRINGS, CO	232. ENGET AARON ZONED - RR-5 6950 HODGEN ROAD COLORADO SPRINGS, CO	250. SELVA MICHAEL D ZONED - RR-5 4691 SECLUDED CREEK COURT COLORADO SPRINGS, CO	268. FRANZ CHRISTOPHER A ZONED - RR-5 4010 HIDDEN ROCK ROAD COLORADO SPRINGS, CO	JOHN R AND BELINDA SHANTZ 2651 19 TH AVE KINGSBURG, CA 93631	
176. KELLY LIVING TRUST ZONED - PUD 4975 FOXCHASE WAY COLORADO SPRINGS, CO	195. KRISTY MICHAEL H ZONED - PUD 14350 HOLMES ROAD COLORADO SPRINGS, CO	214. BAHR JACOB ZONED - RR-5 6818 MARSHBERN COURT COLORADO SPRINGS, CO	233. SAVAGE JORDAN L ZONED - RR-5 6498 RALEIGH ROAD COLORADO SPRINGS, CO	251. PRIBBLE FAMILY LIVING TRUST ZONED - RR-5 4601 SECLUDED CREEK COURT COLORADO SPRINGS, CO	269. PAESCHKE TRACY ZONED - RR-5 4015 HIDDEN ROCK ROAD COLORADO SPRINGS, CO	DANIEL W LULCHUK 6790 CONNAUGHT DRIVE COLORADO SPRINGS, CO 80908	
177. FLEMING FAMILY LIVING TRUST ZONED - PUD 14505 MILLHAVEN PLACE COLORADO SPRINGS, CO	196. GARLICK JEFFREY ZONED - RR-5 14320 HOLMES ROAD COLORADO SPRINGS, CO	215. WESTOVER HOMES LLC ZONED - RR-5 6902 MARSHBERN COURT COLORADO SPRINGS, CO	234. CONNOLLY ANDREW ZONED - RR-5 6442 RALEIGH ROAD COLORADO SPRINGS, CO	252. CHAMBERS MARK L ZONED - RR-5 4782 HIGH FOREST ROAD COLORADO SPRINGS, CO	270. OLSEN TODD A ZONED - RR-5 3985 CANOPY COURT COLORADO SPRINGS, CO	ROBERT MELANSON 14725 BLACK FOREST ROAD COLORADO SPRINGS, CO 80908	
178. LONGHORNS 07 TURST ZONED - PUD 14550 MILLHAVEN PLACE COLORADO SPRINGS, CO	197. STELZEL DANIEL M ZONED - RR-5 14290 HOLMES ROAD COLORADO SPRINGS, CO	216. WESTOVER HOMES LLC ZONED - RR-5 6986 MARSHBERN COURT COLORADO SPRINGS, CO	235. VOLK SETH K ZONED - RR-5 6386 RALEIGH ROAD COLORADO SPRINGS, CO	253. MURROW RICHARD C TRUST ZONED - RR-5 4722 HIGH FOREST ROAD COLORADO SPRINGS, CO	271. DAHILL DEVIN ZONED - RR-5 3955 CANOPY COURT COLORADO SPRINGS, CO	ERIC MIKUSKA 15645 TERRA RIDGE CIRCLE COLORADO SPRINGS, CO 80908	
179. KROEKER KARL ZONED - PUD 14510 MILLHAVEN PLACE COLORADO SPRINGS, CO	198. MCGOWAN PATRICK J JR ZONED - RR-5 14355 HOLMES ROAD COLORADO SPRINGS, CO	217. WESTOVER HOMES LLC ZONED - RR-5 7070 MARSHBERN COURT COLORADO SPRINGS, CO				ANTHONY A PALAZZARI 6250 CONNAUGHT DRIVE COLORADO SPRINGS, CO 80908	
						PETER G RODAS 6305 CONNAUGHT DRIVE COLORADO SPRINGS, CO 80908	
						ERIC J ROWE 6670 CONNAUGHT DRIVE	

COUNTY FILE NUMBER: SKP223

DRAWN BY: JAG JOB DATE: 3/1/2022
 APPROVED: PLS JOB NUMBER: 211030
 CAD DATE: 9/15/2022
 CAD FILE: J:\2021\211030\CAD\Drawings\CISketch-Plan\ADJACENT-PROPERTY

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.5 5

HR GREEN Xref: xref-1-ARCH.DWG; BUBBLE PLAN EX-Parcels

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

September 7, 2022

Ryan Howser
Project Manager
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Subject: Flying Horse North Sketch Plan, Review #2 (SKP-22-003)

Hello Ryan,

The Park Operations Division of the Community Services Department has reviewed the Flying Horse North Sketch Plan, Review #2, and is submitting following comments and recommendations of behalf of El Paso County Parks. The original Sketch Plan application was be presented to and endorsed by the Park Advisory Board on May 11, 2022, however, changes to the regional trail alignment prompted discussions with the applicant and their representative.

The current Sketch Plan application is similar to the original in many aspects. The total proposed subdivision totals 1,459, which includes the 557-acre Filing No. 1 and golf course, which have already been plated and partially constructed and are not located in this Sketch Plan. The remaining 912.5 acres are included in this Sketch Plan, although the total residential lot count has been reduced from approximately 1,571 mixed-density residential lots to 1,121. The property is located immediately north of Black Forest Regional Park, bounded by State Highway 83 on the west, Black Forest Road on the east, and Hodgen Road to the north. This project area is within the Black Forest Preservation Plan area.

Previously, the Park Advisory Board endorsed the Flying Horse North PUD Development Plan in May 2016. Consistent with the endorsed PUD Development Plan, the Flying Horse North Sketch Plan proposes a dedication of open space that exceeds the 10% minimum requirement by providing 203.9 acres, or approximately 22% of the site, as open space. This includes a fitness center adjacent a large community park, numerous neighborhood parks, no-build zones along local drainageways, approximately 2.8 miles of the proposed Fox Run Regional Trail, and approximately 4.5 miles of interconnected neighborhood trails. The Sketch Plan also includes transitional residential lots (smaller acreages transitioning to larger lots) landscape buffers along boundaries with adjacent subdivisions, including the southern boundary with Cathedral Pines, where El Paso County Parks owns several narrow bands of property to accommodate internal Black Forest Regional Park trails.

As noted, the 2013 El Paso County Parks Master Plan shows an alignment of the Fox Run Regional Trail running through the project area. During early assistance meetings, the applicant's representative worked closely with Parks staff to plan the proposed conceptual trail alignment. This was an important step of



the initial process, as this Primary Regional Trail links to several other regional trails and connects the adjacent Black Forest Regional Park to Fox Run Regional Park.

The original Flying Horse North Sketch Plan showed the regional trail alignment commencing at the northeastern corner of Black Forest Regional Park, running primarily north/south through interconnected open spaces, neighborhood parks, and drainages, where the trail connects to Hodgen Road at the project's northeast corner. In the current application, the trail has been relocated to the development's boundary. The Sketch Plan map included with this current submittal showed the Fox Run Trail leaving, then reentering the development along Black Forest Road, but this alignment was recently updated to keep the trail alignment within the bounds of the Flying Horse North development.

In early discussions, EPC Parks staff noted that the County trail would be designated as multi-use and allow for hiking, biking, and equestrian access. During the aforementioned virtual meeting between Parks staff and the applicant and applicant's representative, staff asked for an explanation for the relocation of the Fox Run Regional Trail from within the Flying Horse North Development to its outer landscape buffers. The reason was primarily centered on the multi-use aspect of the trail, specifically the use of the trails by equestrian users. While the applicant understands the need for the multi-use component of the regional trail, they feel that equestrian use would not be compatible with the overall character and nature of the community. Therefore, the regional trail was relocated to the perimeter of the subdivision.

While staff is pleased with the applicant's continuing efforts to provide a high level of recreational facilities and amenities to the residents and visitors of Flying Horse North, staff finds the realigned regional trail corridor less than adequate. This is primarily due to the confined nature of the trail, which restricts the trail designer's ability to work with the natural terrain features, thus resulting in a generally straight, non-sustainable trail. Staff recommends that the applicant design a corridor that allows for a more variable, interesting, and sustainable regional trail. Furthermore, staff recommends the applicant provide a 25-foot wide public regional trail easement to be dedicated to the County via forthcoming final plats for public access, construction, and maintenance of the primary regional trail.

Although regional and urban park fees are calculated generally at the Preliminary Plan stage, and assessed on the Final Plats, the applicant has included a revised Subdivision Summary Sheet stating the preliminary number of residential lots as 1,121. As such, 2022 regional and urban park fees have been recalculated for this Sketch Plan, but continuing changes in lot numbers should be expected as the planning process moves forward. ***Please see the attached Subdivision Review Form for the recalculated regional and urban park fees.*** In the future, regional and urban park fees will be calculated based upon the calendar year of each plat submittal, and therefore required for each Final Plat.

Staff appreciates the applicant's willingness to work with El Paso County Parks and looks forward to future discussions regarding parks, trails, and open space opportunities in Flying Horse North. Please let me know if you have any questions or concerns.

Sincerely,



Ross A. Williams
Park Planner
Park Operations Division
Community Services Department
rosswilliams@elpasoco.com

**Development
Application
Permit
Review**



COMMUNITY SERVICES DEPARTMENT

**Park Operations - Community Outreach - Environmental Services
Veterans Services - Recreation / Cultural Services**

September 7, 2022

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name: Flying Horse North Sketch Plan, Review #2
PCD Reference #: SKP-22-003

Application Type: Sketch Plan
Total Acreage: 912.50
Total # of Dwelling Units: 1,121
Dwelling Units Per 2.5 Acres: 3.07
Regional Park Area: 2
Urban Park Area: 1, 2
Existing Zoning Code: PUD/RR-2.5
Proposed Zoning Code: PUD/RR-2.5

Applicant / Owner: Flying Horse North Development, LLC
Drew Balsick
2138 Flying Horse Club Drive
Colorado Springs, CO 80921

Owner's Representative: HR Green Development, LLC
Phil Stuepfert
1975 Research Parkway, Suite 230
Colorado Springs, CO 80920

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.

LAND REQUIREMENTS

Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): **YES**

Regional Park Area: 2

Urban Park Area: 1, 2

0.0194 Acres x 1121 Dwelling Units = 21.747
Total Regional Park Acres: 21.747

Neighborhood: 0.00375 Acres x 1121 Dwelling Units = 4.20
Community: 0.00625 Acres x 1121 Dwelling Units = 7.01
Total Urban Park Acres: 11.21

FEE REQUIREMENTS

Regional Park Area: 2

Urban Park Area: 1, 2

\$460 / Dwelling Unit x 1121 Dwelling Units = \$515,660
Total Regional Park Fees: \$515,660

Neighborhood: \$114 / Dwelling Unit x 1121 Dwelling Units = \$127,794
Community: \$176 / Dwelling Unit x 1121 Dwelling Units = \$197,296
Total Urban Park Fees: \$325,090

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Flying Horse North Sketch Plan: (1) designate and provide to El Paso County a 25-foot wide public regional trail easement that allows for public access, as well as construction and maintenance by El Paso County of the Fox Run Primary Regional Trail, and the easement be dedicated to the County via forthcoming final plat(s); and (2) fees in lieu of land dedication for regional park purposes in the amount of \$515,660 and urban park purposes in the amount of \$325,090 will be finalized at time of the submittal of the forthcoming preliminary plan(s) and required at time of the recording of the forthcoming final plat(s). Park Lands Agreements may be acceptable alternatives to regional and urban park fees, provided the agreements are submitted by the applicant, reviewed and approved by the County, and executed prior to recording the Final Plat(s).

Park Advisory Board Recommendation:

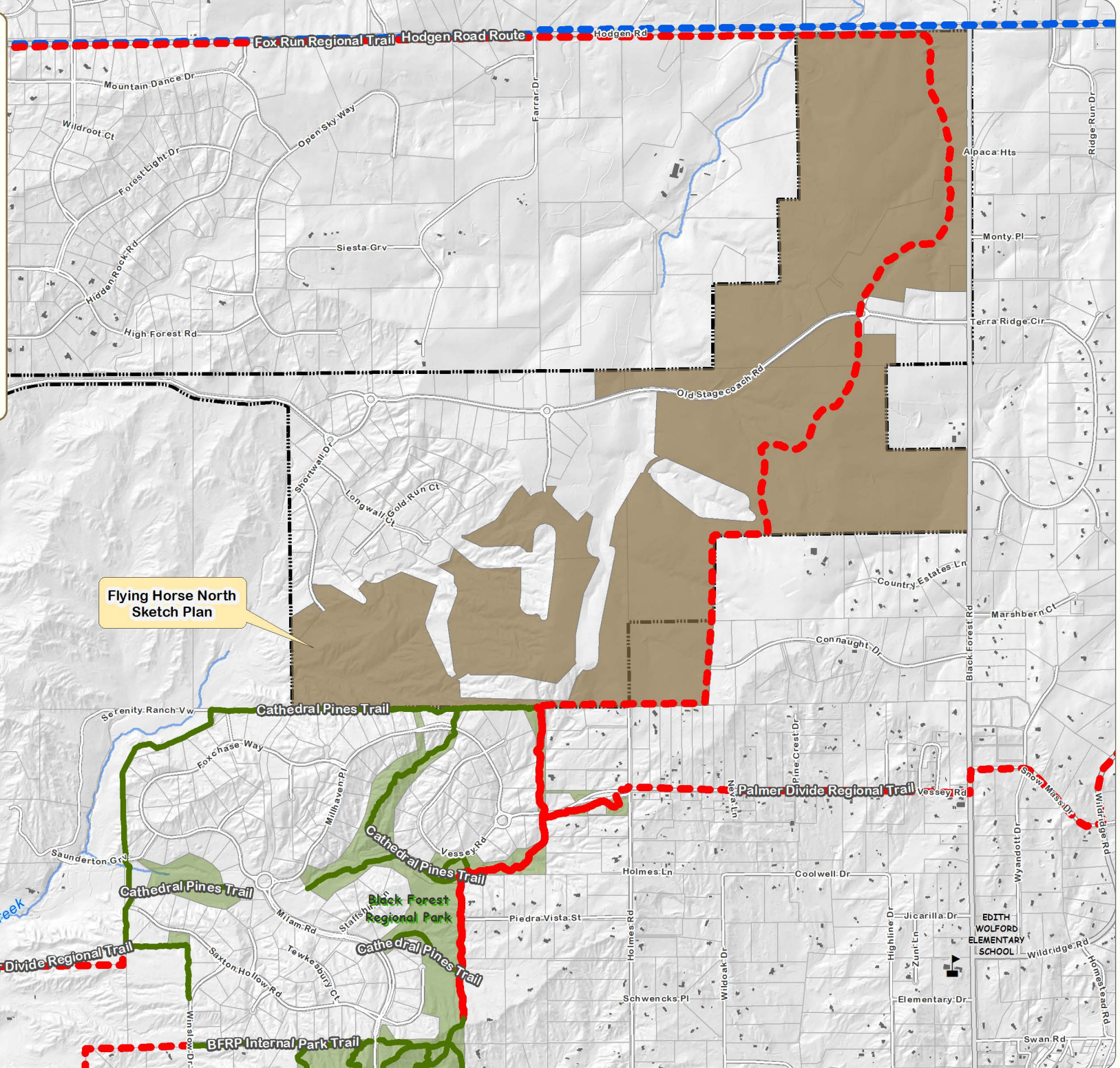
Originally PAB Endorsed on 06/08/2022

Flying Horse North Sketch Plan Review

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Internal Park Trail, Completed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  El Paso County Parks
-  Flying Horse North Sketch Plan
-  Flying Horse North
-  Parcels
-  Streams



0 0.125 0.25 0.5 Miles



Flying Horse North Sketch Plan

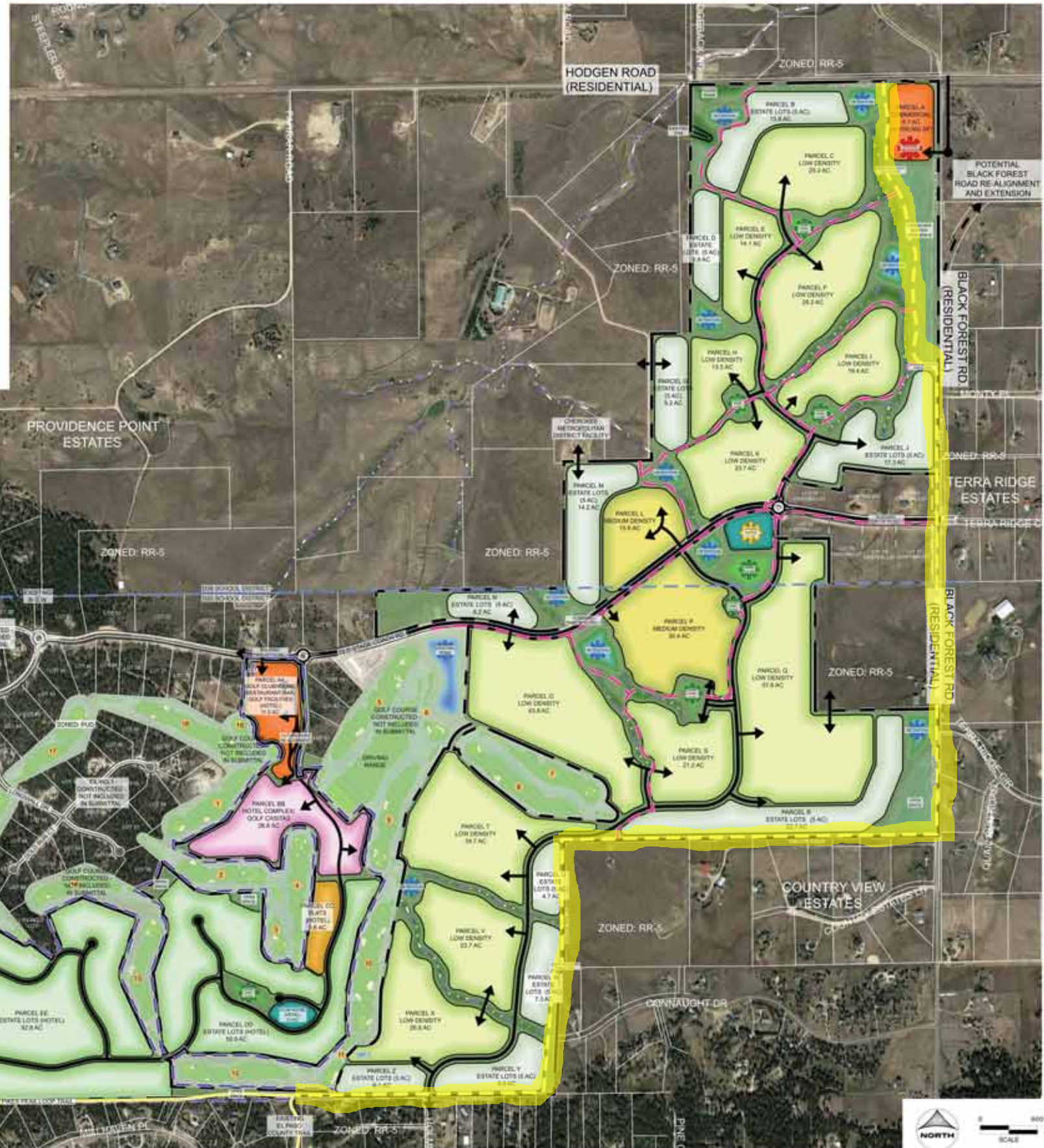
Mountain Dance Dr
Wildroot Ct
Forest Light Dr
Open Sky Way
Farrar Dr
Siesta Grv
High Forest Rd
Hidew Rock Rd
Stagecoach Rd
Old Stagecoach Rd
Country Estates Ln
Marshburn Ct
Connaught Dr
Serenity Ranch Vw
Foxchase Way
Cathedral Pines Trail
Cathedral Pines Trail
Cathedral Pines Trail
Cathedral Pines Trail
Cathedral Pines Trail
Palmer Divide Regional Trail
BFRP Internal Park Trail
Black Forest Regional Park
Black Squirrel Creek
Edith Wolford Elementary School

Alpaca Hts
Ridge Run Dr
Monty Pl
Terra Ridge Cir
Country Estates Ln
Marshburn Ct
Black Forest Rd
Pine Crest Dr
Vessey Rd
Holmes Ln
Coolwell Dr
Highline Dr
Jicarilla Dr
Zuni Ln
Elementary Dr
Swan Rd
Wildridge Rd
Homeslead Rd
Wyandott Dr
Snowmass Dr
Wildridge Rd
Homeslead Rd
Swan Rd
Schwencks Pl
Wildoak Dr
Holmes Rd
Piedra Vista St
Saxton Hollow Rd
Tewkesbury Ct
Milam Rd
Stratford Dr
Winnipeg Dr
Private
Lookout Dr
Stagecoach Rd
Highway 83
Black Forest Rd
Vessey Rd
Holmes Ln
Coolwell Dr
Highline Dr
Jicarilla Dr
Zuni Ln
Elementary Dr
Swan Rd
Wildridge Rd
Homeslead Rd
Wyandott Dr
Snowmass Dr
Wildridge Rd
Homeslead Rd
Swan Rd

FLYING HORSE NORTH SKETCH PLAN

LEGEND

- ESTATE LOTS (5 AC)
- ESTATE LOTS (2.5 AC)
- LOW DENSITY
- MEDIUM DENSITY
- BRANDED FLATS (HOTEL)
- COMMERCIAL
- GOLF CLUB, FITNESS CENTER, RESTAURANT/BAR (HOTEL)
- HOTEL COMPLEX
- CLUBHOUSE
- ROADWAY
- DETENTION
- SITE BOUNDARY
- HOTEL PARCELS
- 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	DU/AC	UNITS
GROSS RESIDENTIAL ACREAGE (+/-)				
ESTATE LOTS (5 ACRES)	118.3 AC.	13.0%	0.225	27
ESTATE LOTS (2.5 ACRES)	152.7 AC.	16.7%	0.32	49
LOW DENSITY RESIDENTIAL	332.9 AC.	36.5%	1.9	632
MEDIUM DENSITY RESIDENTIAL	46.0 AC.	5.0%	3.0	138
ESTIMATED OPEN SPACE	203.9 AC.	22.3%	N/A	N/A
GROSS RESIDENTIAL SUB-TOTAL	853.8 AC.	71.2%		846
HOTEL/COMMERCIAL ACREAGE (+/-)				
HOTEL ROOMS/GOLF CASITAS	26.6 AC.	2.9%	N/A	225
BRANDED FLATS	5.6 AC.	0.6%	9.0	50
GOLF CLUB, RESTAURANT/BAR, GOLF AMENITIES (HOTEL)	11.0 AC.	1.2%	N/A	N/A
ESTATE CLUBHOUSE (HOTEL)	2.4 AC.	0.3%	N/A	N/A
COMMERCIAL	9.1 AC.	1.0%	N/A	N/A
FITNESS CENTER	4.1 AC.	0.4%	N/A	N/A
TOTAL	912.6 AC	100.0%		1121

NOTE: OPEN SPACE INCLUDES: PARKS, POCKET PARKS, DETENTION, DRAINAGE CORRIDORS, GENERAL OPEN SPACE, EASEMENTS AND LANDSCAPE BUFFERS

COUNTY FILE NUMBER: SKP223

DRAWN BY: JAG
 APPROVED: PLS
 CAD DATE: 07/01/2022
 CAD FILE: J:\2021\211030\CAD\Drawn\Sketch-Plan\BUBBLE-PLAN

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen.com
 HRGreen

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

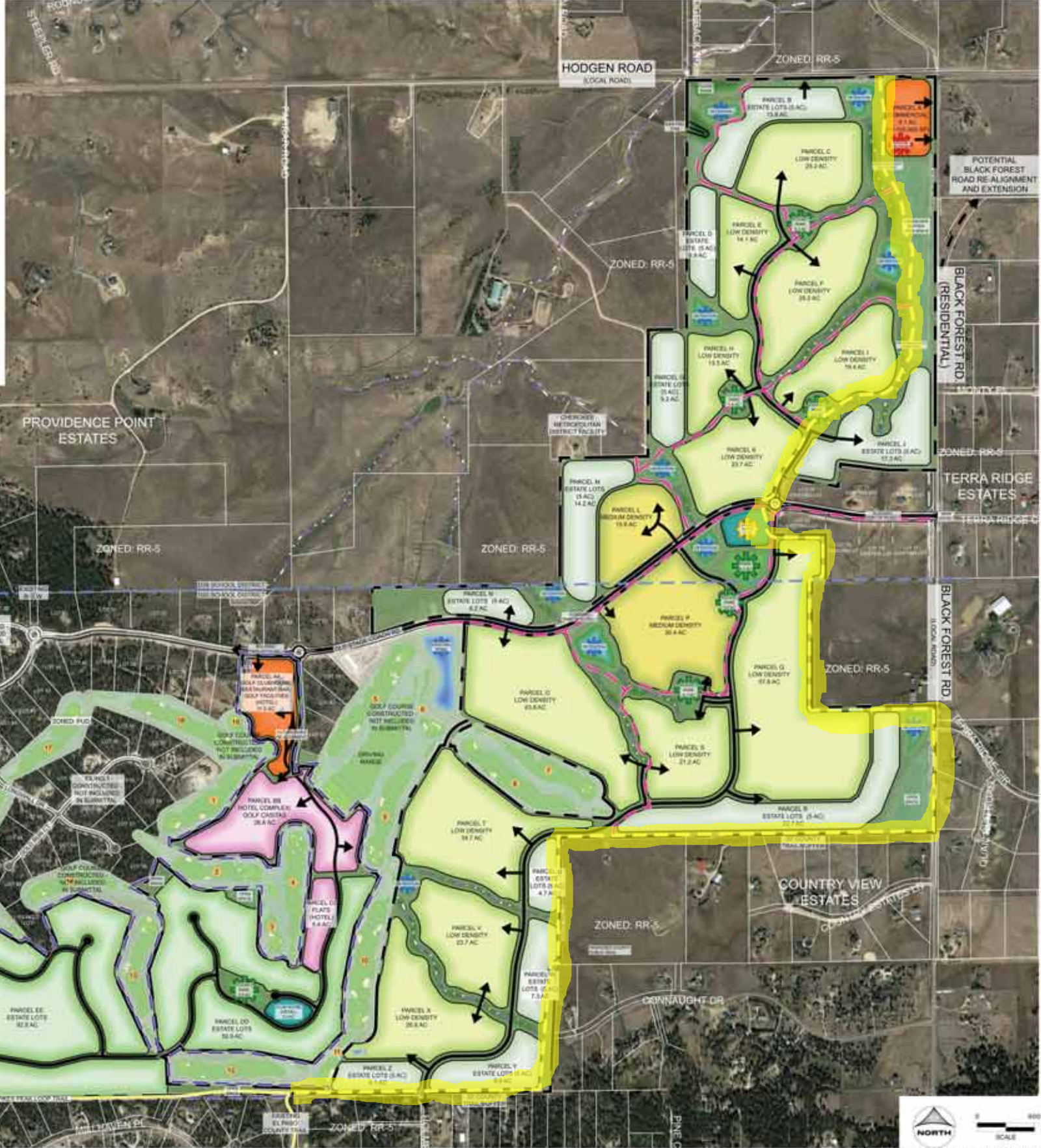
FLYING HORSE NORTH SKETCH PLAN
 SKETCH PLAN DRAWING

SHEET SP.2 2

FLYING HORSE NORTH SKETCH PLAN

LEGEND

	ESTATE LOTS (5 AC)		HOTEL PARCELS
	ESTATE LOTS (2.5 AC)		SCHOOL DISTRICT LINE
	LOW DENSITY		FHN TRAIL
	MEDIUM DENSITY		PUBLIC COUNTY TRAIL
	COMMERCIAL		EXISTING DRAINAGE WAY
	GOLF CLUB, FITNESS CENTER, RESTAURANT/BAR (HOTEL)		PARK/POCKET PARK
	HOTEL COMPLEX		FITNESS CENTER
	CLUBHOUSE		POTENTIAL FIRE STATION
	ROADWAY		DETENTION
	DETENTION		
	SITE BOUNDARY		



LAND USE SUMMARY

LAND USE CATEGORY	ACREAGE	ACREAGE PERCENTAGE	DU/AC	UNITS
GROSS RESIDENTIAL ACREAGE (+/-)				
ESTATE LOTS (5 ACRES)	118.3 AC.	13.0%	0.225	27
ESTATE LOTS (2.5 ACRES)	152.7 AC.	16.7%	0.32	49
LOW DENSITY RESIDENTIAL	332.9 AC.	36.5%	1.9	632
MEDIUM DENSITY RESIDENTIAL	46.0 AC.	5.0%	3.0	138
ESTIMATED OPEN SPACE	203.9 AC.	22.3%		
GROSS RESIDENTIAL SUB-TOTAL	853.8 AC.	71.2%		846
HOTEL/COMMERCIAL ACREAGE (+/-)				
HOTEL ROOMS/CASITAS/FLATS	32.2 AC.	3.5%		275
GOLF CLUB, RESTAURANT/BAR, GOLF AMENITIES (HOTEL)	11.0 AC.	1.2%		
ESTATE CLUBHOUSE (HOTEL)	2.4 AC.	0.3%		
COMMERCIAL	9.1 AC.	1.0%		
FITNESS CENTER	4.1 AC.	0.4%		
TOTAL	912.6 AC	100.0%		

NOTE: OPEN SPACE INCLUDES: PARKS, POCKET PARKS, DETENTION, DRAINAGE CORRIDORS, GENERAL OPEN SPACE, EASEMENTS AND LANDSCAPE BUFFERS

COUNTY FILE NUMBER: SKP223

DRAWN BY: JAG
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 CAD DATE: 07/01/2022
 CAD FILE: J:\2021\211030\CAD\Drawn\Sketch-Plan\BUBBLE-PLAN

NO.	DATE	BY	REVISION DESCRIPTION



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

FLYING HORSE NORTH SKETCH PLAN
 SKETCH PLAN DRAWING

SHEET SP.2 2

SKETCH PLAN (RECOMMEND APPROVAL)

_____ moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. SKP-22-003

SKETCH PLAN
FLYING HORSE NORTH

WHEREAS, PRI #2, LLC, c/o Elite Properties of America, and Flying Horse Country Club, LLC, did file an application with the El Paso County Planning and Community Development Department for the approval of a sketch plan for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by this Commission on November 1, 2022; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the master plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission Members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission.
2. Proper posting, publication and public notice was provided as required by law for the hearing before the Planning Commission.
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters and issues were submitted and that all interested persons were heard at that hearing.
4. All exhibits were received into evidence;
5. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations.

6. For the above-stated and other reasons, the proposed Sketch Plan is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

WHEREAS, in approving this sketch plan, the El Paso County Planning Commission considered the following criteria of Section 7.2.1, Sketch Plan, of the El Paso County Land Development Code (2022):

1. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
2. The proposed subdivision is in conformance with the requirements of this Code;
3. The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area;
4. The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies;
5. Services are or will be available to meet the needs of the subdivision including, roads, police and fire protection, schools, recreation facilities, and utility service facilities;
6. The soil is suitable for the subdivision;
7. The geologic hazards do not prohibit the subdivision, or can be mitigated;
8. The subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. §34-1-302(1), et seq.];
9. The design of the subdivision protects the natural resources or unique landforms;
10. The proposed methods for fire protection are adequate to serve the subdivision; and
11. The subdivision is appropriate and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the application for a sketch plan approval for property in the unincorporated area of El Paso County as described in Exhibit A, be approved by the El Paso County Board of County Commissioners.

AND BE IT FURTHER RESOLVED that the Planning Commission recommends the following conditions and notations be placed upon this approval:

CONDITIONS

1. Development of the property within the amended sketch plan, including, but not limited to, zoning, preliminary plan, and final plats shall be in general or substantial conformance with the approved Flying Horse North Sketch Plan (SKP-22-003). Amendments to the sketch plan may only be made subject to the limitations contained in the El Paso County Land Development Code (2022), as amended.
2. If the applicant intends to petition for annexation of any portion of the property within this Sketch Plan into the City of Colorado Springs, the applicant shall enter into a project-specific annexation intergovernmental agreement with the City and the County concurrently with review and approval of any preliminary plan containing such property proposed to be annexed.

NOTATIONS

1. Applicable park, school, transportation, drainage, bridge, and traffic fees shall be paid to the El Paso County Planning and Community Development Department at the time of recording any final plat.
2. Access locations and roadway classifications are conceptual only and will be determined at the time of preliminary plan review. Final locations and classifications of roadways will be subject more detailed land use design and subdivision review.

AND BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein be forwarded to the El Paso County Board of County Commissioners for its consideration.

_____ seconded the adoption of the foregoing Resolution.

The adoption of this plan shall be by resolution as carried by the affirmative votes of a majority of the entire membership of the commission.

The roll having been called, the vote was as follows: circle one

Brian Risley	aye / no / abstain / absent
Thomas Bailey	aye / no / abstain / absent
Tim Trowbridge	aye / no / abstain / absent
Joan Lucia-Treese	aye / no / abstain / absent
Becky Fuller	aye / no / abstain / absent
Sarah Brittain Jack	aye / no / abstain / absent
Jay Carlson	aye / no / abstain / absent
Eric Moraes	aye / no / abstain / absent
Joshua Patterson	aye / no / abstain / absent
Bryce Schuettpelz	aye / no / abstain / absent
Christopher Whitney	aye / no / abstain / absent
Brandy Merriam	aye / no / abstain / absent

The Resolution was adopted by a vote of _____ by the Planning Commission of the County of El Paso, State of Colorado.

DONE THIS 3rd day of November 2022, at Colorado Springs, Colorado

EL PASO COUNTY PLANNING COMMISSION

Brian Risley, Chair

**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

**EXHIBIT A
SCHEDULE A**

LEGAL DESCRIPTION

(5) FIVE PARCELS OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND SECTIONS 30 AND 31 TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE EAST ONE SIXTEENTH CORNER BY A 1" YELLOW PLASTIC CAP STAMPED "18235" AND AT THE NORTHEAST CORNER OF SECTION 36 BY A 2" ALUMINUM SURVEYORS CAP STAMPED "32439" WITH APPROPRIATE MARKINGS, IS ASSUMED TO BEAR N89°03'58"E, A DISTANCE OF 1,332.09 FEET.

PARCEL 1A

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE EAST ONE SIXTEENTH CORNER BY A 1" YELLOW PLASTIC CAP STAMPED "18235" AND AT THE NORTHEAST CORNER OF SECTION 36 BY A 2" ALUMINUM SURVEYORS CAP STAMPED "32439" WITH APPROPRIATE MARKINGS, IS ASSUMED TO BEAR N89°03'58"E, A DISTANCE OF 1,332.09 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 28, AS PLATTED IN FLYING HORSE NORTH FILING NO. 1, RECORDED UNDER RECEPTION NO. 218714238, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S22°30'12"W, A DISTANCE OF 2,025.18 FEET TO THE SOUTHERLY INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF ALLEN RANCH ROAD AND THE WESTERLY BOUNDARY LINE OF TRACT L, AS PLATTED IN SAID FLYING HORSE NORTH FILING NO. 1, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE WESTERLY BOUNDARY LINE OF SAID TRACT L THE FOLLOWING (8) EIGHT COURSES:

1. N88°03'35"E, A DISTANCE OF 162.46 FEET;
2. S27°57'38"W, A DISTANCE OF 123.86 FEET TO A POINT ON CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S55°48'13"E, HAVING A DELTA

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- OF 79°31'17", A RADIUS OF 60.00 FEET AND A DISTANCE OF 83.27 FEET TO A POINT OF TANGENT;
4. S45°19'30"E, A DISTANCE OF 529.41 FEET;
 5. N43°38'05"E, A DISTANCE OF 217.42 FEET;
 6. S47°25'19"E, A DISTANCE OF 125.23 FEET;
 7. S12°39'47"W, A DISTANCE OF 431.89 FEET TO A POINT ON CURVE;
 8. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S78°44'16"E, HAVING A DELTA OF 101°02'05", A RADIUS OF 180.00 FEET AND A DISTANCE OF 317.41 FEET TO A POINT ON CURVE;

THENCE S87°38'36"W, A DISTANCE OF 684.34 FEET TO A POINT ON THE EASTERLY LINE OF TRACT K, AS PLATTED IN SAID FLYING HORSE NORTH FILING NO. 1;

THENCE ON THE BOUNDARY LINE OF SAID TRACT K THE FOLLOWING (16) SIXTEEN COURSES:

1. N04°16'45"E, A DISTANCE OF 365.36 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 180°00'00", A RADIUS OF 180.00 FEET AND A DISTANCE OF 565.49 FEET TO A POINT OF TANGENT;
3. S04°16'45"W, A DISTANCE OF 284.57 FEET;
4. S89°20'23"W, A DISTANCE OF 87.77 FEET TO A POINT ON CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S66°09'28"W, HAVING A DELTA OF 68°09'39", A RADIUS OF 180.00 FEET AND A DISTANCE OF 214.13 FEET TO A POINT OF TANGENT;
6. S87°59'49"W, A DISTANCE OF 527.00 FEET;
7. N66°21'10"W, A DISTANCE OF 348.91 FEET;
8. N00°25'40"E, A DISTANCE OF 36.95 FEET TO A POINT ON CURVE;
9. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N09°45'03"E, HAVING A DELTA OF 37°48'36", A RADIUS OF 180.00 FEET AND A DISTANCE OF 118.78 FEET TO A POINT OF TANGENT;
10. N61°56'28"E, A DISTANCE OF 430.63 FEET TO A POINT OF CURVE;
11. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 27°31'13", A RADIUS OF 180.00 FEET AND A DISTANCE OF 86.46 FEET TO A POINT OF TANGENT;
12. N34°25'15"E, A DISTANCE OF 478.77 FEET;
13. N46°07'49"E, A DISTANCE OF 163.89 FEET;
14. S38°16'53"E, A DISTANCE OF 216.74 FEET TO A POINT ON CURVE;
15. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S38°16'53"E, HAVING A DELTA OF 23°16'53", A RADIUS OF 330.00 FEET AND A DISTANCE OF 134.09 FEET TO A POINT OF TANGENT;
16. N75°00'00"E, A DISTANCE OF 81.52 FEET TO THE SOUTHWESTERLY CORNER OF SAID ALLEN RANCH ROAD;

THENCE ON THE SOUTHERLY AND EASTERLY RIGHT OF WAY LINE OF SAID ALLEN RANCH ROAD THE FOLLOWING (2) TWO COURSES:

1. N78°14'42"E, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N78°14'42"E, HAVING A DELTA OF 07°44'47", A RADIUS OF 470.00 FEET AND A DISTANCE OF 63.54 FEET TO THE POINT OF BEGINNING.

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PARCEL 1B

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE EAST ONE SIXTEENTH CORNER BY A 1" YELLOW PLASTIC CAP STAMPED "18235" AND AT THE NORTHEAST CORNER OF SECTION 36 BY A 2" ALUMINUM SURVEYORS CAP STAMPED "32439" WITH APPROPRIATE MARKINGS, IS ASSUMED TO BEAR N89°03'58"E, A DISTANCE OF 1,332.09 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 28, AS PLATTED IN FLYING HORSE NORTH FILING NO. 1, RECORDED UNDER RECEPTION NO. 218714238, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE N77°13'32"E, A DISTANCE OF 3,768.21 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF OLD STAGECOACH ROAD, AS PLATTED IN SAID FLYING HORSE NORTH FILING NO. 1, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N23°49'22"W, A DISTANCE OF 466.54 FEET;
THENCE N49°51'44"E, A DISTANCE OF 276.31 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N49°49'12"E, HAVING A DELTA OF 16° 15'55", A RADIUS OF 830.00 FEET AND A DISTANCE OF 235.62 FEET TO A POINT ON CURVE;
THENCE N33°33'17"E, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N33°33'17"E, HAVING A DELTA OF 16° 26'15", A RADIUS OF 770.00 FEET AND A DISTANCE OF 220.90 FEET TO A POINT ON CURVE;
THENCE N33°08'48"E, A DISTANCE OF 456.36 FEET;
THENCE S75°52'00"E, A DISTANCE OF 225.75 FEET;
THENCE N30°20'00"E, A DISTANCE OF 832.21 FEET;
THENCE N75°47'00"E, A DISTANCE OF 720.92 FEET;
THENCE N06°28'14"E, A DISTANCE OF 277.18 FEET;
THENCE S89°54'39"E, A DISTANCE OF 534.01 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BLACK FOREST ROAD, SAID POINT BEING ON A LINE 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE ON THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
THENCE S00°00'48"W ON SAID WESTERLY RIGHT OF WAY LINE AND SAID PARALLEL LINE, A DISTANCE OF 225.39 FEET;
THENCE S00°00'53"W ON SAID WESTERLY RIGHT OF WAY LINE AND ON A LINE 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE ON THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 1,111.32 FEET;
THENCE N89°59'31"W, A DISTANCE OF 286.03 FEET;
THENCE S00°00'59"W, A DISTANCE OF 409.14 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID FLYING HORSE NORTH FILING NO. 1;

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THENCE ON THE NORTHERLY AND WESTERLY BOUNDARY LINE OF SAID FLYING HORSE NORTH FILING NO. 1
THE FOLLOWING (9) NINE COURSES:

1. N89°59'04"W, A DISTANCE OF 216.30 FEET;
2. N82°41'19"W, A DISTANCE OF 492.47 FEET;
3. S06°27'11"W, A DISTANCE OF 236.35 FEET;
4. N80°16'16"W, A DISTANCE OF 554.19 FEET;
5. N56°06'05"W, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S56°06'05"E, HAVING A DELTA OF 24°24'59", A RADIUS OF 530.00 FEET AND A DISTANCE OF 225.86 FEET TO A POINT ON CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S12°54'16"E, HAVING A DELTA OF 52°02'48", A RADIUS OF 100.00 FEET AND A DISTANCE OF 90.84 FEET TO A POINT ON CURVE;
8. N88°31'45"W, A DISTANCE OF 8.27 FEET TO A POINT OF CURVE;
9. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 25°17'37", A RADIUS OF 1,040.00 FEET AND A DISTANCE OF 459.11 FEET TO THE POINT OF BEGINNING.

PARCEL 2

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 28, AS PLATTED IN FLYING HORSE NORTH FILING NO. 1, RECORDED UNDER RECEPTION NO. 218714238, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S69°04'15"E, A DISTANCE OF 1036.82 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF OLD STAGECOACH ROAD AS PLATTED IN SAID FLYING HORSE NORTH FILING NO. 1, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID OLD STAGECOACH ROAD THE FOLLOWING (3) THREE COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S01°51'31"W, HAVING A DELTA OF 13°40'23", A RADIUS OF 1560.00 FEET AND A DISTANCE OF 372.28 FEET TO A POINT OF TANGENT;
2. S74°28'06"E, A DISTANCE OF 169.05 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 35°50'54", A RADIUS OF 840.00 FEET AND A DISTANCE OF 525.56 FEET TO A POINT ON CURVE, SAID POINT BEING THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 218129431;

THENCE ON THE WESTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 218129431 THE FOLLOWING (5) FIVE COURSES:

1. S20°19'00"E, A DISTANCE OF 403.41 FEET;
2. S40°29'00"E, A DISTANCE OF 357.92 FEET;
3. S57°58'00"E, A DISTANCE OF 578.28 FEET;
4. N89°12'00"E, A DISTANCE OF 300.78 FEET;
5. S00°48'00"E, A DISTANCE OF 1197.86 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65

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WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE S89°11'00"W, ON SAID SOUTH LINE, A DISTANCE OF 1230.52 FEET TO THE CENTER-WEST 1/16TH CORNER OF SAID SECTION 31;
THENCE S00°00'34"W, ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 231.57 FEET;
THENCE S80°52'01"W, A DISTANCE OF 403.57 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S81°25'02"W, HAVING A DELTA OF 07°20'21", A RADIUS OF 530.00 FEET AND A DISTANCE OF 67.89 FEET TO A POINT ON CURVE;
THENCE S74°04'41"W, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S74°04'41"W, HAVING A DELTA OF 05°04'30", A RADIUS OF 470.00 FEET AND A DISTANCE OF 41.63 FEET TO A POINT ON CURVE;
THENCE N89°59'26"W, A DISTANCE OF 422.08 FEET;
THENCE N03°50'28"E, A DISTANCE OF 377.84 FEET;
THENCE N82°04'12"W, A DISTANCE OF 299.85 FEET;
THENCE N81°21'45"W, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N81°21'45"W, HAVING A DELTA OF 00°51'56", A RADIUS OF 2370.00 FEET AND A DISTANCE OF 35.81 FEET TO A POINT ON CURVE;
THENCE N79°13'00"W, A DISTANCE OF 456.73 FEET TO THE EASTERLY BOUNDARY OF TRACT L AS PLATTED IN SAID FLYING HORSE NORTH FILING NO. 1;

THENCE ON THE EASTERLY BOUNDARY OF SAID TRACT L THE FOLLOWING (8) EIGHT COURSES:

1. N11°15'44"E, A DISTANCE OF 73.05 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 19°27'35", A RADIUS OF 180.00 FEET AND A DISTANCE OF 61.13 FEET TO A POINT OF TANGENT;
3. N30°43'19"E, A DISTANCE OF 748.70 FEET;
4. N83°30'56"E, A DISTANCE OF 43.73 FEET TO A POINT ON CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S78°35'26"E, HAVING A DELTA OF 54°21'11", A RADIUS OF 330.00 FEET AND A DISTANCE OF 313.05 FEET TO A POINT OF TANGENT;
6. N65°45'45"E, A DISTANCE OF 64.75 FEET;
7. N56°12'59"W, A DISTANCE OF 96.82 FEET;
8. N02°34'45"E, A DISTANCE OF 964.84 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM TRACT M AS PLATTED IN FLYING HORSE NORTH FILING NO. 1 RECORDED UNDER RECEPTION NO. 218714238 RECORDS OF EL PASO COUNTY, COLORADO.

PARCEL 3A

THAT PORTION OF THE FOLLOWING PROPERTY DESCRIBED AS PARCEL 2 IN QUITCLAIM DEED RECORDED SEPTEMBER 27, 2019 AT RECEPTION NO. RECORDED 219118987:

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 28, AS PLATTED IN FLYING HORSE NORTH FILING NO. 1, RECORDED UNDER RECEPTION NO. 218714238, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

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THENCE N77°13'32"E, A DISTANCE OF 3,768.21 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF OLD STAGECOACH ROAD, AS PLATTED IN SAID FLYING HORSE NORTH FILING NO. 1, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N23°49'22"W, A DISTANCE OF 466.54 FEET;
THENCE N49°51'44"E, A DISTANCE OF 276.31 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N49°49'12"E, HAVING A DELTA OF 16°15'55", A RADIUS OF 830.00 FEET AND A DISTANCE OF 235.62 FEET TO A POINT ON CURVE;
THENCE N33°33'17"E, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N33°33'17"E, HAVING A DELTA OF 16°26'15", A RADIUS OF 770.00 FEET AND A DISTANCE OF 220.90 FEET TO A POINT ON CURVE;
THENCE N33°08'48"E, A DISTANCE OF 456.36 FEET;
THENCE S75°52'00"E, A DISTANCE OF 225.75 FEET;
THENCE N30°20'00"E, A DISTANCE OF 832.21 FEET;
THENCE N75°47'00"E, A DISTANCE OF 720.92 FEET;
THENCE N06°28'14"E, A DISTANCE OF 277.18 FEET;
THENCE S89°54'39"E, A DISTANCE OF 534.01 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BLACK FOREST ROAD, SAID POINT BEING ON A LINE 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE ON THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
THENCE S00°00'48"W, ON SAID WESTERLY RIGHT OF WAY LINE AND SAID PARALLEL LINE, A DISTANCE OF 225.39 FEET;
THENCE S00°00'53"W ON SAID WESTERLY RIGHT OF WAY LINE AND ON A LINE 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE ON THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 1,520.49 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID FLYING HORSE NORTH FILING NO. 1;
THENCE ON THE NORTHERLY AND WESTERLY BOUNDARY LINE OF SAID FLYING HORSE NORTH FILING NO. 1 THE FOLLOWING (9) NINE COURSES:

1. N89°59'04"W, A DISTANCE OF 502.35 FEET;
2. N82°41'19"W, A DISTANCE OF 492.47 FEET;
3. S06°27'11"W, A DISTANCE OF 236.35 FEET;
4. N80°16'16"W, A DISTANCE OF 554.19 FEET;
5. N56°06'05"W, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S56°06'05"E, HAVING A DELTA OF 24°24'59", A RADIUS OF 530.00 FEET AND A DISTANCE OF 225.86 FEET TO A POINT ON CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S12°54'16"E, HAVING A DELTA OF 52°02'48", A RADIUS OF 100.00 FEET AND A DISTANCE OF 90.84 FEET TO A POINT ON CURVE;
8. N88°31'45"W, A DISTANCE OF 8.27 FEET TO A POINT OF CURVE;
9. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 25°17'37", A RADIUS OF 1,040.00 FEET AND A DISTANCE OF 459.11 FEET TO THE POINT OF BEGINNING.

PARCEL 3B

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 28, AS PLATTED IN FLYING HORSE NORTH FILING NO. 1, RECORDED UNDER RECEPTION NO. 218714238, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE N77°13'32"E, A DISTANCE OF 3,768.21 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF

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OLD STAGECOACH ROAD, AS PLATTED IN SAID FLYING HORSE NORTH FILING NO. 1, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N23°49'22"W, A DISTANCE OF 466.54 FEET;
THENCE N49°51'44"E, A DISTANCE OF 276.31 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N49°49'12"E, HAVING A DELTA OF 16° 15'55", A RADIUS OF 830.00 FEET AND A DISTANCE OF 235.62 FEET TO A POINT ON CURVE;
THENCE N33°33'17"E, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N33°33'17"E, HAVING A DELTA OF 16° 26'15", A RADIUS OF 770.00 FEET AND A DISTANCE OF 220.90 FEET TO A POINT ON CURVE;
THENCE N33°08'48"E, A DISTANCE OF 456.36 FEET;
THENCE S75°52'00"E, A DISTANCE OF 225.75 FEET;
THENCE N30°20'00"E, A DISTANCE OF 832.21 FEET;
THENCE N75°47'00"E, A DISTANCE OF 720.92 FEET;
THENCE N06°28'14"E, A DISTANCE OF 277.18 FEET;
THENCE S89°54'39"E, A DISTANCE OF 534.01 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BLACK FOREST ROAD, SAID POINT BEING ON A LINE 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE ON THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
THENCE S00°00'48"W, ON SAID WESTERLY RIGHT OF WAY LINE AND SAID PARALLEL LINE, A DISTANCE OF 225.39 FEET;
THENCE S00°00'53"W ON SAID WESTERLY RIGHT OF WAY LINE AND ON A LINE 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE ON THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 1,520.49 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID FLYING HORSE NORTH FILING NO. 1;
THENCE ON THE NORTHERLY AND WESTERLY BOUNDARY LINE OF SAID FLYING HORSE NORTH FILING NO. 1 THE FOLLOWING (9) NINE COURSES:

1. N89°59'04"W, A DISTANCE OF 502.35 FEET;
2. N82°41'19"W, A DISTANCE OF 492.47 FEET;
3. S06°27'11"W, A DISTANCE OF 236.35 FEET;
4. N80°16'16"W, A DISTANCE OF 554.19 FEET;
5. N56°06'05"W, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S56°06'05"E, HAVING A DELTA OF 24°24'59", A RADIUS OF 530.00 FEET AND A DISTANCE OF 225.86 FEET TO A POINT ON CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S12°54'16"E, HAVING A DELTA OF 52°02'48", A RADIUS OF 100.00 FEET AND A DISTANCE OF 90.84 FEET TO A POINT ON CURVE;
8. N88°31'45"W, A DISTANCE OF 8.27 FEET TO A POINT OF CURVE;
9. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 25°17'37", A RADIUS OF 1,040.00 FEET AND A DISTANCE OF 459.11 FEET TO THE POINT OF BEGINNING,

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS PARCEL 2 IN QUITCLAIM DEED RECORDED SEPTEMBER 27, 2019 AT RECEPTION NO. RECORDED 219118987.

PARCEL 4

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 28, AS PLATTED IN FLYING HORSE NORTH FILING NO. 1, RECORDED UNDER RECEPTION NO. 218714238, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL

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File No. 220835

CO ALTA Commitment For Title Insurance Schedule 8-1-16 (4-2-18)

Page 8 of 9



**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

PASO COUNTY, COLORADO;

THENCE N82°27'41"E, A DISTANCE OF 4,219.27 FEET TO THE SOUTHWESTERLY CORNER OF THE RIGHT OF WAY LINE OF RUBBLE DRIVE, AS PLATTED IN SAID FLYING HORSE NORTH FILING NO. 1, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S89°25'32"E, ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID RUBBLE DRIVE, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID FLYING HORSE NORTH FILING NO. 1;

THENCE ON THE SOUTHERLY AND WESTERLY BOUNDARY OF SAID FLYING HORSE NORTH FILING NO. 1 THE FOLLOWING (2) TWO COURSES:

1. N89°59'56"E, A DISTANCE OF 505.80 FEET;
2. S00°00'00"E, A DISTANCE OF 477.97 FEET;

THENCE S89°04'37"W, A DISTANCE OF 144.28 FEET;

THENCE N48°50'02"W, A DISTANCE OF 67.75 FEET;

THENCE S89°05'39"W, A DISTANCE OF 306.55 FEET;

THENCE N00°40'38"W, A DISTANCE OF 301.73 FEET;

THENCE S89°05'39"W, A DISTANCE OF 60.00 FEET;

THENCE N00°40'38"W, A DISTANCE OF 30.50 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 01°15'06", A RADIUS OF 5,030.00 FEET AND A DISTANCE OF 109.88 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

THE SOUTHWEST QUATER OF THE SOUTHWEST QUATER OF SECTION 3, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLOADO, EXCEPT THAT PORTION AS DISCLOSED IN BOUNDARY LINE AGREEMENT RECORDED NOVEMBER 15, 2004 AT RECEPTION NO. 204188565.

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File No. 220835

CO ALTA Commitment For Title Insurance Schedule 8-1-16 (4-2-18)

Page 9 of 9



From: Holly Williams
Sent: Wednesday, January 19, 2022 11:00 AM
To: Nina Ruiz
Subject: Fw: 44 years of Running out of water

Commissioner Holly Williams

200 S Cascade, Suite 100
Colorado Springs, CO 80903
(719) 520-6411 (office)
(719) 374-0856 (cell)

From: Casey Bradley Gent Personal <snowshoecbg@aol.com>
Sent: Tuesday, January 18, 2022 8:31 PM
To: Holly Williams <HollyWilliams@elpasoco.com>
Subject: Re: 44 years of Running out of water

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Dear Holly,

Representing Black Forest is a huge feat. Thank you. I moved here with my family as a five year old in the 1970s, and now I'm raising my own family here in the forest.

Black Forest is the only home I know.

Today, I'm writing to you with concern over the proposed changes to Flying Horse North. My home is on Old Stagecoach road, and our lives will be directly impacted by more homes.

Firstly, I do not oppose the original plan for FHN. If I read it correctly, the original plan calls for 283 new homes. Realistically, it is not fair to think my family can live in this beautiful forest, but no other families can; that mindset isn't fair. However, it is fair to think that my family should be able to count on the existence of water for this generation and the next 100 years. Since 1977, we have had to drill three wells. The water is disappearing.

I'm writing to you, in utter fear of losing the lifestyle we appreciate here in Black Forest. If you approve changes to the current FHN proposal, and allow several hundred more homes to be built, the lifestyle you and I currently enjoy here will be gone. None of us will have water in our wells.

Please be forward thinking.

Please vote against a more aggressive plan from Classic Homes.

I've written letters like this since I was 25 years old. My voice has consistently been ignored.

Please be a voice of protection for the future.

Sincerely,
Casey Bradley Gent

Sent from my iPhone

From: Ryan Howser
Sent: Wednesday, January 19, 2022 7:11 AM
To: Nina Ruiz
Subject: FW: Flying Horse North Development

Nina

Please see below for FHN opposition.

From: PaulH <pehuxhold@gmail.com>
Sent: Monday, January 17, 2022 11:37 AM
To: Ryan Howser <RyanHowser@elpasoco.com>
Subject: Flying Horse North Development

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Dear Ryan,

I am a resident of Black Forest. I strongly oppose any revisions to the approved plan for Flying Horse North (FHN) to remain a large-lot residential area in its entirety.

I understand the FHN developer has proposed changes that violate the El Paso County Master Plan. These changes include reducing lot size to less than an acre (which potentially will quadruple the number of homes) and adding townhomes, a commercial center, and a 275-room hotel.

I am equally concerned about the prospect of extending/widening Milam, Holmes, and Black Forest Roads to accommodate increased traffic.

These changes will critically impact the approved density infrastructure for the Black Forest area. Moreover, these changes threaten the unique, natural characteristics of the Black Forest area, and reflect the opportunistic and indifferent nature of the developer.

I urge you to disapprove any revisions that would provide for high-density development. FHN must remain a large-lot residential area, with minimal lot size of 2.5 acres, and no additional structures such as town homes, commercial center, or hotel.

Thank you for your consideration.

Sincerely,

Paul Huxhold
(719) 500-1168

Sent from [Mail](#) for Windows

From: Gregg Indovina <greggindovina@me.com>
Sent: Wednesday, January 19, 2022 6:33 PM
To: Holly Williams; Carrie Geitner; Stan VanderWerf;
longinosgonzalesjr@elpasoco.com; Cami Bremer; Cami Bremer;
Ryan Howser; Nina Ruiz
Subject: Flying Horse North Expansion

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All,

I am a resident of Cathedral Pines and am very concerned about the proposed expansion of Flying Horse North. This expansion will further erode the Black Forest Preservation Plan. The proposed lots are as small as 1/5 of an acre which is well below the original 5 acres and the recent change to 2.5 acres. Black Forest is unique in Colorado Springs for its large lot communities including Flying Horse North. The proposed plan simply ignores all of the current guidance.

In addition, the increased traffic through Cathedral Pines via an extension of Milam road is problematic. Milam is the primary road into the neighborhood and is not designed for the proposed traffic volume and would negatively impact the beauty of the forest, quality of life for residents, and property values.

Please consider the negative impact of the proposal and say "NO" the proposed expansion of Flying Horse North.

Gregg Indovina
13970 Staffshire Lane



Virus-free. www.avast.com

Good morning,

It was brought to my attention that the developers are flying horse North are trying to change it to a high density neighborhood like the other flying horse or a cordera or something of that nature and also to include commercial properties.

The people who live out in Black Forest and in that immediate area do not want this change to take place. We all moved out here for a reason, because the zoning was 2.5 acres minimum, and limited if any commercial properties.

Letting some high density development with a ton of commercial properties would change the feel and the desirability of the Black Forest area and the area were flying horse is being developed. It will heavily increase traffic flow and the area will just go downhill.

I strongly encourage you to please not approve this new plan and let them develop their 2.5 acres subdivision they were already planning.

(pardon my typos. Using voice to text on my cell phone)

Nathan Johnson

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RE/MAX Real Estate Group

Nathan Johnson Team

12265 Oracle Blvd, Suite 200

Colorado Springs, CO 80921

Fax: 719-594-4573

Cell: 719-209-5316

I just became aware of a proposal from Classic Homes to add commercial and increase density in Flying Horse North. Classic is proposing a commercial center on the corner of Hodgen and Black Forest and to increase the density of homes in FHN to include a 250 room hotel, townhomes, and patio homes as well as large lot homes. They are proposing large lot homes to border existing neighborhoods. The Stage Coach Road entrance off Black Forest is depicted as the “main entrance” to the project. Included will be extensions to Millam and Holmes Road. I’ve included a link to the project on the El Paso County website.

El Paso County Web Site Plan Search

<https://epcdevplanreview.com/Public/Search/>

Flying Horse North Proposal El Paso County Planning Department Web Site

<https://epcdevplanreview.com/Public/ProjectDetails/178485>

I am strongly against this change. The increase in density will negatively affect the surrounding area. No one in this area supports construction in this density. Townhomes, patio homes, and large hotels do not belong in an area with rural two lane roads. Black Forest infrastructure is only capable of supporting the density of large lot homes. If this proposal is approved, the north end of Black Forest Road will become as big of a traffic mess as the south end at Black Forest and Cowpoke. There is no space to widen Black Forest Road in this area so once the density is increased we will be left with a traffic problem that can never be corrected. Please do not approve this project change.

Thank you,

Holly Kalivas

15370 Terra Ridge Cir

To: Holly Williams, El Paso County Commissioner, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longino Gonzales, Jr., District 4
Cami Bremer, District 5
Ryan Howser, El Paso County Dept. of Planning and Community Development
Nina Ruiz, El Paso County Planning Supervisor

From: Bill and Veronica Kappel Date: December 27, 2021

Re: Flying Horse North Development

I am a resident of Cathedral Pines and have been following the proposed expansion of Flying Horse North in detail. My property borders the Flying Horse North development (4820 Foxchase Way). I am not against the original Flying Horse North development, but I am very concerned with the proposed update which includes a significant change from the original plans. I realize the developer is trying to maximize their profits and the county is trying to maximize its tax revenue. However, there needs to be a balance between profit, taxes, and environment/land use processes, and the existing communities. The updated Flying Horse North proposal DOES NOT provide that balance.

The updated Flying Horse North plan will put undue stress on the infrastructure in the region, which are already overly stressed, significantly change the natural environment and forest setting, and will NOT fit in with all the surrounding developments.

I realize the complaints and letters of opposition from surrounding residents and others in the region will likely make little difference, as the communications I've seen to date between the developer and the county show that the Planning Commission is already biased towards approving this update. However, I hope a more reasonable balance between the Flying Horse North development and the surrounding region as described in the Black Forest Preservation Plan and the El Paso country Master Plan can be found.

Cathedral Pines and Flying Horse North are both identified as Large-Lot Residential areas in the Master Plan. The Plan notes that such areas should "provide for a similar level of development density as existing large-lot areas [2.5-5 acres] while maximizing the preservation of contiguous areas of open space and the protection of environmental features".

In addition, the Master Plan specifically states "Black Forest" is a community with one of the strongest and most well-established characters in El Paso County. This area is built around protecting the forest and preserving its rural character and quality. Due to this natural amenity, many new residents seek to live in this area when moving to the County. Careful planning is required to promote health of natural areas, especially the forest, while accommodating new development for future residents. Both Cathedral Pines and Flying Horse North are also identified in the plan as "Forested". Again, as stated in the Master Plan, "The seamless connection between the natural environment and small scale, low intensity development is critical to their identity."

It would be unfortunate to see this process get hung up in litigation and produce negative and expensive outcomes for all when a more reasonable, balanced solution could be developed. This could be achieved through open discussion between the developer, county, and residents where the outcome hasn't already been decided.

I would be happy to participate in this process at whatever level is needed, and I know many of the other residents and neighbors in Cathedral Pines and surrounding areas feel the same way.

I hope the county officials follow their sworn duty to represent its constituents and listen to and consider our concerns and come up with a plan that reflects a balance between all involved instead of a one-sided decision favoring the developer.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Kappel", written in a cursive style.

Bill Kappel, President/Chief Meteorologist
billkappel@appliedweatherassociates.com, 719-488-4311

As a resident of Cathedral Pines, I was tremendously concerned to learn of the recent proposal to greatly increase the housing density and commercial development of Flying Horse North.

From its inception, the Flying Horse North deal has been of questionable propriety. The original conservation easement to the north of Cathedral Pines was shifted to the benefit of the Flying Horse North developers and Shamrock Ranch; as a consequence, a wildlife refuge and forest habitat has been permanently disrupted.

The golf course and proposed high-density developments provide no preservation of the forested area in this region, and stand to greatly increase the automobile traffic plus noise and light pollution. Water supply to this region will be negatively impacted. Existing roadways cannot accommodate further traffic volume. Any northward extension of Milam Road into FHN would destroy further forest and views, to the sole benefit of Flying Horse North. It is likely that the increased traffic, destruction of scenic views and proximity to high-density housing would significantly reduce the property values in Cathedral Pines.

Cathedral Pines and Flying Horse North (FHN) have been characterized as Large-Lot Residential areas in the El Paso County Master plan; the proposal by FHN to develop homesites on 1/5 acre lots, townhomes and a hotel complex egregiously deviates from the minimum 2.5 acre homesites in the Master Plan.

Since our arrival to Colorado Springs in 2008, El Paso County has regularly approved the construction of high-density residential and commercial developments without apparent regard for the magnificent mountain landscape and outdoor lifestyle. I am disappointed that El Paso County has not required new developments to include multi-use community recreation trails, choosing instead to maximize developers' profits. The cities and suburbs of Denver, CO and Tuscon, AZ, are two examples of communities that have done much better jobs of connecting communities and enhancing recreational opportunities for residents.

I urge the commissioners to preserve the unique character of Black Forest and reject further high-density development in Flying Horse North.

Respectfully,

Karl Kroeker

From: Meredith <mmillerskico@gmail.com>
Sent: Wednesday, January 19, 2022 9:10 PM
To: Nina Ruiz
Subject: Flying horse north concerns

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Hello Ms. Ruiz,

Thank you for taking the time to read this message. I am writing to express my concern regarding the development of flying horse north. I am a Black Forest resident, and we have a well. Currently, simply due to the weather, our system is drawing air along with our water. We are extremely concerned at the potential harm and expanded development in flying horse north would do to the aquifer and well systems in surrounding areas. Allowing a hotel and up to 1800 more homesites in an otherwise semi-rural area feels irresponsible and counter to our Colorado lifestyle.

In addition, adding that amount of traffic to Black Forest road, Hodgen road, and surrounding areas would cause congestion and accidents at another alarming rate.

Please do not approve this expansion. Please tell Classic homes NO.

Thank you,

MM

Hello Nina,

I am Robert Miller a homeowner whose property is directly across Hodgen Road from the proposed development of Flying Horse North by Classic Homes. I would like to rise in opposition to their proposal. In looking at their plan and listing to the county proceedings, it is obvious that the proposal is not in any way in line with the El Paso County Master Plan that has been in place for some time. With the "low density" lots proposed, lot sizes will be 1/2 - 1 acre in size which is way below any proposals we have seen to date. The medium and high density areas are even worse. I am a bit shocked that the current Flying Horse North community has not also contacted you in opposition to this as it will negatively affect their home prices.

One of the things we loved about building out here was the more rural setting that El Paso County provides when compared to the city. With the density that is being proposed, it will negatively affect our road traffic and noise, wild life that exist in the area, and the natural beauty that exists here.

We would ask that you not approve this plan and also advise us of any future meetings that will occur on this subject.

Respectfully Submitted,
Robert Miller
6520 Hodgen Road, Colorado Springs, CO 80908

December 31, 2021

To: Holly Williams, El Paso County commissioner, District 1
Carrie Geitner, District 2
Stan VanderWerf, district 3
Longing Gonzales, Jr., District 4
Cami Bremer, District 5
Ryan Howser, El Paso Country Department of planning and Community Development
Nina Ruiz, El Paso Country Planning Supervisor

From: Bruce and Judy Bruinsma, 13810 Staffshire Lane, Colorado Springs, CO 80908

Re: Flying Horse North Development and making Milam a thoroughfare

When we purchased our lot and built our home on the corner of Staffshire and Milam, we were concerned about the potential of Milam becoming a thoroughfare to the proposed development of Flying Horse North. We did our research and reviewed the Black Forest Preservation Plan. As both Cathedral Pines and Flying Horse North are both identified as Large-Lot Residential areas. Upon reviewing the plans as they developed it was clear that there would be no connection between Flying Horse North and Cathedral Pines. We were assured that the Milam entrance into Cathedral Pines would only serve Cathedral Pines and not as a connector to Flying Horse North.

The Master Plan says that lot's will be 2.5 acres. It is important to not deviate from that as it will change the character of the developments significantly. The result of the change will reduce livability, reduce the character of living in the Forest, and reduce home values. None of which are acceptable.

The Master Plan specifically states: Black Forest is a community with one of the strongest and most well-established characters in El Paso County. This area is built around protecting the forest and preserving the rural character and quality. Due to this natural amenity, many new residents seek to live in this area when moving to the County. Careful planning is required to promote health of natural areas, especially the forest, while accommodating new development for future residents. The County should maintain existing and expand the large lot Residential placetype in this area in a development pattern that matches the existing character of the developed Black Forest community. Both Cathedral Pines and Flying Ahorse North are also identified in the plan and "Forested" along with the adjacent Black Forest community. "The seamless connection between the natural environment and small scale, low intensity development is critical to their identify:

Any decision to make Milam Road q southern entry point into Flying Horse North would also require the elimination of the heavily forested area at the center of our community and negatively affect all of our residents.

As a result of all of the above, we urge the commissioners to consider the possible negative implications of changing the development of Flying Horse North to allow greater density and access through Cathedral Pines, and to remain true to the objectives of the original Black Forest Preservation Plan as well as the new El Paso County Master Plan. Just say NO to this expansion.

Thank you for your consideration and we would appreciate a response.
Bruce and Judy Bruinsma

To: Holly Williams, El Paso County Commissioner, District 1

From: Paul Huxhold

Date: January 17, 2022

Re: Flying Horse North Development

I am a resident of Black Forest. I strongly oppose any revisions to the approved plan for Flying Horse North (FHN) to remain a large-lot residential area in its entirety.

I understand the FHN developer has proposed changes that violate the El Paso County Master Plan. These changes include reducing lot size to less than an acre (which potentially will quadruple the number of homes) and adding townhomes, a commercial center, and a 275-room hotel.

I am equally concerned about the prospect of extending/widening Milam, Holmes, and Black Forest Roads to accommodate increased traffic.

These changes will critically impact the approved density infrastructure for the Black Forest area. Moreover, these changes threaten the unique, natural characteristics of the Black Forest area, and reflect the opportunistic and indifferent nature of the developer.

I urge you to disapprove any revisions that would provide for high-density development. FHN must remain a large-lot residential area, with minimal lot size of 2.5 acres, and no additional structures such as town homes, commercial center, or hotel.

Thank you for your consideration.

Sincerely,



P.E. Huxhold
(719) 500-1168

As a resident of Black Forest I am appalled to hear about the proposed plan to have high density housing in Flying Horse North. This area was initially a large ranch which allowed for land for wild life and minimal extra impact on the Forest. The agreement when Flying Horse North got this land was that there would be large lots and while some negative impact on the nature of Black Forest it would be limited. The new proposal is beyond concerning. This development plan goes against everything that Black Forest stands for. Please listen to the residents of Black Forest rather than developers who will change our community forever.

Thank you

Shona Murray

I am not sure if it is just rumors that are happening or if there are actually changes that the developer for flying horse north is trying to make but I want to go down as opposing any change to the flying horse north development from the original agreement. Five acres per house minimum land for each single house; no apartments complexes; no ½ acre land per house; no multiple dwelling units; and no changes from the original plat that was granted when they purchased the acreages. That developer has a track record in the first development as being definitely greedy and money hungry which does not necessarily lead to correct choices for the city and for the Black Forest community! We live in the Black forest because we don't want to have neighbors right next door, we want some space between everyone and that is why everyone who moved north in the county moved there, please say no to changes this developer has proposed and will propose and make them stay with their original agreement for our communities sake.

Respectfully

Dr. Jeffery Platt

To: Holly Williams, El Paso County Commissioner, District 1
Ryan Howser, El Paso County Dept. of Planning and Community Development
Nina Ruiz, El Paso County Planning Supervisor
From: Jameson Posey
Date: 12/26/2021
Re: Flying Horse North Development

I am a resident of Cathedral Pines and I am extremely distressed over these plans. Over the years the original Black Forest Preservation Plan has been systematically eroded from a minimum density of one lot per 5 acres to one lot every 2.5 acres per the new El Paso County Master Plan. The proposed expansion of Flying Horse North even deviates from the new plan with lot densities as small as one lot per 1/5 acre. I believe the Master Plan should be used as it was meant to be, as a guide in decision-making, and not cast aside in favor of greater density and a change in the development strategy of Flying Horse North.

The Master Plan specifically states "Black Forest is a community with one of the strongest and most well-established characters in El Paso County. the whole charm of the Black Forest is in the name, the FOREST!

Colorado Springs is growing at rapid rates and I understand the need for expansion. What I don't understand is the need for devaluing existing neighborhoods to line the pockets of you and your friends. There are thousands of acres of prairie land that are ripe for high density developments with little to no environmental impact. Black Forest is the gem of all of Colorado Springs and I am afraid you are about to turn it to rubble. I moved my family here from the massive overreaching growth of California years ago knowing Cathedral Pines and the surrounding neighborhoods would maintain a level of privacy and allure. What I hear now is that this area is in jeopardy of becoming a mini Broadmoor. Full of large homes on inadequate acres and shops that no one cares for. If it is a hotel someone needs there are loads down on Interquest not seven minutes away. Literally every major hotel chain has a property within a mile of one another.

I am asking that the master plan be executed the way it was presented. With 2.5 - 5 acre parcels throughout the remaining forest, that we residents cherish so much. It's time to get a backbone and stick to what was proposed.

Many thanks for your consideration.
Respectfully,
Jameson

Philip H. Shecter
15291 Longwall Drive
Flying Horse North
Colorado Springs, CO 80908
phil@shecterlaw.com
(415) 264-2093

RE: Flying Horse North Sketch Plan Hearing Set for November
3rd, 2022, 9am before El Paso County Planning Commission

Dear El Paso County Commissioners and Planning Commissioners,

In August 2017 my wife Kathleen came here to El Paso County to find for us a new home after we both had been born, raised and spent our lives living in California. Unfortunately, California in our opinions was being adversely affected by one political party for decades being in control of the state in place of balance between people of different beliefs and philosophies. As occurred, what was a beautiful balanced state has resulted in unfortunate legislative decisions which have caused the middle class including ourselves, to leave. I closed a very successful law practice in leaving the state.

My wife was shown the property we settled upon here in Black Forest in the new development known as Flying Horse North on a 3.74-acre parcel amongst the ponderosa pine forest. Our property was put on the market in early October 2017, and we arranged for SaddleTree Homes, our builder to obtain the parcel on our behalf. We both love this development with parcels currently composing of 82 out of the original 283 sized from 2.5 acres to 5 acres, with remaining 201 undeveloped which the developer withheld from the market.

Additionally, one of the most beautiful golf courses I have ever seen was built, along with a promise to build a permanent golf club house which would have as well a gym, restaurant, and bar. Unfortunately, the permanent club house has yet to be built and the developer is claiming to include it within his desire to increase the density of the residential lots from the remaining 201 in order to afford to build his luxury hotel along with many hotel amenities yet undefined.

Many rumors abounded regarding what the developer was envisioning for the remaining acreage including forest and grasslands. From the beginning I made it clear to all interested individuals that I intended to maintain a completely open mind, not to prejudge, to find out the developer's intentions and to thereafter research and investigate the entire proposed project before drawing any conclusions. This is something over the past 54 years in my law practice I did and would do regarding any matters that came before me. I personally am neither pro nor anti-development. I believe in the necessity of balance and fully understand the differences of opinions people have including human nature in wanting to protect what some individuals have from being changed. For me that position is unreasonable and inappropriate.

I thus decided to do as thorough an investigation as I possibly could accomplish.

At first, commencing in January 2022 the developer through his spokespersons presented a series of public meetings to introduce his concept to the public and to those of us who resided in close communities such as Cathedral Pines, Flying Horse, Flying Horse North, Black Forest, High Forest and Monument to identify a few. At these meetings we were told the intent was to seek to increase the density from the remaining 201 units (originally 202 before filing #2 allowed for one additional residence) into 1200 new separate residential units with

various size lots. The information regarding a luxury hotel like a Ritz Carlton was for there to be 225 rooms and some casitas. In March 2022 however, the developer filed with the Planning department a letter of Intent and a sketch plan with instead of 1200 residential separate units, some 1571 units along with the Hotel and 16 Casitas. That Sketch Plan had attached a Water Resource Report dated March 2022 with an attached letter from Cherokee Metropolitan District, dated January 12, 2022, addressed to Jeff Smith the individual developer doing business under several Limited Liability Companies. This letter discussed an outline of general terms upon which Cherokee would be willing to provide the water and wastewater service for FHN for the development of the Hotel and the increased residential density. It made clear that there was no binding agreement regarding providing water and wastewater services.

Subsequently the Letter of Intent as well as the Sketch Plan further changed. No longer was the concept of increasing density from 201 individual residential units which were and are today still 2.5 acre to 5-acre parcels to some 1571 but instead at the beginning of August 2022 a new Letter of Intent was filed reducing the density increase request from 1571 individual residential units to 846 along with the 225-room hotel and 16 Casitas to 50 individual flats. No information was forthcoming as to how flats were defined, meaning they could be a combination of flats, townhomes, casitas, condos or some other residential structures. Thus, the number of residential units went from 1571 plus 16 casitas or a total of 1587 residential units along with the luxury hotel to now the hotel with 846 plus 50 or a total of 896 individual residential units.

On August 3, 2022, another Letter of Intent was filed by Flying Horse Development LLC via applicant HR Green Development, LLC. This was another 42-page Letter of Intent just as the Letter of Intent filed March 17, 2022, when the developer sought to increase the density not

including the Hotel to 1571 residential individual units. This August 3, 2022, sought to take the remaining 912.6 acres of the original 1459 acres and develop with 1121 units, consisting of 846 being estate, low and medium density residential units along with a luxury resort hotel 225 rooms with keys and 50 branded flats. The proposal included some commercial areas as well and a potential fire station near Black Forest Road and Hodgen. It also called for a new golf clubhouse, restaurant/bar and associated golf amenities without specifics. A Sketch plan was as well submitted. Unfortunately, again the permanent golf clubhouse, restaurant/bar and gym were represented to buyers of filing no 1 as going to be built as part of the initial development of Flying Horse North.

On September 8, 2022, another neighborhood meeting with the developer through his applicant HR Green Development, LLC., was held discussing the Letter of Intent and Sketch Plan filed with the County Planning department on August 3rd. At the time members of the public raised questions and when I asked about where the water was going to come from if not several of the four existing aquifers in the Denver Basin, I along with the rest of the public was informed no decision had been made as to where water would come from nor how wastewater would be treated. This is because there was no way to increase the single identifiable residences from the existing remaining 201 with private wells into the Dawson Aquifer and as well handle a luxury hotel. I had brought up the fact that the last time any measure of water remaining in the four aquifers was in 1987, in fact just estimates, some 35 years ago and I had further been informed the developer was considering ground water from a source in the southeast and in the northeast with the water to be piped to FHN for these individual residential units along with the Hotel, however no clarification was provided.

Just a few weeks later September 22, 2022, another 42-page Letter of Intent and Sketch Plan were filed with the Planning Department. This current Sketch Plan is what is now before the Planning Commissioners and County Commissioners.

In addition to the background, I have recited above I want you Commissioners to understand I spent well over a hundred hours researching and reviewing everything I could find before arriving at my position about this application for density increase and development of a luxury hotel.

I read the entire El Paso County Master Plan adopted May 26, 2021 and was impressed by the work of all those who took part in this Master Plan document. I was as well impressed that the revised Flying Horse North Letter of Intent dated July 2016 which I read is and was consistent with the Master Plan written five years later. The existing Flying Horse North is a wonderful development, preserves the forest and grass lands, nurtures the wildlife that is abundant and fits well within the entire Black Forest Community. I read every document filed with the Planning department by the Developer and his consultants including every Letter of Intent, Sketch Plan, Water Resource Reports, Traffic and Transportation Consultants reports, Project Review Comments, Impact Identification Report, Wastewater Disposal Report, Cherokee Metropolitan district letter to Jeff Smith dated January 12, 2022, Subdivision Summary Form, documents regarding Flying Horse North filings no 1 and 2, and communications by telephone as well as email with an Engineer from Cherokee Metropolitan District, email communication with Chief PJ Langmaid, Fire Chief of Black Forest Fire Rescue, email communications with the United States Agriculture Department including a Soil Conservation Technician at Natural Resources Conservation Services, email with Colorado Division of Water Resources including the Chief of Water Supply, Designated Basins, and others. I as well did online research of luxury hotels throughout the

world, including locations and amenities. I as well reviewed multiple articles about the 22 years on going drought experienced here in El Paso County with no end in sight.

In February 2022 I inquired of then planning employee Nina Ruiz as to how many pending applications existed for new residential units throughout the County. She informed me that they did not keep track of those figures and if I wanted to go on to the EDARP online web page I could count them. I did this both on February 18, 2022, as well as again on September 4, 2022. I only counted developments greater than single parcels seeking to create two buildable residential units. On February 18th there were 15,718 without counting the proposed 225-unit luxury hotel in FHN. On September 4, 2022, there were 139 projects with a total of 25,196 residential units with pending applications. My question which remains today is where the water is going to come from.

The Flying Horse North Impact Identification report dated September 22, 2022, describes the Sketch Plan as including 846 new residential units, a luxury resort hotel with 200 rooms with 75 detached rental units, while the Sketch Plan references 275 keyed rooms and the Letter of Intent at page 2 refers to a hotel with 225 keyed rooms and 50 branded flats. Is it 50 separate additional units along with the 846 or is it 75? This ambiguity needs clarification. Regardless of what we have is a total of 1121 residential units including the Hotel. In addition, the Master Traffic Impact Study dated July 2022 and revised September 2022 further describes an approximate 44,600 square foot fitness center and approximately 99,100 square feet of commercial land use.

Contained in the Water Resource Report Flying Horse North Sketch Plan Revised July 2022 being part of the Sketch plan currently before the Commissioners it states at page 2 under section II. Calculation of Quantity of Water Available the following: " Cherokee Metropolitan

District has signed a letter of intent (Exhibit 3) to provide water for the Flying Horse North Development. CMD has sufficient water available to supply the projected annual water demand shown in Table 1." The letter from Cherokee is date January 12, 2022, and on its face states it is not binding on both parties. Further the last estimate of water contained in the four aquifers was made in 1987 some 35 years ago according to Hailey O'Neill, Soil Conservation Technician at the Natural Resources Conservation Services in the United States Department of Agriculture. She informed me that in 1987 it was estimated that the Denver Basin aquifers contained about 470 million acre-ft of water in storage with 48 million acre-ft in the Dawson; 89 million acre-ft in the Denver; 150 million acre-ft in the Arapahoe and 180 million acre-ft in the Laramie-Fox Hills Aquifers. All my research failed to show any estimates of water remaining in these aquifers. However, the population here in El Paso County, Colorado in 1987 was 394,848 and in 2021 the population was 737,867. This was an 86.9% increase whereas for this same time period the United States grew 37% and the entire state of Colorado grew 78.3%.

The point is that currently no one knows how much water remains in these aquifers; let alone know how to determine the water will last 300 years even if the developer spends multi millions of dollars to have Cherokee Metro district create the wells as well as piping necessary to handle water and wastewater for this proposed development. What is clear to me is that the reason for the developer seeking density increase from the remaining 201 residential units remaining from the existing Flying Horse North development approved just a few years ago with parcels consisting of minimum acreage of 2.5 and up to 5 acres in size to what will amount to some 896 individual residential units is in order to be able to sell more parcels to raise the millions of dollars needed to cover the cost of water and wastewater treatment so a luxury hotel can be built.

On the EDARP online site is a document entitled Project Review Comments. It states under the comments from Cherokee Metro District the following:

“CMD and FHN signed a non-binding letter of intent dated January 12, 2022, outlining the general terms upon which CMD would be willing to provide water and wastewater service to FHN. At this time, CMD has not committed a specific quantity of water or wastewater service, and CMD has not analyzed or validated any aspect of the FHN Water Resource Report, including without limitation the demand quantities stated therein. CMD and FHN will evaluate the specific water demand quantities at the Preliminary Plan stage as required by the EPC Land Development Code. Any CMD commitment to future water or wastewater service to FHN is subject to the January 21, 2022, Letter of Intent and a future binding agreement between CMD and FHN. In the absence of an agreement between FHN and a utility that already has reserved capacity in the CMD Wastewater Reclamation Facility, new capacity will have to be constructed at some point in the future to meet FHN’s wastewater requirements.”

On this same Project Review Comments is a review by Black Forest Land Use Committee. While that review as well as the one from Cherokee were written regarding the Letter of Intent and Sketch Plan from March 17, 2022, other than a reduction of the overall density the Letters of Intent were very similar. What Black Forest Land Use Committee wrote is as follows:

“The Black Forest Land Use Committee has reviewed this proposal and recommends DENIAL. This proposal must be denied for several reasons: 1. The proposal totally violates the 2.5-acre density, conservation, and compatibility requirements of Your El Paso County Master Plan. 2. Using non-renewable water for a development of this size is risky and short-sighted. Developments such as this should be required to use renewable water. 3. The county must not allow this

development to move toward annexation because of the ripple effects it will have on further annexations. 4. Lack of fire impact fees places an undue burden on current residents of the fire district. 5. Increased traffic, congestion, light pollution and accompanying crime violates the rural, residential flavor of this area. "

In reviewing the filed document entitled "Chapter V-Section 55, Subdivision Summary Form dated 08/03/2022 it describes the Hotel/Golf Casitas as 225 taking up 26.6 acres. The 50 flats are described as part of the residential total instead of 846 it sets forth as 896 covering 655.5 acres. The Commercial and other non-residential take up 26.6 acres and the total indicated as Residential units total 1121.

Fire Hazards:

Under the current ingress and egress of FHN there are two avenues available. Highway 83 and Stagecoach Road is one and the other is Old Stagecoach Road and Black Forest Road. If there was a large forest fire and the entire community had to evacuate these would be the total outlets. Assuming each family had two automobiles and on average two children this means evacuating up to 4,484 people in two vehicles for 2242 cars all trying to get out with but two avenues of escape. As I previously indicated I communicated with Chief Langmaid, fire chief of Black Forest Fire Rescue. He advised me that currently BFFR staffs with a minimum strength of six firefighters and an authorized strength of eight firefighters, per shift, for the entire Black Forest Fire Rescue Protection District. He further advised me that they need to achieve a daily minimum strength of thirteen and authorized strength of fifteen to provide adequate services currently, let alone with the increased demand due to growth and various occupancy types.

In the developer's application, letter of intent and sketch plan he indicates a POSSIBLE additional fire house. Yet nowhere does the plan

indicate who would pay for such an additional fire station, let alone equip and man it. Is the developer going to pay for the cost of building the additional station, pay the cost of adding more fire fighters and equipping them? This is not addressed. Further the sketch plan shows a rendering of a hotel that is some four stories plus in height. Will additional firefighting equipment be necessary and if so, again how is it to be paid? Will these costs become costs of El Paso County?

Law Enforcement:

Adding substantially more residential units with high densities will result in greater need for law enforcement. This will require more sheriff deputies to patrol the streets especially where the higher densities will be created. Just consider the current crimes occurring in the residential developments west of highway 83 and east of highway 25 in all the residences where almost daily on the publication "Next Door" are reports of cars broken into, attempts to enter homes, and other crimes which have required law enforcement to be involved. With adding some 1121 residential units in place of 201 you need to understand this will increase criminal behavior. Again, how is this all to be paid for?

Traffic and Controls:

If this proposed density increase is allowed there will be more vehicles on both Hodgen and highway 83. Currently there are several entries and exits on both streets for ingress and egress from High Forest subdivision. This may require installation of traffic lights on the intersections of Black Forest Road and Hodgen, as well as the two entrance/exits to High Forest on Hodgen, on the entrance/exist to High Forest on highway 83 and maybe as well traffic lights at both entrances and exits into FHN, one at highway 83 and Stagecoach Road with the second one at the intersection of Black Forest Road and Old Stagecoach. It also may be possible to build roundabouts at all these

spots. Regardless, again someone must pay the cost of creating these controls. Will this as well fall on the County?

Schools:

Given the proposal for higher residential density and assuming two children families at least within the 846 units; thus, an additional 1692 students, maybe more or less, where are they to attend school? Will more classrooms or even another school have to be built? How will that be paid for, and will that be passed on to the taxpayers in their real property tax bills? Just currently in our real estate tax bill some 46% is for the school district. With this density increase more teachers will need to be hired, school equipment, and once again a cost whereas the current existing plan of FHN does not require a new school. It will however if this density is increased and approved.

Public Works:

Currently during the winter months when it snows, the County Department of Public Works regularly plows the main two streets of ingress and egress here in Flying Horse North and if there is time occasionally plows the side streets. If this density increase is allowed resulting in multiple streets, sidewalks and the like, how is the Department of Public Works going to be able to handle these additional streets without obtaining additional employees and snow removal equipment?

Wildlife:

Currently here in FHN there is a tremendous variety of wildlife. Herds of Elk, and Antelope during parts of the year will travel and graze within this beautiful forest. Families of wild turkeys visit daily bringing their young. Different variety of squirrels are always present and seem to get along with the turkeys. Racoons, porcupines, field mice live here in FHN and seem to thrive with homes sitting on 2.5 acre to 5-acre parcels. Cattle graze on the ranch bordering Stagecoach Road.

Occasionally you see coyotes playing in the street and an occasional black bear will drop by. Multiple varieties of birds including hawks are seen daily. There are also the pesky voles, gophers and even a weasel. Families of Deer come around. This entire area with the existing FHN development to consist of no more than 283 residential units on parcels from 2.5 acres to 5 acres in size have allowed people and wildlife to live harmoniously together sharing the forest as well as grasslands. On any given day herds of antelope and Elk can be seen grazing on the native grasses in the meadows, particularly in the acreage bordered by Hodgen Road and Black Forest Road. With the proposed density increase that area will be lost to the herds of Antelope and Elk.

Luxury Hotel:

If the developer can build the hotel, he envisions, without needing to increase the density from the existing remaining 201 individual residential units than I would not oppose the same. I think such a hotel does not make any sense given the main attraction would be the golf course which is closed six or seven months of the year resulting from weather conditions. However, given the millions it seems it would take to handle water and wastewater for such a hotel, the density increase being sought from the existing 201 remaining units to some additional 896 exclusive of the Hotel rooms has no benefit for the community nor the entire County and only adversely affects the entire area.

Water:

Throughout this report of my research, I have discussed the concerns about lack of water in order to supply the needs for the density increase as being sought by the developer. In this regard I made inquiry of Colorado Division of Water Resources specifically to Mr. Kevin G. Rein, P.E. State Engineer, Director. Mr. Rein's name was given to us at the neighborhood meeting with the developer's representative on September 8, 2020, provided at that meeting by Kevin Mastin, acting

planning executive director. Mr. Mastin represented that the decision as to whether there is adequate water to service the proposed density increase sought by the developer of FHN was not up to El Paso County and was a decision to be made by the Colorado Division of Water Resources.

I emailed Mr. Rein and asked him for any information about available water for this density increase being sought by the developer of FHN as well as what specifically must the developer prove to the Division of Water Resources to obtain approval, especially the requirement to prove there existed enough water for the next 300 years. In replying to my inquiry, Mr. Rein informed me that their agency does not have approval authority for a subdivision and its water supply but in many cases, they do provide an opinion to the county regarding the water supply. He made it clear however that the county is the ultimate approval authority for the subdivision. He further put me in contact with Joanna Williams their Chief of Water Supply.

Ms. Williams emailed me and advised me that section 30-28-136, C.R.S. provided that upon receipt of a complete preliminary plan submission, the board of county commissioners or its authorized representative shall distribute copies of prints of the plan as follows: (h) (I) To the state engineer for an opinion regarding material injury likely to occur to decreed water rights by virtue of diversion of water necessary or proposed to be used to supply the proposed subdivision and adequacy of proposed water supply to meet requirements of the proposed subdivision. The state engineer if he finds injury or inadequacy shall express his findings in an opinion in writing to the board of county commissioners and state his reason for his findings. She provided me with further explanation of the process from the state position as well as the County. She also confirmed that for subdivisions in El Paso County the county Land development Code requires that a developer

must show that the supply can meet the average annual demand of the proposed subdivision for a period of 300 years.

My concern is given it has been 35 years since the water in these aquifers was estimated and the population of El Paso County has grown 86.9% in this time, how can anyone prove and establish water from the aquifer or aquifers being considered for supplying water will be available for the next 300 years, especially without any knowledge of how many users of water from these aquifers have accessed the same over these 35 years.

Ms. Williams sent me a letter she sent to Nina Ruiz dated April 11, 2022, following review of a proposed sketch plan sent to her for review on March 28, 2022. That was apparently in connection with the sketch plan calling for a density increase from the 201 residential units to 1571. The source of water was indicated as to come from the Arapahoe and Laramie-Fox Hills aquifers and to be supplied by Cherokee Metropolitan District. That correspondence makes it clear that the Cherokee Metro district did not currently have the capacity to supply the full build-out demand of FHN development plan. It did set forth what Cherokee would require providing water and wastewater for the development. Ms. Williams pointed out that the applicant, the developer did not provide information as to whether any of the terms listed were met thus their state office had no comments regarding whether the Cherokee Metro District had ability to provide water to the development. We know that the sketch plan changed however unknown is whether the developer has met any of the requirements of Cherokee Metropolitan District to support the district in setting forth whether it can or cannot provide water and wastewater services.

As a result, I have to ask, how can either planning commissioners or County Commissioners consider the current sketch plan without the water and wastewater aspects clearly set forth? It seems that the

sketch plan hearing currently set for November 3, 2022, is premature just as to water and wastewater issues.

Flying Horse North Declarations of Covenants, Conditions, Restrictions and Easements Should prevent density increase:

When the parcels in filing no 1 being 81 residential properties of a minimum lot size of 2.5 acres up to 5 acres, all purchasers became subject to the CC&Rs. Filing no 2 consisted of one residential parcel which then also became subject to these CC&Rs. These CC&Rs became effective as of October 29, 2018. The first parcels were sold beginning in October 2017. These declarations were made by Elite Properties of America, Inc., with the consent of PRI#2 LLC the owner of the Community Area described as the properties encompassed in Exhibit A. These were the first 81 parcels. There was as well labeled Expansion Property described on Exhibit B which allowed the declarant being Elite Properties of America Inc., to add all or portions of the Expansion Property to the Community Area from time to time. This is how filing no 2 added the 82nd parcel. It further set forth that the Expansion property to the extent not added to the Community Area did not become a part of the Community area and the Declaration of CC&Rs did not apply to Expansion property. Further section 10.1 of the CC&Rs provided the declarant with retention and reservation of a number of rights for a twenty-year period including the Association meaning the Homeowners Association.

Section 10.8 set forth under the title "Maximum Number of Lots" the following: "Notwithstanding any other provision of this Declaration, the maximum number of Lots that Declarant may create within the entire Community Area is 283 Lots."

The entire subdivision was approved for a total of 283 lots with minimum size of 2.5 acres to 5 acres. However, the above section 10.8 seems to create an ambiguity because Community Area refers to lots on Exhibit A being the 81 lots of filing no 1 and subsequent addition of another lot from Exhibit B becoming the 82nd lot part of the Community Area. However, given the fact that the lots in exhibit B were not part of the Community Area creates a conflict between a total of 283 lots and the Declarant which is the developer seeking to increase the density of the so called remaining 201 parcels into now 896 parcels.

The question is should this ambiguity be charged to the drafter of these CC&Rs thus meaning that no more than 283 individual residential parcels should ever be allowed in Flying Horse North, given the ambiguity created by the developer/declarant. Should the developer be denied any attempt to expand the remaining 201 parcels into more residential units as currently attempting of 896 in the sketch plan and Letter of Intent currently before the planning commission and County Commissioners?

A basic rule of contract law strictly interprets an ambiguity against the drafter of the contract as the ambiguity was created by the drafter. In this case the developer should not be allowed to use this ambiguity for his or its advantage. Thus, I request herein that the planning commissioners as well as the County Commissioners deny the developer's seeking to increase the density from what otherwise is a limit to no more than 283 parcels from minimum size of 2.5 acres up to 5 acres as currently exist. Whether the developer as the drafter of the CC&Rs was purposely attempting to mislead buyers of filing no 1 or innocently created this ambiguity does not matter under principles of contract law. The attempt to increase the density of the entire acreage from more than a total of 283 independent residential properties should be denied and the application, sketch plan and letter of intent denied.

Flying Horse North Letter of Intent April 2016 (Revised July 2016):

According to the revised letter of intent when the developer sought to create Flying Horse North, 1417 acres of the 2600-acre Shamrock Ranch was acquired for this entire development. As set forth the proposal was for a new community with a golf club. The intent was to create a lifestyle both unique to the Colorado Springs area and to the Black Forest. The focus as stated "will be a signature golf course and associated recreational facilities designed to attract buyers looking for a secluded lifestyle with family oriented recreational and community amenities." The plan further calls for a planned community of 283 lots. Lot sizes would be 2.5 to 8 acres. Further the Land use plan called for a density of one unit per five gross acres of land and this density was represented to be in conformance with density recommendations of the Black Forest Land Use Plan. In fact, Heights were set at a maximum of 35 feet with a 45 foot Maximum for the Golf clubhouse. Lot coverage was limited to 20% maximum. A golf club house was also called for with all accessories uses commonly found at private golf clubs would be allowed. Additionally, the Letter of Intent called for Stagecoach Road through the prairie environment to have a landscape treatment consistent with the theme of one tree per 50 feet of linear roadway, placed in a clustered design. Reference is made to this being a rural subdivision along with the focal point of the golf course and internal parks and trails. As stated, "Upon development of this property, Flying Horse North will be seen as a unique rural residential neighborhood and as a part of the Black Forest." The Letter of Intent confirms the fact that the two school districts which Flying Horse North is within given the development are not in need of a school site previously dedicated by the developer for such use. With the current density increase proposal it is doubtful the lack of need of an additional school will remain. Further this initial development of Flying Horse North claimed it conformed in general with the El Paso County Master Plan.

The development known as Flying Horse North has after approval by El Paso County had homes being built including to the present time on these 82 parcels in accordance with the rural residential atmosphere within Black Forest. The Developer commencing in late 2021 has sought to increase the density of the remaining 201 undeveloped parcels along with a luxury hotel. This is now an attempt to completely change the vision presented to El Paso County when approval of this subdivision was first made. This attempt happening in less than five years of this wonderful subdivision. The developer promised a permanent club house with amenities of a pro shop, restaurant, bar and gym; however, has failed to produce what was promised. In fact, a trailer with a large painted sign of a proposed permanent club house sits at the corner of Allen Road and Old Stagecoach road where it has sat for years. Now, however the proposal for the density increase along with the luxury hotel is to build this promised club house as part of the current application. Regardless of the current application, sketch plan and Letter of intent that promised permanent club house, restaurant, bar and gym should be compelled to be built before any other approvals for any changes as being requested are considered let allowed.

Flying Horse North Sketch Plan Submittal Letter of Intent, September 22, 2022

At page 3 of this Letter of Intent the developer lists conclusions not facts regarding how the proposal meets criteria for Approval. As an example item D states: "The water supply report provides sufficient information to identify compliance with the water supply standards and identifies any need for additional water supplies;" Looking at the water resource report part of the sketch plan, dated revised July 2022 the first section indicates the residential units will be roughly 846 which is shy some 50 let alone a 225 room Hotel. This report further states that

Cherokee Metropolitan District signed a letter of intent to provide water for this project and has sufficient water available to supply the projected annual water demand. Meanwhile as already pointed out there is no binding commitment for Cherokee to supply water let alone handle wastewater. This has been the situation since January 12, 2022, and nothing has to date been disclosed to establish any actual commitment. Previously as I set forth in this report I referenced and quoted from the Project Review Comments from Cherokee Metropolitan District which shows there currently is no agreed upon arrangement between the developer and Cherokee Metro district nor that the district has even the means to provide the needed water and handle the wastewater.

I further previously referenced the letter to Nina Ruiz dated April 11, 2022, from Ms. Joanna Williams, P.E., Chief of Water Supply, of the Colorado Division of Water Resources where Ms. Williams opined that their department had not received enough information to render an opinion regarding the potential for causing material injury to decreed water rights, or the adequacy of the proposed water supply. The letter states the following:

“Prior to further review of the subdivision water rights, or the adequacy of the proposed water supply plan the following information is required: 1. Clarification of the source of the water supply that satisfies El Paso County’s 300-year water supply requirement. 2. Clarification on the specific amounts and the decreed water rights that will be dedicated to this development. 3. A complete summary of the water rights owned and controlled by the District and evidence of that ownership or control. (Reference to district is to Cherokee Metro district) 4. The anticipated demand due to commitments for service entered into by the District that are not yet supplied. 5. The amount of uncommitted firm supply the District has available for future commitment and development. 6. Provide proof that the development was included within the District’s service area.”

At page 6 of the Letter of Intent again misrepresents the maximum number of residential units at 846 when it fails to mention the additional 50 for a total of 896. This same Letter of Intent fails to indicate that what is classified as casitas could in fact be individually sold as opposed to be dealt with as hotel rooms or rental units. Again, at this same page 6 it indicates a golf clubhouse/restaurant/bar as though not already promised to the purchasers of the first 81 units sold, including a gym.

At page 8 under item 4. Identify and acknowledge any applicable overlay zoning, the representation that Filing 1 area show 2.5 acre lots in the forested area north of Cathedral Pines community is a misrepresentation. When FHN with no more than 283 residential units was proposed and approved the individual parcels were to be a minimum of 2.5 acres and larger up to some 8 acres. I believe they all are a minimum of 2.5 acres up to 5 acres in size. The last sentences in this paragraph 4 state "With the change of this proposed Sketch Plan the total unit count is increased by 563 residential units. There is also the hotel rooms, casitas and flats which comprise of 275 rooms (keys)." This again seems to be an intentional misrepresentation. Currently there are 201 remaining undeveloped residential lots from a minimum of 2.5 acres to 5 acres in size. The Sketch Plan proposal is for 846 individual residential lots plus 50 residential units associated with the hotel which is to be 225 rooms. Thus, not counting the hotel rooms themselves the actual individual residential units total 896 and that is an increase of 695 not as stated in this Letter of Intent 563.

At page 9 of the Letter of Intent again misrepresents when discussing the El Paso County Master Plan (2021). It claims that the largest estate lots are 2.5 acres and basically ignores the fact that the minimum 2.5 acres to 5-acre parcels are between Cathedral Pines and these undeveloped remaining 201 lots for which this developer is seeking to increase to 896. For whatever reason this Letter of Intent just ignores

the current residential properties in FHN which are between Cathedral Pines and these remaining 201 undeveloped parcels. Again, at page 10 the letter refers to large estate lots meaning 2.5 acres placed within the forested areas and adjacent to Cathedral Pines. Again, the existing residential parcels comprising the first 81 units are a minimum of 2.5 acres and up to at least 5 acres in size. Cathedral Pines is just south of the filing 1 residential FHN developed properties. While referencing Goal 1.3 of the Master Plan the fact remains that the existing total FHN subdivision of both developed lots and the remaining 201 lots meet all the goals of the Master Plan; thus, why change what is good for the area.

At the bottom of page 10 it states "The utilities and infrastructure for this project will be provided by the developer through multiple mechanisms such as the FHN Metropolitan District, Cherokee Metropolitan District (or similar water/wastewater provider) and with the setup of an HOA (Homeowners Association) for the long term maintenance of those facilities." This is an admission that there are no in place agreements for water and wastewater which should be a requisite before considering this entire application for density increase and the hotel. There already is in place the Flying Horse North homeowner Association where 82 homeowners are current members. This Sketch plan including Letter of Intent is seeking to create a separate Homeowner Association for the remaining 201 undeveloped lots in order to get a higher density and a hotel when he could sell these existing lots and in fact move them into the already existing homeowner association.

The Letter of Intent discusses under Goal 2.4 providing multiple housing types as detached residential with various lot sizes, square footage, densities and price ranges. What is not said is the fact that in order to pay for the building of the infrastructure, such as streets, sidewalks, gutters, fire hydrants, handling water and wastewater the total expenses will be passed on to the buyers of these properties which will

avoid all affordable housing regardless of the square footage size of the homes to be built.

At page 13 of the Letter of Intent the developer refers to the luxury resort hotel of high quality to serve a large geographic region beyond Colorado claiming this will enhance the quality of life for future residents of the community. Ask yourself what will make this property a resort as opposed to a hotel. What amenities is the developer calling for to make this qualify as a luxury resort? These are questions which the developer should be compelled to answer before any consideration is given to this proposed density increase and luxury hotel. The community is entitled to know just what the developer is proposing. The rendering shown at neighborhood meetings was of a hotel structure some four or five stories high. What happened with the height limitation of 45 feet currently within the CC&Rs as to the golf club house, still not built? Is the proposal now to avoid not only the density requirement of parcels no smaller than 2.5 acres and up to 5 acres in size, is also to avoid all height restrictions?

At page 14 is a discussion of water and wastewater. Again, no agreements have been entered into binding the developer with Cherokee Metropolitan District for supplying either water or handling wastewater. Yet this letter of intent claims that FHN anticipates having wastewater treated by Cherokee at their existing Water Reclamation Facility. Set forth as a general term before Cherokee would handle the wastewater is item 6 in the January 12, 2022, non-binding letter agreement between Cherokee and the developer. Item 6 states: "To the extent an expansion of wastewater treatment capacity at Cherokee's Water Reclamation Facility is necessary to provide wastewater service to FHN, FHN will fund FHN's proportionate costs associated with planning, design, and construction of an expansion of the wastewater treatment capacity at Cherokee's Water Reclamation

Facility, as well as any necessary upsizing of any wastewater collection and /or delivery infrastructure.”

Even after eight months between the non-binding letter between Cherokee Metro and the developer, and the Letter of Intent dated September 22, 2022, there is still nothing definitive about where water will come from and how wastewater will be handled. I again ask how any consideration can be given for this Sketch Plan without answers to these basic questions.

This Letter of Intent discusses at page 14 that the development will provide quality outdoor recreation with a fitness club, amenity center, parks, open space and trails. As to parks, open spaces and trails the existing FHN subdivision already provide the same with construction of trails currently on going. What fitness center and what is an amenity center? Is a fitness center going to be built and available to all citizens of El Paso County or is it going to be limited to the property owners of the existing 82 residential units and as well available to golf members, and hotel guests and owners of the increased density residential units?

At page 18 the Letter of Intent points to the southwest corner of Black Forest Road and Hodgen Road for a proposed commercial development including a potential fire station. However, no indication as to how the fire station is to be paid for. Further such a commercial development will again create traffic issues requiring stop lights and or roundabouts which will affect traffic going east and west bound on Hodgen. Nothing is addressed about all the wildlife currently grazing in the open meadows of that area of the property. At any given time, herds of Elk and Antelope can be seen grazing.

The Letter of Intent seeks to minimize the affect upon wildlife; however, the existing 283 residential unit development known as Flying Horse North made up of residential rural parcels no smaller than 2.5

acres up to 5 acres and maybe even larger with single family homes have worked in conformity with all the wildlife; thus, why change a good thing, why not just leave well enough alone. Currently all 82 home sites are on private wells into the Dawson aquifer with the remaining 201 individual lots having access as well to private wells to the Dawson and all compatible with the El Paso County General Plan. Why not just leave everything as it is? It seems the entire desire to increase density is so the developer can raise the money from selling more lots in order to pay the millions of dollars to obtain a water and wastewater system so he can build a luxury resort hotel. I have continually asked myself and researched online luxury hotels and resorts wondering what is going to bring people to what will be a very expensive luxury high end hotel resort and during winter months when even the golf course is closed. I have come up with no answers except the selling of time shares, maybe condo rooms/apartments and what would be needed, a heliport at the hotel to bring people to and from the Denver airport.

The Letter of Intent discusses revenue for the County and how the proposed development will add to that revenue. However, quality of life seems to be the most important concern of the citizens of El Paso County and even this Letter of Intent clearly in its arguments for the development concedes to that primary goal of the residents of our County.

At page 26 the Letter of Intent declares in a bold print "THE FHN DENSITY FOR THE ENTIRE PROPERTY (INCLUDING FILING 1 AND THE GOLF COURSE) WILL BE APPROXIMATELY ONE (1) UNIT PER ACRE, WELL BELOW THE 5 UNITS/ACRE." What is not stated is the fact that represented in the Flying Horse North Letter of Intent April 2016 (revised July 2016) was the fact that the development would have an overall density of 5 acres per lot. This of course included the currently existing 82 units as well as the remaining 201 undeveloped parcels. In

other words, we already with the existing FHN development are 5 acres per lot as opposed to 5 parcels per acre.

The Letter of Intent discusses beginning at page 34 the formation of a FHN Metropolitan District to provide bonding to fund construction of the roads, utility infrastructure, waterways/wetlands, parks and trails and to provide ongoing services for these facilities. It is further contemplated that Cherokee Metropolitan District provide sewer service. All these improvements and services will be at the expense of the owners of these residential units including streets, sidewalks, gutters and fire hydrants. No indication is forthcoming as to the cost and one of the reasons is still no indication where the water is going to come from nor an agreement for the same, let alone wastewater services. On page 35 in a highlighted box, it states that services are or will be available to meet the needs of the subdivision, including, roads, police and fire protection, schools, recreation facilities and utility service facilities. How can these representations be made without any facts to support them. Given the property is in the county currently, police must refer to sheriff.

In Conclusion regarding the Letter of Intent is replete with self-serving statements that all the items in the El Paso County General Plan are met. These are all opinions and conclusions of the developer without substantial factual support. I understand it is the purview of the Commissioners to determine whether this application including the entirety of the Sketch Plan should be approved or rejected. I submit that there are many negatives which offset the only benefit I see to the County in the form of tax revenues including the cost increase on many services required to be provided, as well as the aesthetic damage to the rural and forested area which provides so much benefit for members of the community. Most important is the fact that this developer after creating a wonderful development known as Flying Horse North for a total of 283 individual residential properties minimally 2.5 acres to 8

acres in size along with one of the most beautiful golf courses in existence wants to harm this wonderful development in order to be able to build a luxury resort hotel.

Finally I want to remind each of you of the fact this developer created a document binding on all current 82 property owners, being the CC&Rs where he caused an ambiguity which legally should be held against his position; thus as set forth in Section 10.8 of that document the total number of lots to be allowed should not exceed 283, thus the remaining 201 are all that can be sold and residences built upon. This alone should terminate the entire application, Sketch Plan once and for all.

Thank you for allowing me to share my research and investigation with each of you. Wishing you all well, I remain, Sincerely, Phil Shecter



To: Holly Williams, El Paso County Commissioner, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longino Gonzales, Jr., District 4
Cami Bremer, District 5
Ryan Howser, El Paso County Dept. of Planning and Community Development
Nina Ruiz, El Paso County Planning Supervisor

From: Courtney Smith
13965 Staffshire Ln.
Colorado Springs, CO 80908
(719)237-2875

Date: Dec. 27, 2021

Re: Flying Horse North Development

I am a resident of Cathedral Pines and am writing with my concern regarding the plans for the expansion of the Flying Horse North development. El Paso County appears to value the character of Black Forest in its master plan stating, "Black Forest is a community with one of the strongest and most well-established characters in El Paso County." If that is true, I don't understand why the county would approve a plan that would change this valued character and deviates from the El Paso County Master Plan.

My concern centers around the change in this plan from large-lot development to lots as small as 1/5 acre. The new plan for Flying Horse North deviates from the El Paso County Master Plan for Black Forest where it states, "The county should maintain existing and expand the Large-Lot Residential placetype in this area in a development pattern that matches the existing character of the developed Black Forest community."

The forested nature of Black Forest makes it truly unique. According to the El Paso County Master Plan, "this area is built around protecting the forest and preserving its rural quality... Careful planning is required to promote health of natural areas, especially the forest, while accommodating new development for future residents." The move to smaller lots means the removal of most of the trees in those areas, thus not protecting the forest and affecting the natural beauty, animals, drainage, and more.

The addition of so many lots to the Flying Horse North plan means the addition of traffic. The roads in the rural area of Black Forest were not designed to handle this traffic load. The expansion of existing roads to attempt to accommodate this traffic also means further destruction of the forest.

Finally, I have concerns regarding the ability of the underground aquifers to provide the amount of water that would be required to supply the number of homes that would be built with development on such small lots.

The Black Forest Master Plan warns that “new development and any redevelopment in these locations should be of a lower intensity to mitigate any impacts on the Forest, properly manage stormwater, provide safe access to major roads and state highways for the traveling public and emergency response vehicles and adhere to the strictest building codes to prevent any hazards such as fires and soil erosion related to poor planning, design, and construction.” I agree with what is stated here and I urge the county to stay true to its own plan and reject the Flying Horse North expansion as presented.

Thank you for your consideration.

Respectfully,

A handwritten signature in black ink, appearing to be 'G. St.' or similar, written in a cursive style.

From: Amy Umiamaka <Amy.Umiamaka@hbaa.com>
Sent: Thursday, January 20, 2022 9:23 AM
To: Holly Williams; Ryan Howser; Nina Ruiz
Subject: Flying Horse North Development - Concerned resident of Black Forest

Importance: High

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Good Morning!

I am a forest dweller. I live in Black Forest off of Hodgen and Vollmer.

This is a special place...

The people who live in the forest live here for a reason.

The quiet, serenity, and peacefulness away from the hustle and bustle of the city is cherished.

This is an amazing place to live, raise a family and enjoy nature.

The city is creeping up all around us already and this revised proposal for Flying Horse North is bringing it right smack dab in the middle of us.

Please help us keep the spirit of the forest alive and say no to this increased density, it does not belong here...

We are worried that if you approve this one there will be more... and more....

It doesn't matter if they have the water and sewer problem figured out (did everyone forget about when Cherokee ran out of water?) – this density does not belong in a rural area.

Please help us protect the forest and our forest way of life!

SAY NO TO THE INCREASED DENSITY!



AMY UMIAMAKA AIA, LEED® AP BD+C, NCARB

Principal & Architect

o: 719.473.7063x622 | d: 719.424.4622 | c: 719.641.3616 hbaa.com

102 E. Moreno Avenue

Colorado Springs, CO 80903

I am currently working remotely please call my cell phone number 719.641.3616

From: Nina Ruiz
Sent: Tuesday, January 11, 2022 12:32 PM
To: Elena Krebs
Subject: FW: Cancel the Flying Horse North Plan to Expand

From: Ryan Howser <RyanHowser@elpasoco.com>
Sent: Tuesday, January 11, 2022 8:05 AM
To: Nina Ruiz <NinaRuiz@elpasoco.com>
Subject: FW: Cancel the Flying Horse North Plan to Expand

From: Amy Willis <amywillis303@gmail.com>
Sent: Monday, January 10, 2022 8:15 PM
To: Ryan Howser <RyanHowser@elpasoco.com>
Subject: Cancel the Flying Horse North Plan to Expand

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To Whom it May Concern,
I recently became aware of the new Flying Horse North Plan to alter the uniqueness of Black Forest. Passing this would be a HUGE mistake!!

Black Forest has been known across the state as a quiet, peaceful forest ecosystem for more than 100 years. The history of the Forest dates back to the Ute Indians in the late 1800's. The historical value alone of the area would be ruined with the addition of a hotel, shopping center, multiple neighborhoods, etc.

In addition, Black Forest is home to a special Colorado ecosystem. There is evidence of one lone moose still roaming throughout Black Forest, but this plan will for sure force her to relocate, if not die. Some of Colorado's most iconic wildlife populations and vegetation would be destroyed with this plan.

If we continue building like this, then Colorado will no longer be known for its beauty because nothing beautiful will be left.

Please take all of this into consideration. Keep Colorado Beautiful!

Amy Willis

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Commissioner Williams,

It has recently come to my attention that Flying Horse has submitted plans to change their original development and make a densely populated subdivision off of Hodgen and Hwy 83.

This is deeply concerning to those of us who live in Black Forest. We moved here to get away from overcrowding and developers piling houses on top of each other.

As it is, Hodgen, Hwy 83, Hwy 105, Shoup, Vollmer, Burgess, and Black Forest Rd are already overused, and not equipped to handle an influx of over 1,700 new homes.

The Forest remains a space where animals can thrive, children can play, and community can flourish on 2+ acre lots.

I sincerely hope that you advocate for the Black Forest community and keep our area free from overdevelopment.

Thank you for your service and commitment to representing us.

Sincerely,

Letitia Wiseman

8480 Lakeview Dr 80908

719-325-9126

To: Holly Williams, El Paso County Commissioner, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longino Gonzales, Jr., District 4
Cami Bremer, District 5
Ryan Howser, El Paso County Dept. of Planning and Community Development
Nina Ruiz, El Paso County Planning Supervisor

From: **Matthew P. Anderson, Colonel, US Air Force (Retired)**

Date: December 21, 2021

Re: Flying Horse North Development

I am a recently retired Colonel in the Air Force and nearly three-year resident Cathedral Pines. When the military gave us orders to move from Germany to Colorado Springs in 2018, my family of four invested our treasure in a lot and built a home in this wonderful neighborhood. We purchased the lot that borders the southern side Flying Horse North's Hole #12 (5025 Vessey Rd). Prior to deciding to build our forever home, we heavily researched the building plans of Flying Horse North and associated infrastructure plans.

I have recently found out about the proposed expansion of Flying Horse North. I am extremely distressed over these plans. Over the years the original Black Forest Preservation Plan has been systematically eroded from a minimum density of one lot per 5 acres to one lot every 2.5 acres per the new El Paso County Master Plan. The proposed expansion of Flying Horse North even deviates from the new plan with lot densities as small as one lot per 1/5 acre. I believe the Master Plan should be used as it was meant to be, as a guide in decision-making, and not cast aside in favor of greater density and a change in the development strategy of Flying Horse North.

Cathedral Pines and Flying Horse North are both identified as Large-Lot Residential areas in the Master Plan. The Plan then proceeds to describe Large-Lot Residential/Conservation design (or clustered development), and later says such areas should "provide for a similar level of development density as existing large-lot areas [2.5-5 acres] while maximizing the preservation of contiguous areas of open space and the protection of environmental features".

In addition, the Master Plan specifically states "Black Forest is a community with one of the strongest and most well-established characters in El Paso County. This area is built around protecting the forest and preserving its rural character and quality. Due to this natural amenity, many new residents seek to live in this area when moving to the County. Careful planning is required to promote health of natural areas, especially the forest, while accommodating new development for future residents. The County should maintain existing and expand the Large-Lot Residential placetype in this area in a development pattern that matches the existing character of the developed Black Forest

community. Both Cathedral Pines and Flying Horse North are also identified in the plan as "Forested" along with the adjacent Black Forest community. Again, as stated in the Master Plan, "The seamless connection between the natural environment and small scale, low intensity development is critical to their identity."

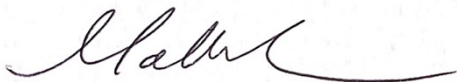
The existing golf course in Flying Horse North (part in the Forested area) and the two open space parks shown on the preliminary plan, while technically qualify as open space, provide no protection of the forested area. As cited in the Master Plan there is a need to " balance development with environmental stewardship and protect valued areas and habitats." Larger lot sizes and incorporating buffers where appropriate would accomplish the need to preserve this unique characteristic of the area versus allowing much greater density of housing through smaller lot sizes and greater residential development.

I am concerned that the proposed plan would increase automobile traffic on roads not equipped to handle it, including the extension of Milam Road through the middle of Cathedral Pines into FHN; add sound and light pollution; increase use of our community trails requiring more maintenance and upkeep (an expense our community incurs); would be incompatible with nearby lower-cost and denser development; would not protect for the forested area and wildlife; would potentially impact water supplies; and would have a negative impact on our property values. The infringement on the quietude and nature-filled views of Cathedral Pines along with the inconsistency with the adjoining neighborhood would likely negatively influence the decision to purchase in our community. In addition, any decision to make Milam Road a southern entry point into Flying Horse North would also require the elimination of the heavily forested area at the center of our community and negatively affect all our residents.

I urge the commissioners to consider the possible negative implications of changing the development of Flying Horse North to allow greater density and access through Cathedral Pines, and to remain true to the objectives of the original Black Forest Preservation Plan as well as the new El Paso County Master Plan. Just say No! to this planned expansion.

Many thanks for your consideration.

Respectfully,



Matthew P. Anderson
Colonel, US Air Force (Retired)

From: Nina Ruiz
Sent: Tuesday, January 11, 2022 12:38 PM
To: Elena Krebs
Subject: FW: Flying Horse North Proposed development concerns

From: Holly Williams <HollyWilliams@elpasoco.com>
Sent: Monday, January 10, 2022 6:55 PM
To: Nina Ruiz <NinaRuiz@elpasoco.com>
Subject: Fw: Flying Horse North Proposed development concerns

Commissioner Holly Williams

200 S Cascade, Suite 100
Colorado Springs, CO 80903
(719) 520-6411 (office)
(719) 374-0856 (cell)

From: Kate Ashby <k8ashby@yahoo.com>
Sent: Monday, January 10, 2022 3:52 PM
To: Holly Williams <HollyWilliams@elpasoco.com>; Carrie Geitner <CarrieGeitner@elpasoco.com>; Stan VanderWerf <StanVanderWerf@elpasoco.com>; longinosGonzalesJr@elpasoco.com <longinosGonzalesJr@elpasoco.com>; Cami Bremer <CamiBremer@elpasoco.com>; Ryan Howser <RyanHowser@elpasoco.com>; Nina Ruiz <NinaRuiz@elpasoco.com>
Subject: Flying Horse North Proposed development concerns

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Dear Holly, Carrie, Stan, Longinos, Cami, Ryan, and Nina--

We are writing to you to express deep concern over the development changes proposed by Flying Horse North as well as the proposed extension of Milam Road through Cathedral Pines.

We purchased our land and built our home with the expectation and assurance of the Cathedral Pines developers and the El Paso County master plan currently in place that the Black Forest area would continue to be low-density housing with home lots no smaller than 2.5 acres. We knew upfront we would need to travel on narrow roads and that we would have to travel further to find gas stations and grocery stores, **but that is why we chose to build and live here.** We WANTED to live away from the bustle and crowds, to be able to hear the birds and see the wildlife that lives here on a regular

basis. If we had wanted to be nearer to grocery stores and main thoroughfares, we would NOT have built a home in the Black Forest!

We feel that the El Paso County leadership is poised to sell out on all of us who have bought and built in this area. Please, do not allow the dollar signs promised by Flying Horse North developers and the ensuing potential tax income to sway your word of honor that we all relied upon when purchasing and building our homes.

Additionally, we feel that Flying Horse North has changed its original proposal to now include major developments that do NOT belong *anywhere* in Black Forest! We do not have the water or infrastructure in place to support what they are planning to build, nor do we want to expand the current water and infrastructure to include such dense development. We were here first, and we are here because we relied on your word as established in the original El Paso County Master Plan.

Please, do not allow Flying Horse North to develop these commercial and higher density housing areas within the Black Forest! Please do not allow the extension of Milam Road to destroy the home values and privacy of families who built in Cathedral Pines with the assurance that Milam Road would NOT EVER go through. Let those developers find somewhere else to exploit!

Sincerely,

Brent and Katherine Ashby
4220 Foxchase Way
Colorado Springs, CO 80908

From: Holly Williams
Sent: Thursday, January 20, 2022 7:54 AM
To: Nina Ruiz
Subject: Fw: FH North

Commissioner Holly Williams

200 S Cascade, Suite 100
Colorado Springs, CO 80903
(719) 520-6411 (office)
(719) 374-0856 (cell)

From: terry watson <terrywatsonb@gmail.com>
Sent: Wednesday, January 19, 2022 6:31 PM
To: Holly Williams <HollyWilliams@elpasoco.com>
Subject: FH North

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I am a constituent and I'm really tired of reading about the developers in our community receiving allowances and increased density from their original plans! Stop allowing that. That's not what your constituents want, quit being beholden to developers.

Terry Beutelschies

Hello,

I live very close to Flying Horse North, just off of Black Forest Road at 14950 Bear Gulch St, Colorado Springs, CO 80908. I'm amazed to hear the plans of adding a 250 room hotel, as well as a huge amount of townhomes and patio homes. I understand that the area had a minimum plot size of 5 acres to protect the aquifer, but it was changed to allow this developer to make more money from his land by having smaller plots. How is this protecting the water? This would also cause an enormous increase to traffic on Black Forest Road and Hodgen Road. What will happen if there is another fire in Black Forest, how will people escape? I understand progress, but I also understand greed and money changing how things should be done. What was the original intent of the development when the land was purchased? Is this proposal going to be allowed? What is the developer going to pay for? Is the developer going to pay to widen the roads or put in a water tower or something else to offset the aquifer demand? Or is all of the burden for this going to come from my pocket as well as all others in the area as taxpayers while the developer rakes in another fortune? Do I have any say in this at all?

Please advise.

Nile Blackburn

To: Holly Williams, El Paso County Commissioner, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longino Gonzales, Jr., District 4
Cami Bremer, District 5
Ryan Howser, El Paso County Dept. of Planning and Community Development
Nina Ruiz, El Paso County Planning Supervisor

From Debra Bowers
3935 Foxchase Way

Date: 12/21/2021

Re: Flying Horse North Development

I am a resident of Cathedral Pines and have recently found out about the proposed expansion of Flying Horse North. I am extremely distressed over these plans. Over the years the original Black Forest Preservation Plan has been systematically eroded from a minimum density of one lot per 5 acres to one lot every 2.5 acres per the new El Paso County Master Plan. The proposed expansion of Flying Horse North even deviates from the new plan with lot densities as small as one lot per 1/5 acre. I believe the Master Plan should be used as it was meant to be, as a guide in decision-making, and not cast aside in favor of greater density and a change in the development strategy of Flying Horse North.

Cathedral Pines and Flying Horse North are both identified as Large-Lot Residential areas in the Master Plan. The Plan then proceeds to describe Large-Lot Residential/Conservation design (or clustered development), and later says such areas should "provide for a similar level of development density as existing large-lot areas [2.5-5 acres] while maximizing the preservation of contiguous areas of open space and the protection of environmental features".

In addition, the Master Plan specifically states "Black Forest is a community with one of the strongest and most well-established characters in El Paso County. This area is built around protecting the forest and preserving its rural character and quality. Due to this natural amenity, many new residents seek to live in this area when moving to the County. Careful planning is required to promote health of natural areas, especially the forest, while accommodating new development for future residents. The County should maintain existing and expand the Large-Lot Residential placetype in this area in a development pattern that matches the existing character of the developed Black Forest community. Both Cathedral Pines and Flying Horse North are also identified in the plan as "Forested" along with the adjacent Black Forest community. Again, as stated in the Master Plan, "The seamless connection between the natural environment and small scale, low intensity development is critical to their identity."

The existing golf course in Flying Horse North (part in the Forested area) and the two open space parks shown on the preliminary plan, while technically qualify as open space, provide no protection of the forested area. As cited in the Master Plan there is a need to " balance development with environmental stewardship and protect valued areas and habitats." Larger lot sizes and incorporating buffers where appropriate would accomplish the need to preserve this unique characteristic of the area versus allowing much greater density of housing through smaller lot sizes and greater residential development.

I am concerned that the proposed plan would increase automobile traffic on roads not equipped to handle it, including the extension of Milam Road through the middle of Cathedral Pines into FHN; add sound and light pollution; increase use of our community trails requiring more maintenance and upkeep (an expense our community incurs); would be incompatible with nearby lower-cost and denser development; would not protect for the forested area and wildlife; would potentially impact water supplies; and would have a negative impact on our property values. The infringement on the quietude and nature-filled views of Cathedral Pines along with the inconsistency with the adjoining neighborhood would likely negatively influence the decision to purchase in our community. In addition, any decision to make Milam Road a southern entry point into Flying Horse North would also require the elimination of the heavily forested area at the center of our community and negatively affect all our residents.

I urge the commissioners to consider the possible negative implications of changing the development of Flying Horse North to allow greater density and access through Cathedral Pines, and to remain true to the objectives of the original Black Forest Preservation Plan as well as the new El Paso County Master Plan. Just say No! to this planned expansion. Enough new growth in this area.

Many thanks for your consideration.

Respectfully,

Hi Holly,

My wife and I live in the Cathedral Pines community, and our home backs to Milam Road. It has been brought to our attention that a revised proposal was submitted by the developers of Flying Horse North that will significantly and negatively impact our community.

The original plan called for 283 luxury homes on 2.5 acre lots. The revised plan calls for more than 1700 homes, including townhomes, a commercial center, a hotel, etc.

We just wanted to reach out to you and let you know that we are very concerned about this proposed development, as it will change the complexion of our community. We hope you will consider all parties impacted by a development such as this.

Thank you.

Rob and Yolanda Carr
5710 Saxton Hollow Rd, Colorado Springs, CO 80908
714-907-7693

El Paso County
Planning Manager
Permitting and Community Development
Nina Ruiz

Jan 28, 2022

Starlene Cook
15330 Terra Ridge Circle
Cos, Co 80908

Re: Flying Horse North Developmental Plan

My letter is regarding the most recent development plan for Flying Horse North, which is proposing to build a hotel, commercial gas station, additional fire station, multi family dwellings as well as reducing the original size of home lots from 2.5 acres to .25 acres.

It was clear at the meeting last night held at the Elementary School off North Gate Blvd that this project will proceed with the counties blessings and has pretty much been cleared for development. The question is why? Why does the plan need to be changed from 2.5-acre homes with a private golf course for the super-rich to multi family living, as well as townhomes or apartments? Is this really needed? Does Jeff Smith Classic Homes, really need the additional income? I mean how much has he already greased your palms with the multi housing developments that he has already put in the springs? How much money do you all need, how much more land, water, trees, elk, deer, prong horn, owls, and heron do you need to force out before its enough? Before you have totally raped the land and have houses upon houses? When exactly is enough? The water in this state is limited and you all know that, but you are willing to keep taking money and robbing the land until it is gone. There is no conservation going on. You tell yourselves those little lies to make yourselves feel better. Heck, all of us will be dead and gone by the time the water runs out, so why should you concern yourselves with that? I get it. There will be baron land left, no trees, no animals, no more open spaces and country, but you all died wealthy and well taken care of, good job. This proposed plan does not benefit the neighbors. Oh they can use the trails but that's it. It's obvious that Classic does not care about the community or he would have offered a benefit to the neighbors, he would have been willing to give a little or even not changed his already approved plan of homes on 2.5 acres. He doesn't care- Why should you?

I am opposed obviously for this new plan that can continuously get changed at Classic Homes whims and needs with no thoughts to environmental impact or the fact that neighbors to this proposed monstrosity have purchased homes in the county with land around them because they wanted the peace and quiet. They wanted to enjoy the lack of traffic, the open spaces, the views, the wildlife. If they wanted to live in the city, they would have purchased there. But now El Paso County with the push of Colorado Springs annexation is all on team Jeff Smith/ Classic Homes and feels its right to do this! I mean look at

the revenue for the city and the County that Classic is bringing you. How can you say No, its more for your pockets for sure and everyone can get raises and line their pockets. That is the bottom line here.

I have not lived here as long as many of you. I moved from Washington State because of the political views and increased development of the west side. It became a miserable expensive place to live with beautiful views if you had enough money to live in a place with a view. This is what I see you creating here. This is not the only development that Classic and other developers have going in. The entire east area from Woodmen and black forest to woodman and meridian is out of control. From Woodman to Old Ranch Road. Classic is not even a good home builder, many of their homes do not pass airflow tests or energy rating. They do not use green products to try and help the environment. Their garbage from their construction sites can be found all along Black Forest Road. I never see them cleaning it up. You know who I see out there? Citizens, neighbors, residents. Not Classic Homes or any of their reps.

My opposition to this change in plans at Flying Horse North (yet again) is solely based on water impact, environmental damage, increase of forest fire occurrences, (caused by increased population, increased pressure on water resources, increased traffic) wildlife impact as they are pushed farther north, traffic pressure on 83, Hodgen and Shoup. Water, Water, Water.. there is no water, and the little story they are telling you about putting concrete down, so they do not pull water from above. Do you seriously believe that? I have attached a photo to this email. This photo was taken Fall of 2021 and it is of a herd of Elk at Flying Horse North exactly where the multi-unit housing area is proposed. They look beautiful and I am sure glad I got to see them, because I will not, and neither will anyone else once you approve this plan. In closing, there is no reason these lots need to be reduced from 5 acres as first proposed to 2.5 acres as approved and now down to .25. No Reason except greed. It is of no benefit to the environment, the open spaces, the fresh air, the animals, the water resources. It benefits you the County, the City of Colorado Springs and Jeff Smith, his architects and engineers oh and the water owners who are in the business to sell water until its gone. That is who will benefit.

Thank you for listening even though this will fall on deaf ears. The mighty dollar is more important than saving the land or my humble opinion. You have played your cards well Jeff Smith and every other developer out there. Developers and the County are able a to ruin another beautiful place to live.

Sincerely,

Starlene Cook



Ryan Howser

From: Kevin Mastin
Sent: Wednesday, October 26, 2022 12:23 PM
To: Ryan Howser
Subject: FW: Development in North/Eastern El Paso county

Ryan – please add email below to the Flying Horse North file.

Thank you,



Kevin Mastin

Executive Director, Department of Public Works
Interim Executive Director, Planning & Community Development
719.520.6900 (Office)
<https://publicworks.elpasoco.com/>
<https://planningdevelopment.elpasoco.com/>

From: Holly Williams <HollyWilliams@elpasoco.com>
Sent: Wednesday, October 26, 2022 11:58 AM
To: Kevin Mastin <KevinMastin@elpasoco.com>
Subject: FW: Development in North/Eastern El Paso county

Commissioner Holly Williams

El Paso County Colorado
200 South Cascade, Suite 100
Colorado Springs, CO 80903-2202
(719) 374-0856 (mobile)
(719) 520-6411 (office)

From: kevin Dillon <cleon1kmd@yahoo.com>
Sent: Tuesday, October 25, 2022 1:17 PM
To: Holly Williams <HollyWilliams@elpasoco.com>
Subject: Development in North/Eastern El Paso county

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We have lived in north eastern El Paso County for 35 years.

Here are a number of reasons why you should not allow any dense development in rural Black Forest, specifically Flying Horse North.

1.The county development plan says 2.5 acres. This is smaller than the previous 5 acre.

2. People moved to this area with the expectation that the county would not allow development on lots smaller than 5 acres. We were looking for a quality of life that included.

- A. More space
- B. Less people
- C. Less traffic
- D. Beautiful night skies
- E. Quiet
- F. Less crime

The more dense the population gets the more of these beautiful benefits to our preferred life style are diminished or destroyed. All individuals have a *right* to find the type of home setting they thrive in. Some thrive in cities and some in the country etc. The developers keep coming in and telling us they are doing all these great things for us. Really all they are doing is destroying our preferred life style.

Notice to mention the effects on 1. Wild life and 2. Water/wells.

At the meeting it was clear that the people in this area do not want what the developers are offering.

Our county representatives are elected to serve the needs of the people living and working here now, not developers.

There are plenty of dense populated areas approved already. Please preserve this area for it's beauty and for those who prefer a less populated area to live and prosper in.

Yes, the developers will not be happy, but they bought the land knowing that this was a gamble and what the county lot size regulations were.

Sincerely, Kevin & Kathleen Dillon

Ryan Howser

From: Kevin Mastin
Sent: Tuesday, June 7, 2022 9:36 AM
To: Ryan Howser
Subject: FW: SKP223 Project Name Flying Horse North SKP

Hello Ryan,

Please add the below email to the Citizen Correspondence section of SKP223.

Thank you,



Kevin Mastin

Executive Director, Department of Public Works
Interim Executive Director, Planning & Community Development
719.520.6900 (Office)
<https://publicworks.elpasoco.com/>
<https://planningdevelopment.elpasoco.com/>

From: Julie Dinkel <jaf7100@gmail.com>
Sent: Tuesday, June 7, 2022 9:19 AM
To: Kevin Mastin <KevinMastin@elpasoco.com>
Cc: Cole, Dean <jdinkel19@hotmail.com>
Subject: SKP223 Project Name Flying Horse North SKP

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As members of the Settlers Ranch Community, My husband and I are **STRONGLY against the proposed development.**

1. The proposed development significantly changes the rural feel of the community.
 - . Hotels and dense housing are not what the area is known for, nor what attracts people here
 - a. Property values will decrease
2. Almost 1600 homes is way too many
3. The traffic study didn't seem to conclude that the developers would pay for any improvements. That's wrong. They should fund all of the following "if" this is approved:
 - . There should be a developer paid major thorough fare "inside" the community. Hodgen and Black Forest roads shouldn't bear the brunt of the increased traffic. Put the 4-lane highway "inside" the project!
 - a. There should be developer paid sound walls for all existing bordering communities to abate the noise
 - b. All truck traffic should be limited, recommended to divert to alternate routes, and no airbrake designations should be installed on all the adjacent roads. The developer should pay for all these physical, signage, and enforcement operations.
 - c. Highway 83, Hodgen, and Black Forest roads will probably need to be re-paved at developer expense due to the excessive construction and heavy traffic during the buildout.
4. At a time when every square inch of land is developed, a golf course seems totally out of character. This is a high plains very arid region. The character is completely not right and the water usage is excessive. ALL golf course watering should come from developer constructed runoff retention ponds within the development. If there is a drought, the golf course will wither away.

Please note this for the record.

Sincerely,

Julie and Jeff Dinkel

4357 Settlers Ranch Road

Colorado Springs, CO 80908

To: Holly Williams, El Paso County Commissioner, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longino Gonzales, Jr., District 4
Cami Bremer, District 5
Ryan Howser, El Paso County Dept. of Planning and Community Development
Nina Ruiz, El Paso County Planning Supervisor

From: John and Teri Ferguson

Date: December 21, 2021

Re: Flying Horse North Development

I am a resident of Cathedral Pines and have recently found out about the proposed expansion of Flying Horse North. I am extremely distressed over these plans. Over the years the original Black Forest Preservation Plan has been systematically eroded from a minimum density of one lot per 5 acres to one lot every 2.5 acres per the new El Paso County Master Plan. The proposed expansion of Flying Horse North even deviates from the new plan with lot densities as small as one lot per 1/5 acre. I believe the Master Plan should be used as it was meant to be, as a guide in decision-making, and not cast aside in favor of greater density and a change in the development strategy of Flying Horse North.

Cathedral Pines and Flying Horse North are both identified as Large-Lot Residential areas in the Master Plan. The Plan then proceeds to describe Large-Lot Residential/Conservation design (or clustered development), and later says such areas should "provide for a similar level of development density as existing large-lot areas [2.5-5 acres] while maximizing the preservation of contiguous areas of open space and the protection of environmental features".

In addition, the Master Plan specifically states "Black Forest is a community with one of the strongest and most well-established characters in El Paso County. This area is built around protecting the forest and preserving its rural character and quality. Due to this natural amenity, many new residents seek to live in this area when moving to the County. Careful planning is required to promote health of natural areas, especially the forest, while accommodating new development for future residents. The County should maintain existing and expand the Large-Lot Residential placetype in this area in a development pattern that matches the existing character of the developed Black Forest community. Both Cathedral Pines and Flying Horse North are also identified in the plan as "Forested" along with the adjacent Black Forest community. Again, as stated in the Master Plan, "The seamless connection between the natural environment and small scale, low intensity development is critical to their identity."

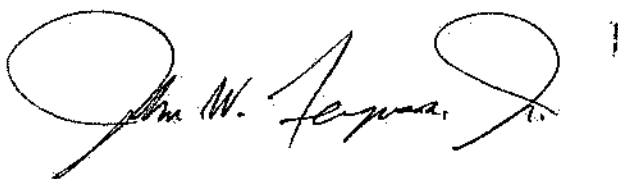
The existing golf course in Flying Horse North (part in the Forested area) and the two open space parks shown on the preliminary plan, while technically qualify as open space, provide no protection of the forested area. As cited in the Master Plan there is a need to "balance development with environmental stewardship and protect valued areas and habitats." Larger lot sizes and incorporating buffers where appropriate would accomplish the need to preserve this unique characteristic of the area versus allowing much greater density of housing through smaller lot sizes and greater residential development.

I am concerned that the proposed plan would increase automobile traffic on roads not equipped to handle it, including the extension of Milam Road through the middle of Cathedral Pines into FHN; add sound and light pollution; increase use of our community trails requiring more maintenance and upkeep (an expense our community incurs); would be incompatible with nearby lower-cost and denser development; would not protect for the forested area and wildlife; would potentially impact water supplies; and would have a negative impact on our property values. The infringement on the quietude and nature-filled views of Cathedral Pines along with the inconsistency with the adjoining neighborhood would likely negatively influence the decision to purchase in our community. In addition, any decision to make Milam Road a southern entry point into Flying Horse North would also require the elimination of the heavily forested area at the center of our community and negatively affect all our residents.

I urge the commissioners to consider the possible negative implications of changing the development of Flying Horse North to allow greater density and access through Cathedral Pines, and to remain true to the objectives of the original Black Forest Preservation Plan as well as the new El Paso County Master Plan. Just say No! to this planned expansion.

Many thanks for your consideration.

Respectfully,



Cathedral Pines
14145 Millhaven Place
Colorado Springs, Co 80908

To whom it may concern:

It has come to my attention that the Flying Horse North subdivision has proposed a much denser plan than the 2.5 or 5 Ac. plots that are mandated currently in Black Forest. My husband and I moved to the forest because of the low density and knew the regulations were on the books to keep it that way. My guess would be that way more than 95% of all BF residents feel the same. If they want to do 1/5 Ac lots, they should have developed somewhere else. I am not opposed to the 2.5 ac lots that were originally proposed, but I am against their most recent changes. Please listen to the people who already live in the forest, and respect our wishes. Please vote NO on this issue. Thank you.

Sincerely,

Teri Ferguson
14145 Millhaven Place
Colorado Springs (Black Forest), CO 80908
719-332-9502

From: Holly Williams
Sent: Friday, February 4, 2022 5:52 PM
To: Nina Ruiz
Subject: Fw: Flying Horse North development

Commissioner Holly Williams

200 S Cascade, Suite 100
Colorado Springs, CO 80903
(719) 520-6411 (office)
(719) 374-0856 (cell)

From: denise gard <dgard24@yahoo.com>
Sent: Friday, February 4, 2022 12:51 PM
To: Holly Williams <HollyWilliams@elpasoco.com>
Cc: Carrie Geitner <CarrieGeitner@elpasoco.com>
Subject: Flying Horse North development

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To: County commissioner--Holly Williams; County Commissioner--Carrie Geitner

The residents of Black Forest moved to this rural area to escape from the noise and air pollution that plague cities such as Colorado Springs and Denver. We value the rural life and strive to promote wise land usage that includes living in harmony with the herds of antelope and deer that make this area so beautiful. We limit the use of outdoor lights so that residents can continue to view the night sky.

At the Flying Horse North meeting on Jan. 27th, we learned that the developers' plans that had been approved a few years ago have been drastically changed. The rural-residential character of the Black Forest area will be destroyed by this development. Open space in the meadowlands will be erased by small, cramped lots that house not only one house, but in many instances, several attached units such as "flats," "apartments," or townhomes.

In the original proposal the developers of Flying Horse North had planned to maintain the integrity of the area by creating larger lots along Black Forest Road and keeping most lots to a 2.5 acre minimum. They were also adding parks and a trail system around the area.

In the new plans, the parks have been replaced by houses smashed together on one acre or even smaller lots. There is no real access to the trails which they said at the meeting "All Black Forest residents can use." They created a small buffer zone that does not extend to the entire area along Black Forest Road. We request that the buffer zone be extended the full length of Black Forest Road. It would encompass the green area designated for twenty-four lots. That area, near the intersection of Black Forest Road and Monty Place, would include a parking lot for access to the trails on Flying Horse North. The Cathedral Pines development was forced to put in a parking lot for access to the trails on their development near the intersection of Holmes and Vessey. This is a similar request.

In addition to the traffic and noise pollution this development will cause, we are also concerned about water. We would like reports dating back to 1987 of the county's monitoring of the water supply to the Black Forest area. If the county cannot provide these reports, then we argue that the county has not actually monitored the water usage and does not know for certain that there is enough water to sustain this development even if the development uses water from the Cherokee Water District. The Cherokee Water District uses water from the Arapahoe aquifer. A large hotel with pools and a development of closely situated housing uses a large quantity of water which will affect the water table. As more and more water is taken from the Arapahoe aquifer, the sand and soil shifts and lowers, thereby affecting the Dawson aquifer which most of us use. Many of us long-term Black Forest residents have noticed a decrease in water pressure plus the water does not taste like it once did. The quality and quantity of our water should be maintained for all Black Forest residents. If our wells run dry, will Flying Horse North be forced to pay for the wells to be dug deeper?

Flying Horse North put in an ostentatious golf course which is watered daily and uses vegetation that is not native to our area. They put in a pond which we have nicknamed the "Mosquito Pond" because we never had mosquitos out here until that manmade pond was created. The water used is from the Arapahoe aquifer, but as mentioned that affects all of us in the Black Forest area. The entire state of Colorado is in a drought, but it is especially felt here in the grasslands of Black Forest. We propose that the county of El Paso ensure that all housing in Flying Horse North will be limited to using native vegetation in landscaping.

We value our rural life and community. This development destroys that. Where will the antelope and deer graze? Where will the coyotes and hawks hunt? Black Forest is a unique area and community that prizes both its wooded areas and grasslands. Flying Horse North seeks to turn us into a city.

We hope Flying Horse North learns to value the open spaces that make this area so special. We hope they will take our concerns seriously and return to their original plans by removing the hotel and smaller lots.

Sincerely,

Denise Gard--resident

Diana Gard—Home owner

6835 Monty PL.

Colorado Springs, CO 80908

719-229-5061 or 719-331-1939

dgard24@yahoo.com or garddm@gmail.com

Imagine living and working in one of the most populous, traffic-congested cities in America for 35 years. Of course, our top priority after retirement was to find a new home in a smaller city with a home that would not be in a high density area. Then we find the Cathedral Pines community secluded within Black Forest with a minimum lot size of 2.5 acres, great views, and surrounded by wildlife. Cathedral Pines was the perfect location for our "forever" home. We were further encouraged by the existence of the Black Forest Preservation Plan. Now imagine finding out the proposed development north of us that was originally planned to have 6 - 7 acre lots has continually changed in character to now potentially be a highly densely populated area. We have now learned that because of the most recent Flying Horse North proposal, the extension of Milam Road through the middle of Cathedral Pines is planned. The new road linking Cathedral Pines to Flying Horse North would totally change the character of our small quiet community. This is extremely distressing and quite frankly maddening.

Over the years the original Black Forest Preservation Plan has been systematically eroded. The current El Paso County Master Plan calls for one lot every 2.5 acres. The proposed expansion of Flying Horse North even deviates

from the new plan with lot densities as small as one lot per 1/5 acre. I believe the Master Plan should be used as it was meant to be, as a guide in decision-making, and not cast aside in favor of greater density and a change in the development strategy of Flying Horse North.

Cathedral Pines and Flying Horse North are both identified as Large-Lot Residential areas in the Master Plan. The Plan then proceeds to describe Large-Lot Residential/Conservation design (or clustered development), and later says such areas should "provide for a similar level of development density as existing large-lot areas [2.5-5 acres] while maximizing the preservation of contiguous areas of open space and the protection of environmental features".

In addition, the Master Plan specifically states "Black Forest is a community with one of the strongest and most well-established characters in El Paso County. This area is built around protecting the forest and preserving its rural character and quality. Due to this natural amenity, many new residents seek to live in this area when moving to the County. Careful planning is required to promote health of natural areas, especially the forest, while accommodating new development for future residents. The County should maintain existing and expand the Large-Lot Residential placetype in this area in a development pattern that matches the existing character of the developed Black Forest community. Both Cathedral Pines and Flying Horse North are also identified in the plan as "Forested" along with the adjacent Black Forest community. Again, as stated in the Master Plan, "The seamless connection between the natural environment and small scale, low intensity development is critical to their identity."

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I am concerned that the proposed plan would:

1. increase automobile traffic on roads not equipped to handle it (including the extension of Milam Road through the middle of Cathedral Pines into FHN);
2. add sound and light pollution;
3. increase use of our community trails requiring more maintenance and upkeep (an expense our community incurs) and also eliminating some of our trails;
4. would be incompatible with nearby development;
5. would not protect the forested area and wildlife;
6. would impact water supplies;
7. would have a negative impact on our property values.

The infringement on the quietude and nature-filled views of Cathedral Pines along with the inconsistency with the adjoining neighborhood would likely negatively influence the decision to purchase in our community. In addition, any decision to make Milam Road a southern entry point into Flying Horse North would also require the elimination of the heavily forested area at the center of our community and negatively affect all our residents.

I urge the commissioners to consider the possible negative implications of changing the development of Flying Horse North to allow greater density and access through Cathedral Pines, and to remain true to the objectives of the original Black Forest Preservation Plan as well as the new El Paso County Master Plan. Just say No! to this planned expansion.

Many thanks for your consideration.
James Gardner