

# 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:

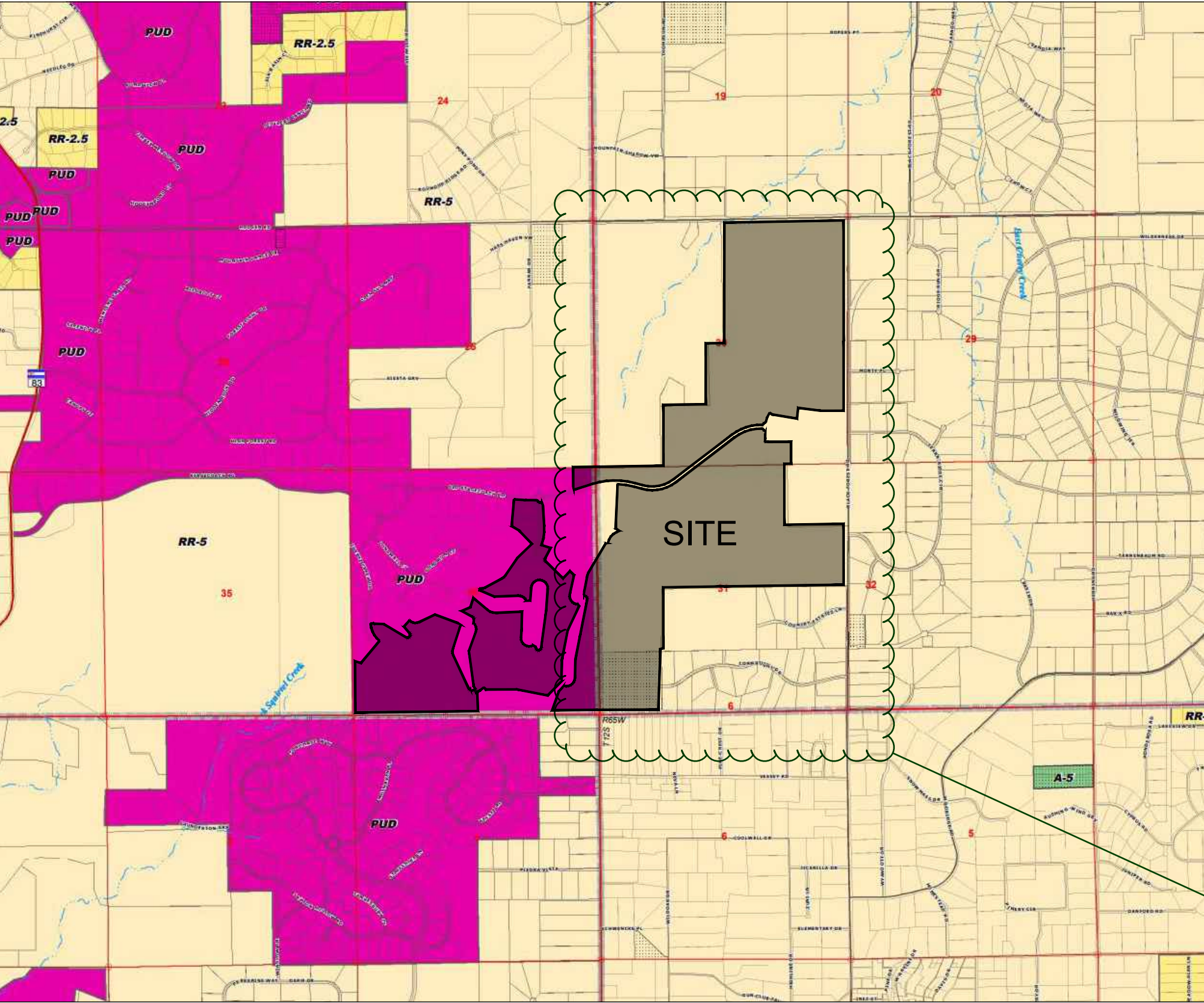
- THE FLYING HORSE NORTH PROJECT WILL BE DEVELOPED IN MULTIPLE PHASES AND PLATTED IN MULTIPLE FILINGS, WHICH HAVE YET TO BE DETERMINED. THE SEQUENCE OF CONSTRUCTION AND DEVELOPMENT IS NOT DEPENDENT UPON UTILITIES OR INFRASTRUCTURE.

### 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.

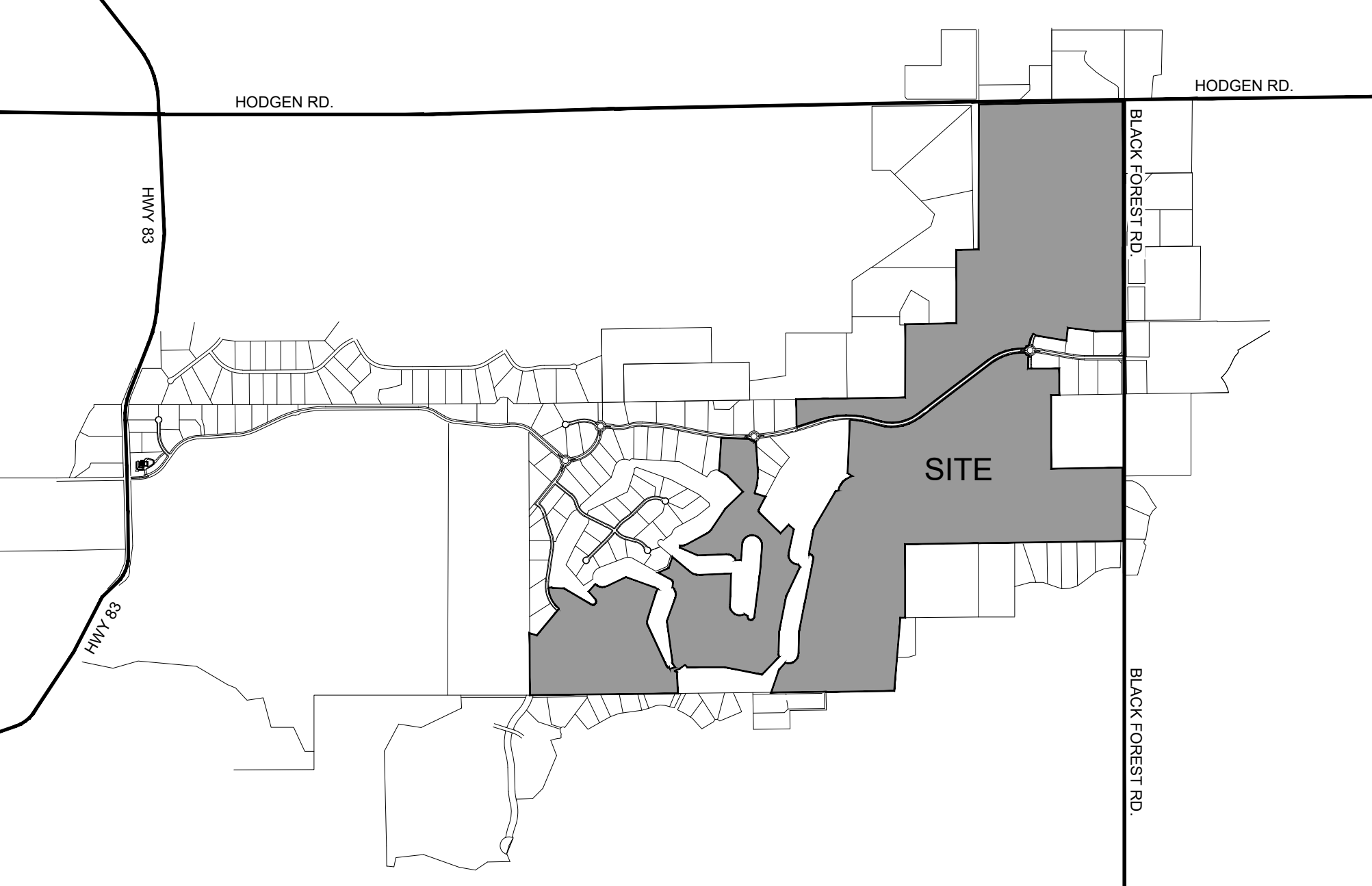
## ZONING MAP

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

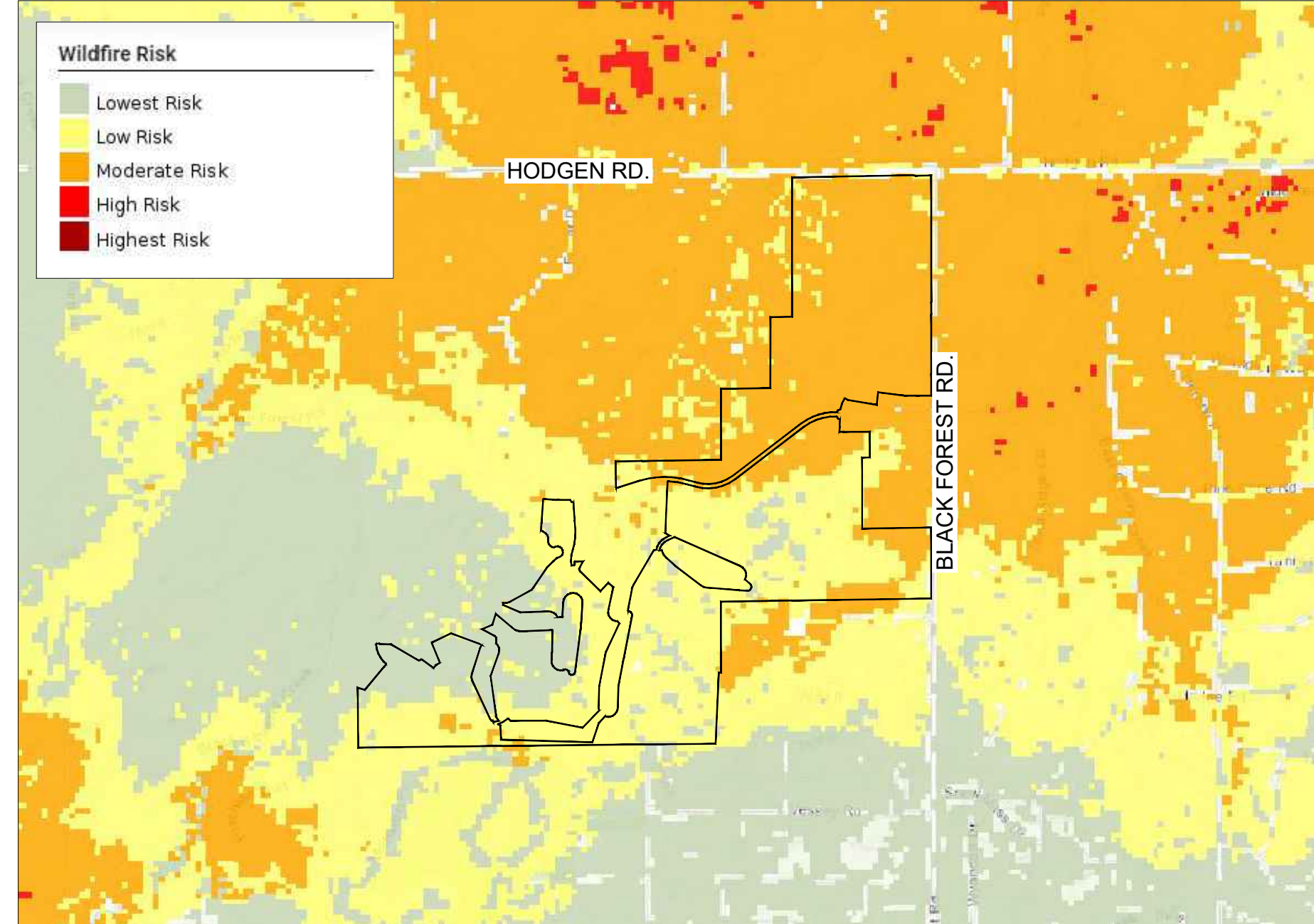
TOTAL AREAS (SEE LAND USE CHART ON SHEET 2)

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

This zoning map appears to be outdated. Much of this property is currently zoned PUD through Resolution 16-442 (PUD-16-002)

## WILDFIRE RISK MAP



DRAWN BY: JAG JOB DATE: 3/1/2022  
APPROVED: PLS JOB NUMBER: 211030  
CAD DATE: 8/18/2022  
CAD FILE: J:\2021\211030\CAD\Drawings\Sketch-Plan\COVER-SHEET

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

NO.	DATE	BY	REVISION DESCRIPTION



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

FLYING HORSE NORTH SKETCH PLAN  
COVER SHEET

SHEET  
SP.1

1



# FLYING HORSE NORTH

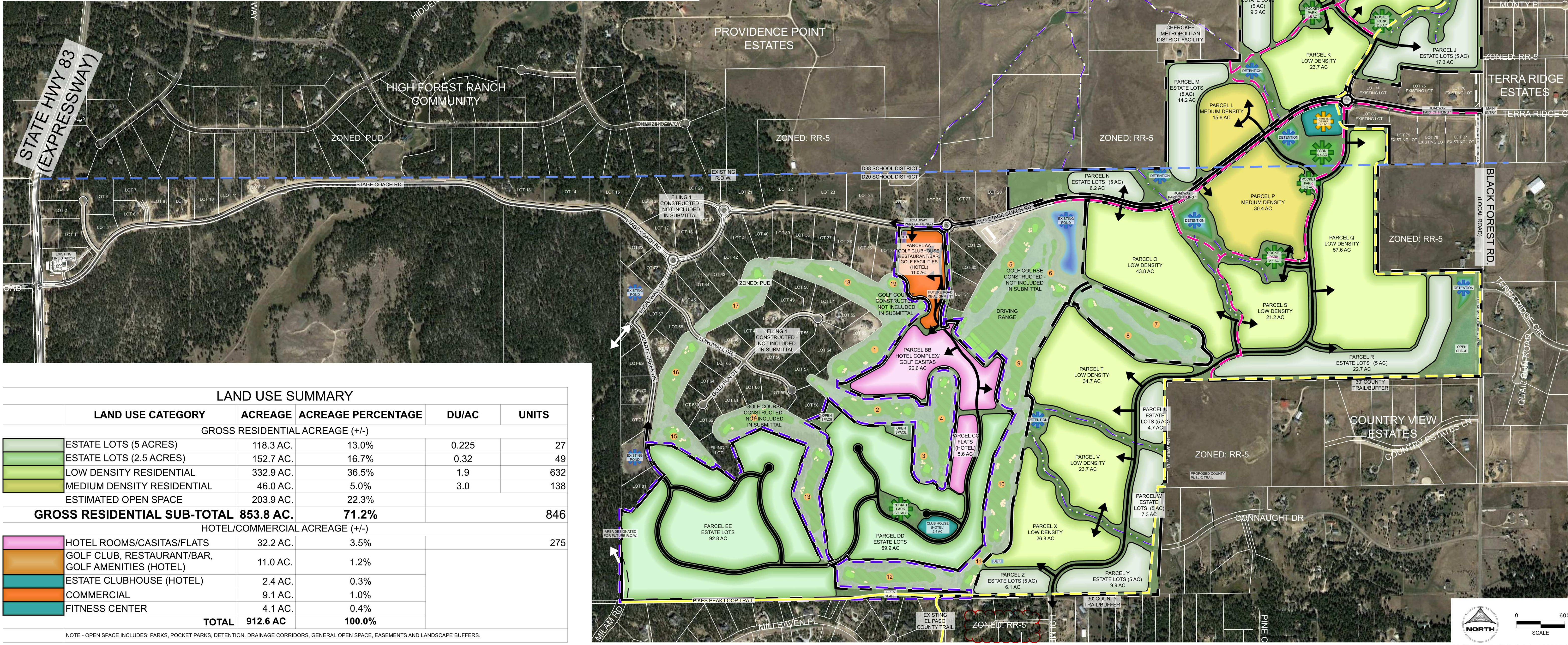
## PLAN

Recommend reviewing the Hodgen Rd access Management Plan (snippet to the left) and showing the connection from Hodgen Rd w/ potential cul-de-sac at the south when Black Forest Rd realignment occurs.

Unresolved. Show a single access arrow in conformance with the access management 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%		
	<b>GROSS RESIDENTIAL SUB-TOTAL</b>	<b>853.8 AC.</b>	<b>71.2%</b>		<b>846</b>
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%		
	<b>TOTAL</b>	<b>912.6 AC</b>	<b>100.0%</b>		

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

HR GREEN Xrefs: EX-Topo: EX-Alt: xgs-1-ARCH D101: EX-Parcels

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

JOB DATE: 05/21/2023  
JOB NUMBER: 211030

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

NO.	DATE	BY	REVISION DESCRIPTION

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HRGreen

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

FLYING HORSE NORTH SKETCH PLAN  
SKETCH PLAN DRAWING

SHEET  
SP.2  
2

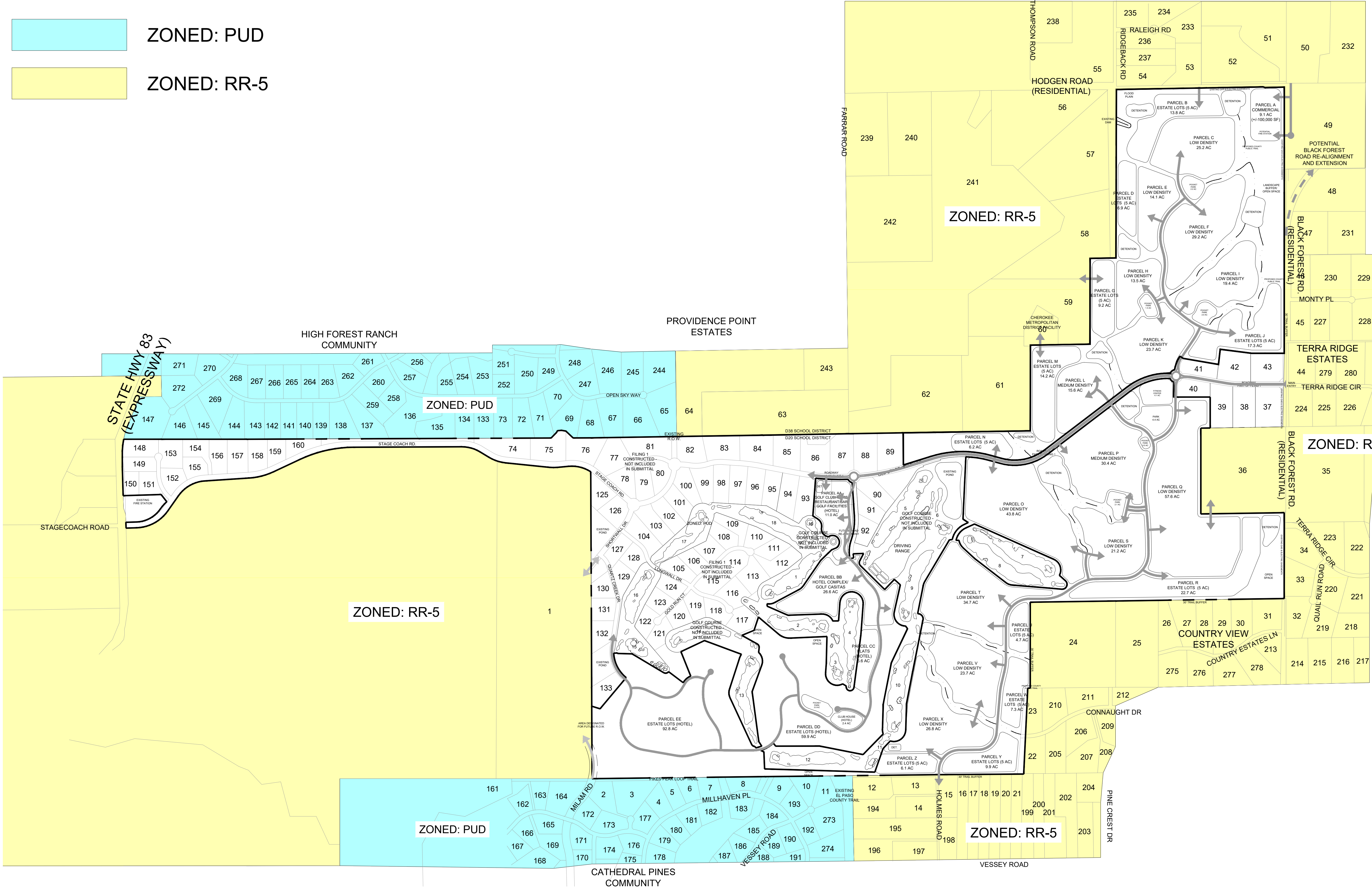
COUNTY FILE NUMBER: SKP223



# FLYING HORSE NORTH SKETCH PLAN

## LEGEND

- ZONED: PUD
- ZONED: RR-5



HR GREEN Xrefs: xref-1-ARCH D101; BUBBLE-PLAN-EX-Parcels

DRAWN BY: JAG	JOB DATE: 3/1/2022	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: PLS	JOB NUMBER: 211030	0" = 1"
CAD DATE: 2/21/2022		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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 MAP

SHEET  
SP.3

3

COUNTY FILE NUMBER: SKP223



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 THEODAORE 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	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: PLS	JOB NUMBER: 211030	0 1"
CAD DATE: 8/3/2022		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2021\211030\CAD\Drawgs\C\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

162. WILKINSON SUZANNE ELIZABETH  
ZONED - PUD  
4540 FOXCHASE WAY  
COLORADO SPRINGS, CO

163. JOHNSON SAM CHRISTOPHER  
ZONED - PUD  
4580 FOXCHASE WAY  
COLORADO SPRINGS, CO

164. S&BT LIVING TRUST  
ZONED - PUD  
4660 FOXCHASE WAY  
COLORADO SPRINGS, CO

165. CURRAN LARRY DAVID  
ZONED - PUD  
4615 FOXCHASE WAY  
COLORADO SPRINGS, CO

166. LEE MARVIN  
ZONED - PUD  
4455 FOXCHASE WAY  
COLORADO SPRINGS, CO

167. JASMIN TREMBLAY REVOCABLE TRUST  
ZONED - PUD  
4415 FOXCHASE WAY  
COLORADO SPRINGS, CO

168. EVANS LIVING TRUST  
ZONED - PUD  
14190 MARBLE ARCH COURT  
COLORADO SPRINGS, CO

169. TAYLOR CHRISTINA MARIE  
ZONED - PUD  
4535 FOXCHASE WAY  
COLORADO SPRINGS, CO

170. LUTHY ROBERT EDWARD  
ZONED - PUD  
14250 FARNHAM ROYAL COURT  
COLORADO SPRINGS, CO

171. BEHNKEN CHAD L  
ZONED - PUD  
4735 FOXCHASE WAY  
COLORADO SPRINGS, CO

172. SWARTHOUT ANDREW T  
ZONED - PUD  
4740 FOXCHASE WAY  
COLORADO SPRINGS, CO

173. ERLING BRIAN F  
ZONED - PUD  
4780 FOXCHASE WAY  
COLORADO SPRINGS, CO

174. ARORA PRATHEEP  
ZONED - PUD  
14285 FARNHAM ROYAL COURT  
COLORADO SPRINGS, CO

175. ROSENBAUM DAVID A REVOC TRUST  
ZONED - PUD  
14585 MILLHAVEN PLACE  
COLORADO SPRINGS, CO

176. KELLY LIVING TRUST  
ZONED - PUD  
4975 FOXCHASE WAY  
COLORADO SPRINGS, CO

177. FLEMING FAMILY LIVING TRUST  
ZONED - PUD  
14505 MILLHAVEN PLACE  
COLORADO SPRINGS, CO

178. LONGHORNS 07 TURST  
ZONED - PUD  
14550 MILLHAVEN PLACE  
COLORADO SPRINGS, CO

179. KROEKER KARL  
ZONED - PUD  
14510 MILLHAVEN PLACE  
COLORADO SPRINGS, CO

180. COLOSSEE PARTNERS LLLP  
ZONED - PUD  
14470 MILLHAVEN PLACE  
COLORADO SPRINGS, CO

181. SEDDON JOHN TA  
ZONED - PUD  
14390 MILLHAVEN PLACE  
COLORADO SPRINGS, CO

182. MEDRICK JAMES G  
ZONED - PUD  
14350 MILLHAVEN PLACE  
COLORADO SPRINGS, CO

183. JAIN RUPESH  
ZONED - PUD  
14320 MILLHAVEN PLACE  
COLORADO SPRINGS, CO

184. KLAIBER LIVING TRUST  
ZONED - PUD  
14230 MILLHAVEN PLACE  
COLORADO SPRINGS, CO

185. SEXTON KENNETH R  
ZONED - PUD  
5225 VESSEY ROAD  
COLORADO SPRINGS, CO

186. POPE MARK S  
ZONED - PUD  
5265 VESSEY ROAD  
COLORADO SPRINGS, CO

187. ALDER FAMILY TRUST  
ZONED - PUD  
5345 VESSEY ROAD  
COLORADO SPRINGS, CO

188. LNB FAMILY TRUST  
ZONED - PUD  
5270 VESSEY ROAD  
COLORADO SPRINGS, CO

189. RAYMOND CHARLES DENT JR.  
ZONED - PUD  
5230 VESSEY ROAD  
COLORADO SPRINGS, CO

190. KOSZEWNIK JOHN JOSEPH  
ZONED - PUD  
5190 VESSEY ROAD  
COLORADO SPRINGS, CO

191. ENEA STEVEN A  
ZONED - PUD  
14150 MILLHAVEN PLACE  
COLORADO SPRINGS, CO

192. KARL C & DAWN M FINDLEY  
ZONED - PUD  
5070 VESSEY ROAD  
COLORADO SPRINGS, CO

193. MURPHY ROBERT C JR  
ZONED - PUD  
5065 VESSEY ROAD  
COLORADO SPRINGS, CO

194. HAWKINS JOSEPH C JR  
ZONED - PUD  
14450 HOLMES ROAD  
COLORADO SPRINGS, CO

195. KRISTY MICHAEL H  
ZONED - RR-5  
14350 HOLMES ROAD  
COLORADO SPRINGS, CO

196. GARLICK JEFFREY  
ZONED - RR-5  
14320 HOLMES ROAD  
COLORADO SPRINGS, CO

197. STELZEL DANIEL M  
ZONED - RR-5  
14290 HOLMES ROAD  
COLORADO SPRINGS, CO

198. MCGOWAN PATRICK J JR  
ZONED - RR-5  
14355 HOLMES ROAD  
COLORADO SPRINGS, CO

199. WANTY LISA M  
ZONED - RR-5  
6060 VESSEY ROAD  
COLORADO SPRINGS, CO

200. HAYES MARK G  
ZONED - RR-5  
6090 VESSEY ROAD  
COLORADO SPRINGS, CO

201. DOLES THOMAS ALBERT  
ZONED - RR-5  
6130 VESSEY ROAD  
COLORADO SPRINGS, CO

202. ELLEN KLEIN LIVING TRUST  
ZONED - PUD  
6180 VESSEY ROAD  
COLORADO SPRINGS, CO

203. BRADBURY DAVID J  
ZONED - PUD  
6220 VESSEY ROAD  
COLORADO SPRINGS, CO

204. STEWART ANTHONY NEIL  
ZONED - RR-5  
14450 PINE CREST DRIVE  
COLORADO SPRINGS, CO

205. CHAMBERS REVOCABLE TRUST  
ZONED - RR-5  
6065 CONNAUGHT DRIVE  
COLORADO SPRINGS, CO

206. CARTER THOMAS J  
ZONED - RR-5  
6125 CONNAUGHT DRIVE  
COLORADO SPRINGS, CO

207. MOREAU WILLIAM J  
ZONED - RR-5  
6185 CONNAUGHT DRIVE  
COLORADO SPRINGS, CO3

208. MOREAU WILLIAM J  
ZONED - RR-5  
6245 CONNAUGHT DRIVE  
COLORADO SPRINGS, CO

209. RODAS PETER G  
ZONED - RR-5  
6305 CONNAUGHT DRIVE  
COLORADO SPRINGS, CO

210. DAWSON FAMILY TRUST  
ZONED - RR-5  
6070 CONNAUGHT DRIVE  
COLORADO SPRINGS, CO

211. PALAZZARI ANTHONY A  
ZONED - RR-5  
6250 CONNAUGHT DRIVE  
COLORADO SPRINGS, CO

212. TRUMP CAROLYN D  
ZONED - PUD  
6370 CONNAUGHT DRIVE  
COLORADO SPRINGS, CO

213. CORBETT NORMAN  
ZONED - RR-5  
6745 COUNTY ESTATES LANE  
COLORADO SPRINGS, CO

214. BAHR JACOB  
ZONED - RR-5  
6818 MARSHBERN COURT  
COLORADO SPRINGS, CO

215. WESTOVER HOMES LLC  
ZONED - RR-5  
6902 MARSHBERN COURT  
COLORADO SPRINGS, CO

216. WESTOVER HOMES LLC  
ZONED - RR-5  
6986 MARSHBERN COURT  
COLORADO SPRINGS, CO

217. WESTOVER HOMES LLC  
ZONED - RR-5  
7070 MARSHBERN COURT  
COLORADO SPRINGS, CO

218. ELLSWORTH FRANK F  
ZONED - RR-5  
15105 TERRA RIDGE CIRCLE  
COLORADO SPRINGS, CO

219. DENNIS REBECCA L  
ZONED - RR-5  
14915 QUAIL RUN ROAD  
COLORADO SPRINGS, CO

220. JAMES P REEG REVOCABLE TRUST  
ZONED - RR-5  
14935 QUAIL RUN ROAD  
COLORADO SPRINGS, CO

221. FELLAR DENNIS W  
ZONED - RR-5  
15095 TERRA RIDGE CIRCLE  
COLORADO SPRINGS, CO

222. HUTCHINS-VAN TASSEL LESLIE  
ZONED - RR-5  
15090 TERRA RIDGE CIRCLE  
COLORADO SPRINGS, CO

223. FERL DIANE F  
ZONED - RR-5  
15010 TERRA RIDGE CIRCLE  
COLORADO SPRINGS, CO

224. CHAFFEE GREGORY B  
ZONED - RR-5  
15650 TERRA RIDGE CIRCLE  
COLORADO SPRINGS, CO

225. PETERSON JEFFREY L  
ZONED - RR-5  
15610 TERRA RIDGE CIRCLE  
COLORADO SPRINGS, CO

226. MCLELLAN CHRISTOPHER S  
ZONED - RR-5  
15570 TERRA RIDGE CIRCLE  
COLORADO SPRINGS, CO

227. BARR RHONDA LYN  
ZONED - RR-5  
6915 MONTY PLACE  
COLORADO SPRINGS, CO

228. KHALIQI DAVID H  
ZONED - RR-5  
6985 MONTY PLACE  
COLORADO SPRINGS, CO

229. ANDREWS TODD  
ZONED - RR-5  
6990 MONTY PLACE  
COLORADO SPRINGS, CO

230. LEVY JOEL D  
ZONED - RR-5  
6950 MONTY PLACE  
COLORADO SPRINGS, CO

231. SANCHEZ LAISSA  
ZONED - RR-5  
6925 ALPACA HEIGHTS  
COLORADO SPRINGS, CO

232. ENGET AARON  
ZONED - RR-5  
6950 HODGEN ROAD  
COLORADO SPRINGS, CO

233. SAVAGE JORDAN L  
ZONED - RR-5  
6498 RALEIGH ROAD  
COLORADO SPRINGS, CO

234. CONNOLLY ANDREW  
ZONED - RR-5  
6442 RALEIGH ROAD  
COLORADO SPRINGS, CO

235. VOLK SETH K  
ZONED - RR-5  
6386 RALEIGH ROAD  
COLORADO SPRINGS, CO

236. GIBB RONALD JESSE  
ZONED - RR-5  
6387 RALEIGH ROAD  
COLORADO SPRINGS, CO

237. SAVAGE JORDAN L  
ZONED - RR-5  
16587 RIDGEBACK ROAD  
COLORADO SPRINGS, CO

238. BISHOP BARBARA K  
ZONED - RR-5  
16755 THOMPSON ROAD  
COLORADO SPRINGS, CO

239. DUNSTON MATTHEW W  
ZONED - RR-5  
5525 HODGEN ROAD  
COLORADO SPRINGS, CO

240. LAVALLEY BRANDON DALE  
ZONED - RR-5  
5735 HODGEN ROAD  
COLORADO SPRINGS, CO

241. STEARNS KRYSTAL  
ZONED - RR-5  
HODGEN ROAD  
COLORADO SPRINGS, CO

242. STEARNS KRYSTAL  
ZONED - RR-5  
FARRAR DRIVE  
COLORADO SPRINGS, CO

243. HARVEY TINA MARIE  
ZONED - RR-5  
15975 FARRAR DRIVE  
COLORADO SPRINGS, CO

244. HARVEY CAROLYN C  
ZONED - RR-5  
15502 OPEN SKY WAY  
COLORADO SPRINGS, CO

245. ROEHRICH DN FAMILY TRUST  
ZONED - RR-5  
15548 OPEN SKY WAY  
COLORADO SPRINGS, CO

246. JAMES F BREGLIO LIVING TRUST  
ZONED - RR-5  
15594 OPEN SKY WAY  
COLORADO SPRINGS, CO

247. CARPER CHRISTOPHER  
ZONED - RR-5  
15686 OPEN SKY WAY  
COLORADO SPRINGS, CO

248. COYLE JOHN MORGAN LIVING TRUST  
ZONED - RR-5  
15778 OPEN SKY WAY  
COLORADO SPRINGS, CO

249. JONES CHARLES D  
ZONED - RR-5  
4781 SECLUDED CREEK COURT  
COLORADO SPRINGS, CO

250. SELVA MICHAEL D  
ZONED - RR-5  
4691 SECLUDED CREEK COURT  
COLORADO SPRINGS, CO

251. PRIBBLE FAMILY LIVING TRUST  
ZONED - RR-5  
4601 SECLUDED CREEK COURT  
COLORADO SPRINGS, CO

252. CHAMBERS MARK L  
ZONED - RR-5  
4782 HIGH FOREST ROAD  
COLORADO SPRINGS, CO

253. MURROW RICHARD C TRUST  
ZONED - RR-5  
4722 HIGH FOREST ROAD  
COLORADO SPRINGS, CO

254. MOORE DAVID S  
ZONED - RR-5  
4662 HIGH FOREST ROAD  
COLORADO SPRINGS, CO

255. CIABARRA JAIMIE K  
ZONED - RR-5  
4602 HIGH FOREST ROAD  
COLORADO SPRINGS, CO

256. VAN AUKEN LIVING TRUST  
ZONED - RR-5  
4715 HIDDEN ROCK ROAD  
COLORADO SPRINGS, CO

257. BRAY THEODORE C  
ZONED - RR-5  
4482 HIGH FOREST ROAD  
COLORADO SPRINGS, CO

258. CICCONE LYNDA M  
ZONED - RR-5  
4481 HIGH FOREST ROAD  
COLORADO SPRINGS, CO

259. CICCONE LYNDA M  
ZONED - RR-5  
4481 HIGH FOREST ROAD  
COLORADO SPRINGS, CO

260. STONESTREET JOHN B  
ZONED - RR-5  
4515 HIDDEN ROCK ROAD  
COLORADO SPRINGS, CO

261. OLIVIAS RAYMOND B  
ZONED - RR-5  
4301 HIGH FOREST ROAD  
COLORADO SPRINGS, CO

262. SUTHERLAND STEPHEN ARTHUR  
ZONED - RR-5  
4460 HIDDEN ROCK ROAD  
COLORADO SPRINGS, CO

263. WEBER CHARLES L  
ZONED - RR-5  
4360 HIDDEN ROCK ROAD  
COLORADO SPRINGS, CO

264. NELSON NORMAN D  
ZONED - RR-5  
4260 HIDDEN ROCK ROAD  
COLORADO SPRINGS, CO

265. JOHNSON TRACIE LIVING TRUST  
ZONED - RR-5  
4210 HIDDEN ROCK ROAD  
COLORADO SPRINGS, CO

266. BREWER STEVEN W  
ZONED - RR-5  
4160 HIDDEN ROCK ROAD  
COLORADO SPRINGS, CO

267. WOGEN BRYAN  
ZONED - RR-5  
4110 HIDDEN ROCK ROAD  
COLORADO SPRINGS, CO

268. FRANZ CHRISTOPHER A  
ZONED - RR-5  
4010 HIDDEN ROCK ROAD  
COLORADO SPRINGS, CO

269. PAESCHKE TRACY  
ZONED - RR-5  
4015 HIDDEN ROCK ROAD  
COLORADO SPRINGS, CO

270. OLSEN TODD A  
ZONED - RR-5  
3985 CANOPY COURT  
COLORADO SPRINGS, CO

271. DAHILL DEVIN  
ZONED - RR-5  
3955 CANOPY COURT  
COLORADO SPRINGS, CO

272. CASE FAMILY REVOC LIVING TRUST  
ZONED - RR-5  
15570 WINDING TRAIL ROAD  
COLORADO SPRINGS, CO

273. PARKER JEFFREY  
ZONED - RR-5  
5030 VESSEY ROAD  
COLORADO SPRINGS, CO

274. TERESA L FERGUSON LIVING TRUST  
ZONED - RR-5  
14145 MILLHAVEN PLACE  
COLORADO SPRINGS, CO

275. HOLLINGSWORTH KIMBERLEY  
ZONED - RR-5  
6625 COUNTRY ESTATES LANE  
COLORADO SPRINGS, CO

276. BURST DAVID K  
ZONED - RR-5  
6655 COUNTRY ESTATES LANE  
COLORADO SPRINGS, CO

277. PIRTLE CYNTHIA K  
ZONED - RR-5  
6685 COUNTRY ESTATES LANE  
COLORADO SPRINGS, CO

278. TWOMBLY MARCI  
ZONED - RR-5  
6715 COUNTRY ESTATES LANE  
COLORADO SPRINGS, CO

279. SUMPTER JUSTIN MICHAEL  
ZONED - RR-5  
15605 TERRA RIDGE CIRCLE  
COLORADO SPRINGS, CO

280. DAVIS MARK K  
ZONED - RR-5  
15565 TERRA RIDGE CIRCLE  
COLORADO SPRINGS, CO

SCOTT W ANDREWS  
PO BOX 158  
USAF ACADEMY, CO 80840

CHRISTOPHER A BOWMAN  
6425 CONNAUGHT DRIVE  
COLORADO SPRINGS, CO 80908

GREGORY B CHAFFEE  
15650 TERRA RIDGE CIRCLE  
COLORADO SPRINGS, CO 80908

AARON O COPPOCK  
6680 COUNTRY ESTATES LANE  
COLORADO SPRINGS, CO 80908

DERKSEN PROPERTIES LLC  
5491 PADDINGTON CREEK  
COLORADO SPRINGS, CO 80924

JOHN R AND BELINDA SHANTZ  
2651 19<sup>TH</sup> AVE  
KINGSBURG, CA 93631

DANIEL W LULCHUK  
6790 CONNAUGHT DRIVE  
COLORADO SPRINGS, CO 80908

ROBERT MELANSON  
14725 BLACK FOREST ROAD  
COLORADO SPRINGS, CO 80908

ERIC MIKUSKA  
15645 TERRA RIDGE CIRCLE  
COLORADO SPRINGS, CO 80908

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

COLORADO SPRINGS, CO 80908

RYE LLC  
16755 HAPPY LANDING  
MONUMENT, CO 80132

MARK A SLUTZ  
6730 CONNAUGHT DRIVE  
COLORADO SPRINGS, CO 80908

JEFFREY B SMITH  
13925 HIGHWAY 83  
COLORADO SPRINGS, CO 80921

BART W TIMM  
14695 BLACK FOREST ROAD  
COLORADO SPRINGS, CO 80908

MAYNARD MARCI L TWOMBLY  
6745 COUNTRY ESTATES LANE  
COLORADO SPRINGS, CO 80908

KEVIN J VIDER  
6365 CONNAUGHT DRIVE  
COLORADO SPRINGS, CO 80908

COUNTY FILE NUMBER: SKP223

DRAWN BY: JAG

APPROVED: PLS

CAD DATE: 8/3/2022

CAD FILE: J:\2021\211030\CAD\Draws\C\Sketch-Plan\ADJACENT-PROPERTY

JOB DATE: 3/1/2022

JOB NUMBER: 211030

BAR IS ONE INCH ON OFFICIAL DRAWINGS.

0" 1"

IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION



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

FLYING HORSE NORTH SKETCH PLAN  
ADJACENT PROPERTY DATA OWNERS

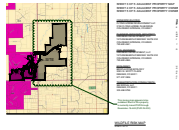
SHEET  
SP.5

5

HR GREEN Xrefs: xref-1-ARCH D101: BUBBLE-PLAN-EX-Parcels

# SKP-22-003 SKP\_PCD Review\_V2.pdf Markup Summary

## Architect (3)



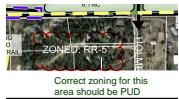
**Subject:** Architect  
**Page Label:** 1  
**Author:** Ryan Howser  
**Date:** 9/8/2022 7:25:22 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

This zoning map appears to be outdated. Much of this property is currently zoned PUD through Resolution 16-442 (PUD-16-002)



**Subject:** Architect  
**Page Label:** 1  
**Author:** Ryan Howser  
**Date:** 9/8/2022 7:25:49 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Wildfire?



**Subject:** Architect  
**Page Label:** 2  
**Author:** Ryan Howser  
**Date:** 9/8/2022 7:29:43 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Correct zoning for this area should be PUD

## Callout (1)



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdlaforce  
**Date:** 9/8/2022 9:33:50 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Recommend reviewing the Hodgen Rd access Management Plan (snippet to the left) and showing the connection from Hodgen Road w/ potential cul-de-sac at the south when Black Forest Rd realignment occurs.

Unresolved. Show a single access arrow in conformance with the access management plan

## Image (1)



**Subject:** Image  
**Page Label:** 2  
**Author:** dsdlaforce  
**Date:** 9/8/2022 9:33:59 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**