

**LAND USE LEGEND:**

44 AC. RESIDENTIAL: 0.2 DU/AC	9 D U
33 AC. RESIDENTIAL: 0.4 DU/AC	13 D U
35 AC. RESIDENTIAL: 1 DU/AC	35 D U
163 AC. RESIDENTIAL: 2 DU/AC	326 D U
790 AC. RESIDENTIAL: 3-5 DU/AC	3,642 D.U.
86 AC. RESIDENTIAL: 5-8 DU/AC	600 D.U.
47 AC. MIXED USE 8-25 DU/AC	600 D U
57 AC. ELEMENTARY / K-8 SCHOOL	
18 AC. NEIGHBORHOOD PARK	
25 AC. COMMUNITY PARK	
62 AC. OPEN SPACE / PARK / GREENWAY	
43 AC. OPEN SPACE / BUFFER	
9 AC. UTILITY PARCEL	
5 AC. INDUSTRIAL	

TOTAL: 1,444 AC      TOTAL: 5,225 D.U. Max  
 \* COMMERCIAL / MULTIFAMILY UP TO 25 DU/AC

**LEGAL DESCRIPTION:**

THE WEST HALF OF THE WEST HALF OF THE EAST HALF AND EAST HALF OF THE WEST HALF AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 37; THE EAST HALF OF THE SOUTHEAST QUARTER AND THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER LYING SOUTH AND EAST OF THE COUNTY ROAD KNOWN AS VOLLMER ROAD, OF SECTION 28; THE WEST HALF OF THE EAST HALF AND THE WEST HALF OF SECTION 34; THE EAST HALF AND THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, AND ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 33 LYING SOUTH AND EAST OF THE COUNTY ROAD KNOWN AS VOLLMER ROAD, EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33 LYING SOUTH AND EAST OF SAID COUNTY ROAD AS DEEDED TO COLORADO INTERSTATE GAS COMPANY BY WARRANTY DEED RECORDED IN BOOK 1173 AT PAGE 359; AND THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER LYING SOUTHEAST OF THE COUNTY ROAD KNOWN AS VOLLMER ROAD, OF SECTION 32, EXCEPT THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32 DEEDED TO J. MARCUS BROWN BY TRUSTEE'S DEED RECORDED IN BOOK 3392 AT PAGE 168, ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO. ALL THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO LYING SOUTH AND EAST OF THE COUNTY ROAD (VOLLMER ROAD), ALSO; THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LYING SOUTHERLY OF AN EXISTING EAST-WEST FENCE AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 23, 2004 AT RECEPTION NO. 204299417, COUNTY OF EL PASO, STATE OF COLORADO, ALSO; THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., LYING SOUTHEASTERLY OF THE PUBLIC ROAD KNOWN AS VOLLMER ROAD, EL PASO COUNTY, COLORADO, AND CONTAINING 1443.695 ACRES MORE OR LESS.

**OWNERS:**

SR LAND, LLC  
20 BOULDER CRESCENT STREET, SUITE 102  
COLORADO SPRINGS, CO 80903-3300

CLASSIC SR LAND, LLC  
2138 FLYING HORSE CLUB DRIVE  
COLORADO SPRINGS, CO 80921

CHALLENGER COMMUNITIES, LLC  
8605 EXPLORER DRIVE, SUITE 250  
COLORADO SPRINGS, CO 80920-1013



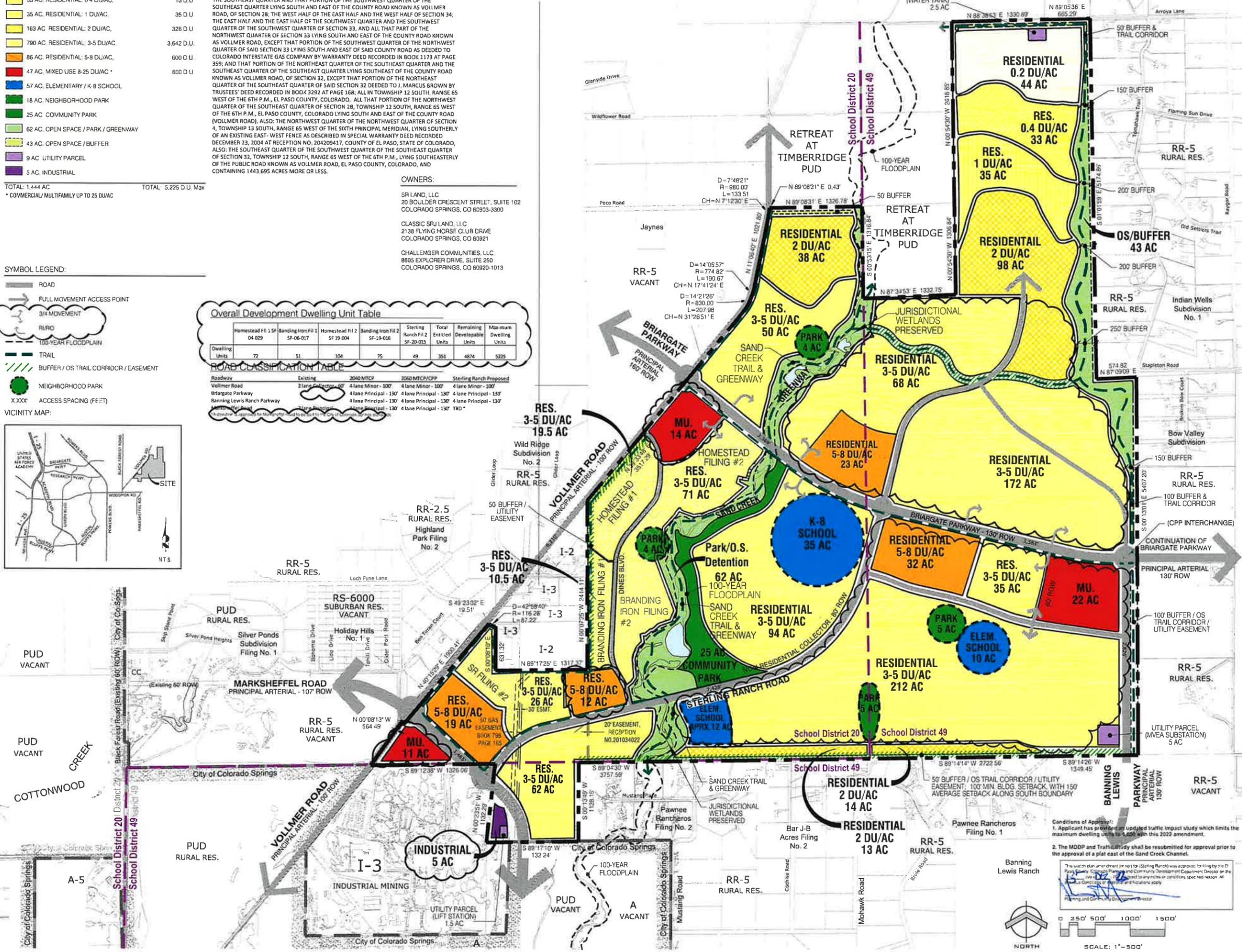
**Overall Development Dwelling Unit Table**

Homestead Fil 1 SF	Banding Iron Fil 1 SF	Homestead Fil 2 SF	Banding Iron Fil 2 SF	Sterling Ranch Fil 2 SF	Total Entitled Units	Remaining Developable Units	Maximum Dwelling Units
04,029	51,007	19,004	75,000	49,000	353,000	4,874	5,225

**ROAD CLASSIFICATION TABLE**

Roadway	Existing	2040 MTCP	2050 MTCP/CPP	Sterling Ranch Proposed
Vollmer Road	2 Lane Collector - 50'	4 Lane Minor - 100'	4 Lane Minor - 100'	4 Lane Principal - 130'
Briargate Parkway	4 Lane Principal - 130'			
Banning Lewis Ranch Parkway	4 Lane Principal - 130'			

# STERLING RANCH SKETCH PLAN AMENDMENT



Land Planning  
Landscape  
Architecture  
Urban Design

**NES**

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**STERLING RANCH  
SKETCH PLAN  
AMENDMENT**

MOBLEY-BENTLEY  
INVESTMENTS, LLC.

DATE: OCTOBER 29, 2017  
 PROJECT NO: 1  
 PREPARED BY: J. HAYWARD ROMERO  
 J. KORNELIUS

**AMENDMENT**

DATE	BY	DESCRIPTION
05-22-2009	JK	APPROVED SKETCH PLAN PER COUNTY - ROW 2228
12-05-2016	BI	APPROVED SKETCH PLAN AMENDMENT, DEC. 2016
07-01-2022	BI	SKETCH PLAN AMENDMENT
08-30-2022	AL	SKETCH PLAN AMENDMENT

Conditions of Approval:  
 1. Applicant has provided an updated traffic impact study which limits the maximum dwelling units to 1,400 with this 2022 amendment.  
 2. The MDDP and Traffic Study shall be resubmitted for approval prior to the approval of a plat east of the Sand Creek Channel.

This sketch plan amendment (not for Sterling Ranch) was approved for filing by the City of Colorado Springs Planning and Community Development Director on the date indicated above and conditions apply.

Scale: 1" = 500'

**1**  
OF 1

SKP 22-004