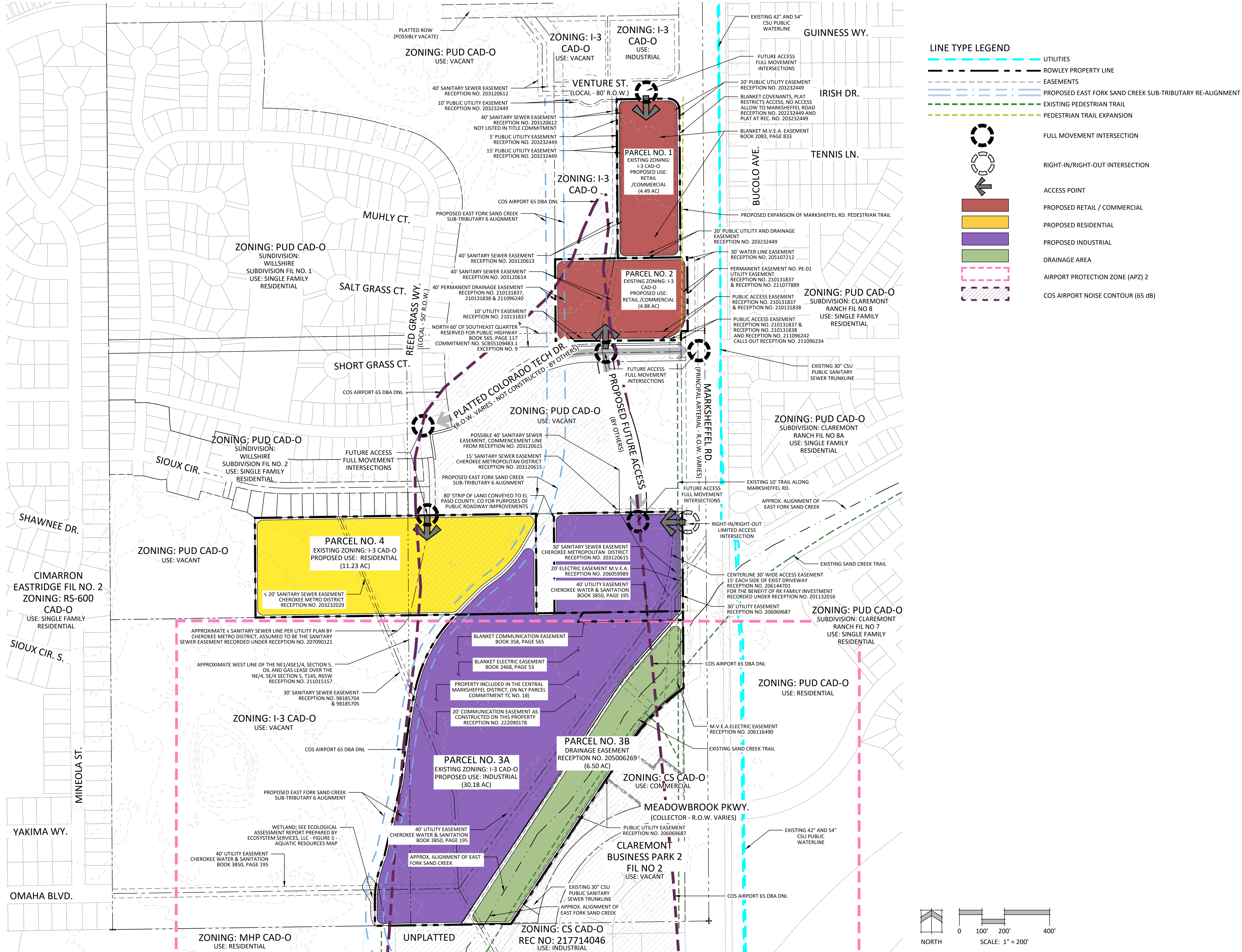


MARKSHEFFEL CROSSING

EL PASO COUNTY SKETCH PLAN

LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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MARKSHEFFEL CROSSING SKETCH PLAN

DATE: 09/04/2026
PROJECT MGR: J. ALWINE
PREPARED BY: A. NETTER

SKETCH PLAN

DATE: 06/15/2026 BY: AN DESCRIPTION: INITIAL SUBMITTAL
09/04/2026 AN REVISIONS

SKETCH PLAN

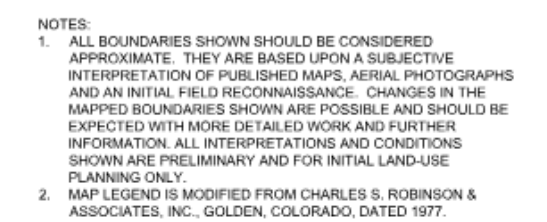
2

2 OF 4

SKP262

EL PASO COUNTY
SKETCH PLAN

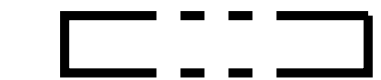
LINE TYPE LEGEND



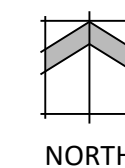
EL PASO COUNTY SKETCH PLAN

[illegible]

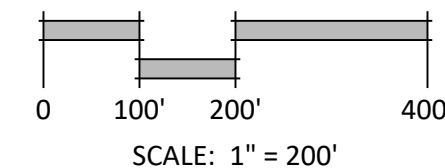
PROPERTY ID	OWNER NAME	MAILING ADDRESS	CITY, STATE, ZIP
1	B WHEAT LLC	7715 VENTURE ST	COLORADO SPRINGS, CO 80951
2	MARKSHEFFEL BUSINESS CENTER LLC	PO BOX 38939	COLORADO SPRINGS, CO 80937
3	SCHOENFELD DILLON SCHOENFELD BRITTANY	7677 SIOUX CIR	COLORADO SPRINGS, CO 80915
4	BLOCKED BY REQUEST	BLOCKED BY REQUEST	BLOCKED BY REQUEST
5	ADEROJU IDRIS	7653 N SIOUX CIR	COLORADO SPRINGS, CO 80915
6	HUMPHREY CARL G HUMPHREY MAYA	7641 N SIOUX CIR	COLORADO SPRINGS, CO 80915
7	ZAMORA CARRIE ZAMORA ROBERT J	7629 N SIOUX CIR	COLORADO SPRINGS, CO 80915
8	BURKS ROSALYN SALINA TUCKER DALLAS M	7617 N SIOUX CIR	COLORADO SPRINGS, CO 80915
9	COUSAR MICHAEL L COUSAR MONICA L	7605 N SIOUX CIR	COLORADO SPRINGS, CO 80915
10	BALL ARTHUR R JR	7593 N SIOUX CIR	COLORADO SPRINGS, CO 80915
11	TAPIA DOMINICK L	7581 N SIOUX CIR	COLORADO SPRINGS, CO 80915
12	ROBERTSON TERENCE CORDELL ROBERTSON CHRISTINE DOWELL	7569 N SIOUX CIR	COLORADO SPRINGS, CO 80915
13	ESPARZA JOSE G MATRAVERS JESSICA	7557 N SIOUX CIR	COLORADO SPRINGS, CO 80915
14	CUTHBERTSON WESTLEY JOE CUTHBERTSON AMANDA ROSE	7545 N SIOUX CIR	COLORADO SPRINGS, CO 80915
15	PHILLIPS ABRANDA M	7533 N SIOUX CIR	COLORADO SPRINGS, CO 80915
16	GORE COLIN A	7521 N SIOUX CIR	COLORADO SPRINGS, CO 80915
17	CH COMMUNITIES II LLC	PO BOX 38939	COLORADO SPRINGS, CO 80937
18	IESG LLC	PO BOX 38939	COLORADO SPRINGS, CO 80937
19	SPRINGS MOBILE HOME PARK LLC	8350 E RAINTREE DR STE 220	SCOTTSDALE, AZ 85260
20	LAND FIRST INC C/O RONALD WALDTHAUSEN	1378 PROMONTORY BLUFF VW	COLORADO SPRINGS, CO 80921
21	MALLERY LLC	7575 PINERY CIR	COLORADO SPRINGS, CO 80908
22	CASE INTERNATIONAL COMPANY	119 N WAHSATCH AVE	COLORADO SPRINGS, CO 80903
23	RBNB VENTURE LLC	210 SAINT PAUL ST APT 204	DENVER, CO 80206

 PARCELS SUBJECT TO SKETCH PLAN

PARCELS SUBJECT TO SKETCH PLAN



NORTH



SCALE: 1" = 200'



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PROJECT INFO

DATE:	09/04/2026
PROJECT MGR:	J. ALWINE
PREPARED BY:	A. NETTER

SKETCH PLAN

DATE:	BY:	DESCRIPTION:
1/15/2026	AN	INITIAL SUBMITTAL
1/04/2026	AN	REVISIONS

ADJACENT LAND OWNERS

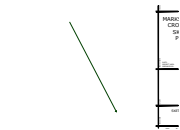
4

4 OF 4

SKP262

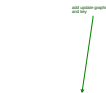
V2_Sketch Plan Drawing(s).pdf Markup Summary

Arrow (1)



Subject: Arrow
Page Label: [3] Rowley Sketch Plan-HZRD
Author: dsdparsons
Date: 9/22/2026 11:19:07 AM
Status:
Color: █
Layer:
Space:

Callout (10)



Subject: Callout
Page Label: [3] Rowley Sketch Plan-HZRD
Author: dsdparsons
Date: 9/22/2026 11:30:25 AM
Status:
Color: █
Layer:
Space:

add update graphic and key



Subject: Callout
Page Label: [1] Rowley Sketch Plan-COVER
Author: dsdparsons
Date: 9/22/2026 11:19:38 AM
Status:
Color: █
Layer:
Space:

and 9/1/26



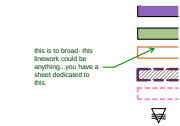
Subject: Callout
Page Label: [1] Rowley Sketch Plan-COVER
Author: dsdparsons
Date: 9/22/2026 11:19:45 AM
Status:
Color: █
Layer:
Space:

sheet flooding etc



Subject: Callout
Page Label: [1] Rowley Sketch Plan-COVER
Author: dsdparsons
Date: 9/22/2026 11:29:48 AM
Status:
Color: █
Layer:
Space:

Please add a descriptive note of the mitigation techniques to be utilized for the sound reduction for all land within the ADNL; Please reference the study identifying the appropriate mitigations for varying land uses



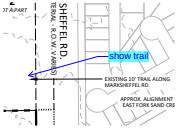
Subject: Callout
Page Label: [3] Rowley Sketch Plan-HZRD
Author: dsdparsons
Date: 9/22/2026 11:32:07 AM
Status:
Color: █
Layer:
Space:

this is to broad- this linework could be anything...you have a sheet dedicated to this.



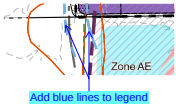
Subject: Callout
Page Label: [4] Rowley Sketch Plan-ADJ LAND OWN
Author: Jeff Rice - EPC Engineering Review
Date: 9/22/2026 12:09:31 PM
Status:
Color: ■
Layer:
Space:

Label this parcel also (unknown / ROW?)



Subject: Callout
Page Label: [4] Rowley Sketch Plan-ADJ LAND OWN
Author: Jeff Rice - EPC Engineering Review
Date: 9/22/2026 12:10:51 PM
Status:
Color: ■
Layer:
Space:

show trail



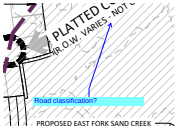
Subject: Callout
Page Label: [3] Rowley Sketch Plan-HZRD
Author: Jeff Rice - EPC Engineering Review
Date: 9/22/2026 12:12:38 PM
Status:
Color: ■
Layer:
Space:

Add blue lines to legend



Subject: Callout
Page Label: [3] Rowley Sketch Plan-HZRD
Author: Jeff Rice - EPC Engineering Review
Date: 9/22/2026 12:17:30 PM
Status:
Color: ■
Layer:
Space:

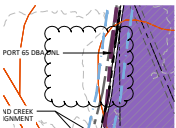
Non-residential collector?



Subject: Callout
Page Label: [3] Rowley Sketch Plan-HZRD
Author: CDurham
Date: 9/23/2026 9:54:36 AM
Status:
Color: ■
Layer:
Space:

Road classification?

Cloud (1)



Subject: Cloud
Page Label: [3] Rowley Sketch Plan-HZRD
Author: dsdparsons
Date: 9/22/2026 1:51:47 PM
Status:
Color: ■
Layer:
Space:

Image (1)



Subject: Image
Page Label: [3] Rowley Sketch Plan-HZRD
Author: dsdparsons
Date: 9/22/2026 1:43:52 PM
Status:
Color: ■
Layer:
Space:

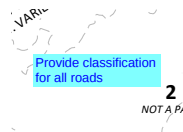
Planner (1)



Subject: Planner
Page Label: [3] Rowley Sketch Plan-HZRD
Author: dsdparsons
Date: 9/22/2026 1:52:17 PM
Status:
Color: ■
Layer:
Space:

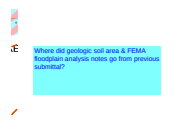
Roadway connection for future land use per Code

Text Box (2)



Subject: Text Box
Page Label: [4] Rowley Sketch Plan-ADJ LAND OWN
Author: CDurham
Date: 9/23/2026 9:57:07 AM
Status:
Color: ■
Layer:
Space:

Provide classification for all roads



Subject: Text Box
Page Label: [3] Rowley Sketch Plan-HZRD
Author: CDurham
Date: 9/23/2026 11:18:43 AM
Status:
Color: ■
Layer:
Space:

Where did geologic soil area & FEMA floodplain analysis notes go from previous submittal?

(1)



Subject:
Page Label: [3] Rowley Sketch Plan-HZRD
Author: Jeff Rice - EPC Engineering Review
Date: 9/22/2026 12:11:34 PM
Status:
Color: ■
Layer:
Space:

BY OTHERS)