

JAYNES PROPERTY

SECTION 28, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

SKETCH PLAN

and 33
added

LEGAL DESCRIPTION

THAT PORTION OF THE E 1/2 OF THE SW 1/4 AND THAT PORTION OF THE W 1/2 OF THE SE 1/4 OF SECTION 28 AND THAT PORTION OF THE E 1/2 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, LAYING NORTHWESTERLY OF THE EXISTING COUNTY ROAD (VOLLMER ROAD), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 28, SAID LINE ALSO BEING THE SOUTH LINE OF POCO ROAD AS DESCRIBED IN BOOK 2274 AT PAGE 314, SAID POINT ALSO BEING THE CENTER WEST 1/16 CORNER OF SAID SECTION 28, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 28 BEARS S89°45'22"W (BEARING BASED ON THE LINE BETWEEN THE WEST QUARTER CORNER OF SAID SECTION 28, MONUMENTED WITH A 3 1/8 INCH ALUMINUM CAP MARKED WITH PLS NO. 4842 AND THE NORTHWEST CORNER OF JAYNES SUBDIVISION, MONUMENTED WITH A NO. 4 REBAR AND PLASTIC CAP MARKED WITH PLS NO. 4842, SAID LINE BEARS N89°45'22"E, A DISTANCE OF 1310.67 FEET;
THENCE N89°45'22"E, ALONG SAID EAST-WEST CENTERLINE, A DISTANCE OF 717.48 FEET, TO THE NORTHWEST CORNER OF LOT 1, JAYNES SUBDIVISION (AS ESTABLISHED ON THAT PLAT OF JAYNES SUBDIVISION, FILED ON DECEMBER 20, 1984 IN THE EL PASO COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NO. 1194948 IN PLAT BOOK X-3 AT PAGE 96);
THENCE S00°14'39"E, ALONG THE WEST LINE OF LOT 1, A DISTANCE OF 544.41, TO THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE N89°46'02"E ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 400.10 FEET;
THENCE S00°15'34"E, A DISTANCE OF 598.01 FEET;
THENCE N 89°45'22"E, A DISTANCE OF 1217.67 FEET TO A POINT ON THE APPARENT NORTHWESTERLY RIGHT OF LINE OF EXISTING VOLLMER ROAD;
THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF VOLLMER ROAD THE FOLLOWING FOUR (4) COURSES;

1. ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE CENTER BEARS N78°14'10"W, HAVING A CENTRAL ANGLE OF 27°06'29" AND A RADIUS OF 603.83 FEET, A DISTANCE OF 285.69 FEET;
2. THENCE S38°51'49"W, A DISTANCE OF 1375.53 FEET;
3. THENCE S39°37'46"W, A DISTANCE OF 376.52 FEET;
4. THENCE S41°07'37"W, A DISTANCE OF 1729.65 FEET, TO THE INTERSECTION OF SAID NORTHWESTERLY RIGHT OF WAY LINE AND THE WEST LINE OF THE SAID E 1/2 OF THE NW 1/4 OF SAID SECTION 33;

THENCE N00°25'04"E ALONG SAID WEST LINE OF THE SAID E 1/2 OF THE NW 1/4 OF SAID SECTION 33, A DISTANCE OF 1440.99 FEET;
THENCE N00°14'40"E ALONG THE WEST LINE OF THE E 1/2 OF THE SW 1/4 OF SAID SECTION 28, A DISTANCE OF 2611.39 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 107.005 ACRES.

PARCEL B:

THAT PORTION OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:
BEARINGS ARE RELATIVE TO NORTH AND ARE REFERENCED TO A PORTION OF THE EAST AND WEST CENTERLINE OF SAID SECTION 28. THE WEST END OF SAID CENTERLINE IS THE WEST QUARTER CORNER OF SAID SECTION 28 AND IS MONUMENTED WITH A 3 1/8 INCH ALUMINUM CAP MARKED WITH PLS NO. 4842. THE EAST END IS THE NORTHEAST CORNER OF JAYNES SUBDIVISION AND IS MONUMENTED WITH A NO. 4 REBAR WITH A PLASTIC CAP MARKED WITH PLS NO. 4842. SAID LINE BEARS N 89°45'22"E, 2428.08 FEET.
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28, SAID CORNER MONUMENTED WITH A 3 1/8 INCH ALUMINUM CAP MARKED WITH PLS NO. 4842; THENCE N 89°45'22"E, ALONG THE EAST AND WEST CENTERLINE OF SAID SECTION 28 A DISTANCE OF 2428.08 FEET TO THE NORTHEAST CORNER OF SAID JAYNES SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING:

1. THENCE N89°45'22"E, CONTINUING ALONG SAID EAST AND WEST CENTERLINE, 1457.61 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID VOLLMER ROAD AS DETERMINED BY AN EXISTING FENCE (THE FOLLOWING TWO COURSES ARE ALONG THE SAID WEST RIGHT-OF-WAY LINE);
2. THENCE S10°11'12"W, 114.56 FEET TO A SET NO.5 REBAR AND PLASTIC CAP MARKED WITH PLS NO.32439;
3. THENCE S11°45'20"W, 1052.84 FEET TO A SET NO.5 REBAR AND PLASTIC CAP MARKED WITH PLS NO.32439;
4. THENCE S89°45'22"W, 1217.67 FEET TO A SET NO. 5 REBAR AND PLASTIC CAP MARKED WITH PLS NO.32439 AT THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE EAST LINE OF LOT 1, JAYNES SUBDIVISION AS DETERMINED BY FOUND MONUMENTATION;
5. THENCE N0°15'34"W, 598.01 FEET TO A NO. 4 REBAR AND PLASTIC CAP MARKED WITH PLS NO. 4842 AT THE SOUTHEAST CORNER OF SAID LOT 1;
6. THENCE N0°15'34"W, CONTINUING ALONG SAID EAST LINE, 544.49 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 35.122 ACRES.

FOR A TOTAL SITE AREA OF 142.127 ACRES

GENERAL NOTES

1. SIDEWALKS OR WALKWAYS WILL BE PROVIDED ALONG ALL STREETS AND INTERIOR TO DEVELOPMENT PARCELS, LINKING SCHOOL, PARKS, AND TRAIL SYSTEMS.
2. PHASING WILL BE GENERALLY FROM THE NORTH-EAST CORNER TO THE SOUTH-WEST CORNER OF THE PROPERTY.
3. AS DEVELOPMENT OCCURS WITHIN THE PROJECT, CARE WILL BE TAKEN TO MINIMIZE HUMAN AND WILDLIFE CONFLICTS WITHIN REASONABLE LIMITS. QUALITY SITE PLANNING AND DESIGN WILL BE UTILIZED IN ORDER TO AVOID POTENTIAL IMPACTS TO WILDLIFE HABITAT IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE IMPACT IDENTIFICATION REPORT PREPARED BY CORE CONSULTANTS DATED MAY 2022.
4. A MAXIMUM OF 450 DWELLING UNITS ARE ALLOWED WITHIN THE RANCH SKETCH PLAN.
5. FLOODPLAIN STATEMENT: THE SKETCH PLAN IS ENTIRELY WITHIN AN AREA MAPPED AS ZONE X OF THE FEMA FLOODPLAIN MAP NO. 08041C0535G, DATED DECEMBER 7, 2018 WHICH DENOTES AN AREA OUTSIDE THE 500-YEAR FLOODPLAIN.
6. A METROPOLITAN DISTRICT OR HOME OWNERS ASSOCIATION WILL BE ESTABLISHED TO PROVIDE FOR THE ONGOING OWNERSHIP AND MAINTENANCE OF BUFFERS, OPEN SPACE, DRAINAGE FACILITIES, PARKS, AND TRAILS AND ANY PRIVATE ROADS WITHIN THE PROPOSED SUBDIVISION.
7. IN ACCORDANCE WITH THE 2040 MAJOR TRANSPORTATION CORRIDOR PLAN THE DEVELOPER WILL CONSTRUCT THE EXTENSION OF STAPLETON/BRIARGATE THROUGH THE PROPERTY TO A 4-LANE PRINCIPAL ARTERIAL FUNCTIONAL CLASSIFICATION.
8. ARCHITECTURAL & LANDSCAPE STANDARDS WILL BE ESTABLISHED BY A METROPOLITAN DISTRICT OR HOME OWNERS ASSOCIATION.
9. UNTIL APPROVED BY THE COUNTY, ALL PROPOSED ACCESS LOCATIONS, ROAD LOCATIONS, WIDTHS AND ALIGNMENTS, ROUNDABOUT LOCATIONS AND DESIGN SHOWN ON THIS SKETCH PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL LOCATION AND DESIGN WILL BE DETERMINED THROUGH THE SUBDIVISION PROCESS.
10. ALL STREETS WILL MEET THE STANDARDS OF THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL. A DEVIATION REQUEST AND/OR PUD MODIFICATION MUST BE APPROVED FOR ANY DESIGN THAT DOES NOT CONFORM WITH THESE STANDARDS.
11. SPECIFIC DEVELOPMENT STANDARDS, INCLUDING SETBACKS, LOT COVERAGE AND BUILDING HEIGHT, WILL BE ESTABLISHED THROUGH SUBSEQUENT ZONING OF THE PROPERTY.
12. THE FOLLOWING DISTRICTS WILL SERVE THE PROPERTY:
 - FALCON AREA WATER & WASTEWATER AUTHORITY
 - COLORADO SPRINGS UTILITIES AND BLACKHILLS ENERGY (NORTH OF BRIARGATE/STAPLETON) FOR NATURAL GAS.
 - MOUNTAIN VIEW ELECTRIC ASSOCIATION INC. FOR ELECTRICITY.
 - BLACK FOREST FIRE PROTECTION DISTRICT
 - ACADEMY SCHOOL DISTRICT 20.
 - EL PASO COUNTY CONSERVATION DISTRICT.
 - UPPER BLACK SQUIRREL GROUND WATER DISTRICT

are anticipated to serve- strike will... (commitment letters are not required, just feasibility)

Add note that streets and access shown are conceptual only and will be reviewed with subdivision applications.

Updated to anticipated.

SOILS & GEOLOGY CONDITIONS, CONSTRAINTS & HAZARDS

A "GEOLOGY AND SOILS STUDY" FOR THE SKETCH PLAN WAS COMPLETED BY ENTECH ENGINEERING INC. ON APRIL 5 2022

GEOLOGIC HAZARD NOTE:

AREAS OF THE PROPOSED SUBDIVISION HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC CONDITIONS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY BY ENTECH ENGINEERING INC. ON APRIL 5 2022

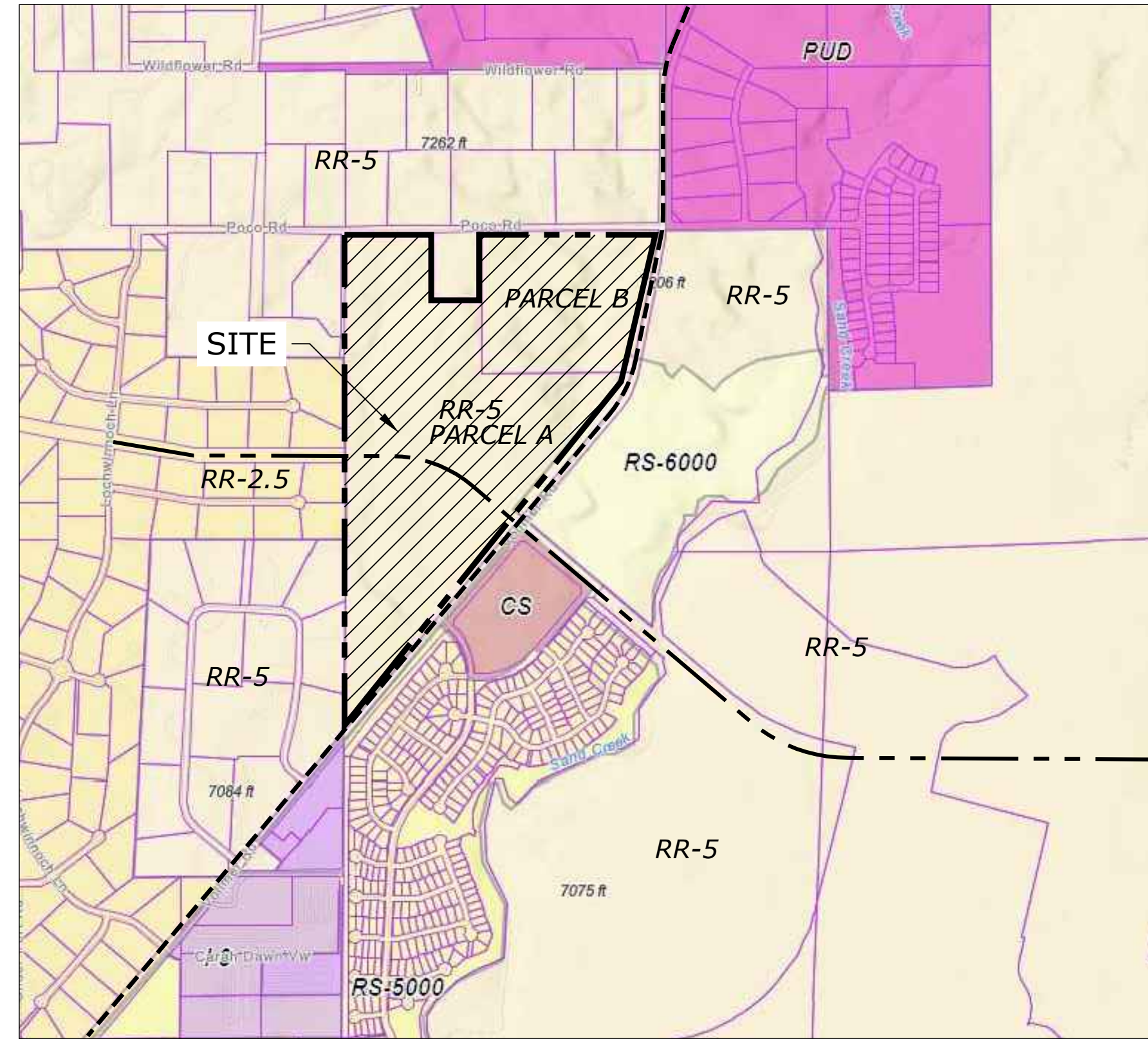
- ARTIFICIAL FILL
- COLLAPSIBLE SOILS
- EXPANSIVE SOILS
- AREAS OF EROSION
- SEASONAL SHALLOW GROUNDWATER
- PONDED WATER AREAS
- RADON

GROUNDWATER & FLOODPLAIN AREAS:

THE SITE IS NOT MAPPED WITHIN FLOODPLAIN ZONES ACCORDING TO FEMA MAP NOS. 08041C0533G AND 05041C0535G.

ENTECH ENGINEERING INC. CONCLUDES IN THEIR REPORT THAT DEVELOPMENT OF THE SITE CAN BE ACHIEVED IF THE ITEMS MENTIONED ABOVE ARE MITIGATED. THESE ITEMS CAN BE MITIGATED THROUGH PROPER DESIGN AND CONSTRUCTION OR THROUGH AVOIDANCE. INVESTIGATION ON EACH LOT IS RECOMMENDED PRIOR TO CONSTRUCTION.

ZONING MAP



EL PASO COUNTY 2040 MAJOR TRANSPORTATION CORRIDOR PLAN ROAD CLASSIFICATIONS:

- PROPOSED PRINCIPAL ARTERIAL
- - - - - PROPOSED MINOR ARTERIAL

add widths of the ROW please added.

The Code has landscape standards

Landscape standards established by the HOA or metro district will meet or exceed the EPC land development code standards.

Add A note stating what the buffer minimums are for specific boundaries.

Buffers have been listed separately.

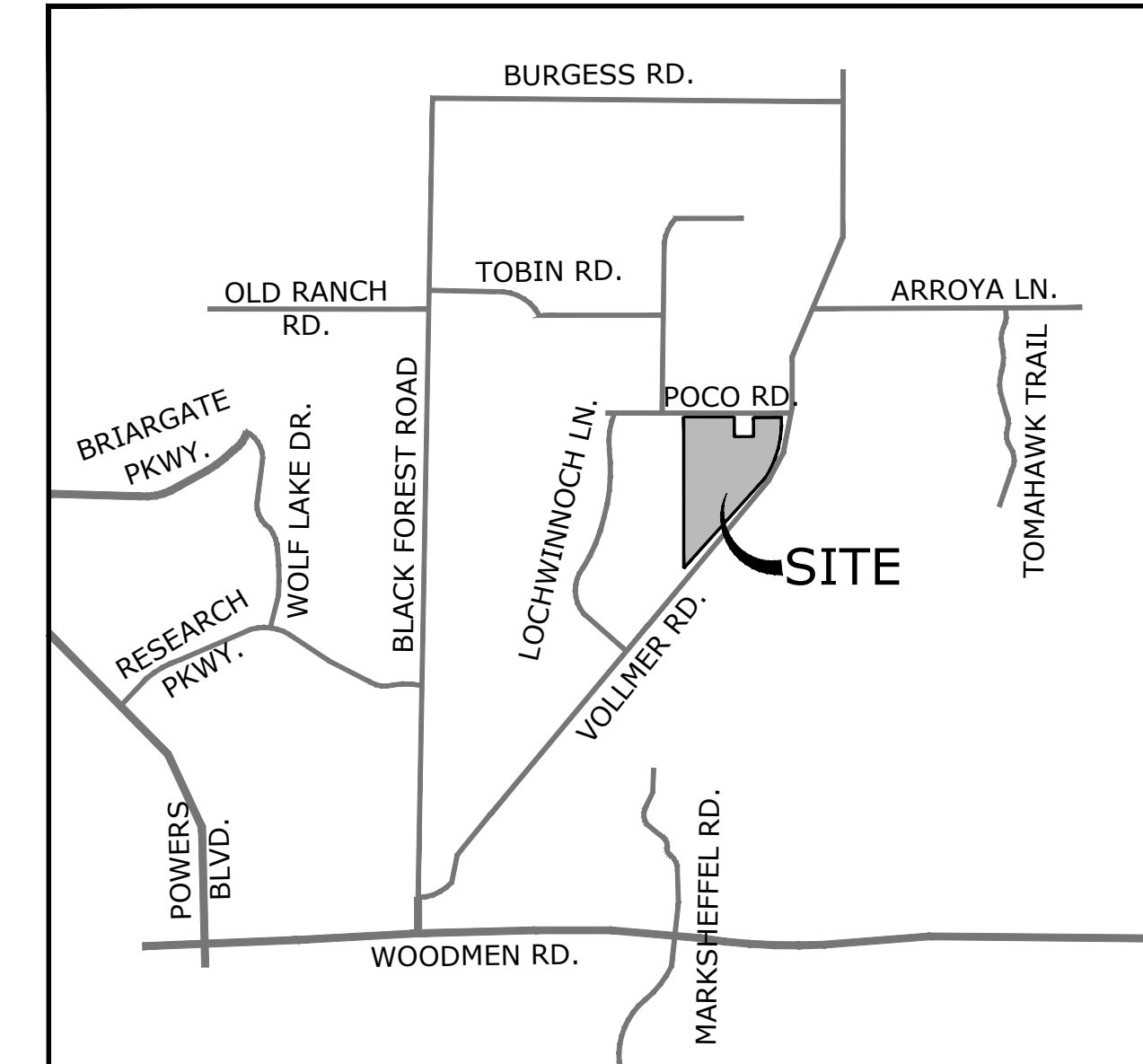
there are some items missing noted below from checklist based on the reports provided by applicant, which is available on-line.

SKETCH PLAN CHECKLIST	
5	Hazards and Constraints Approximate location of all areas of floodplain, inundation, or storm water overflow and the location, widths, and direction of flow of all water courses. Note if the constraint will be mitigated or remain in its natural state. Approximate areas of geological and soil constraints and hazards. Approximate location of applicable airplane flight overlays.
6	Internal Land Uses Relative percentages and acreages of proposed land uses at completion. To be divided into the following categories: Residential (single family: low density, medium density, high density) and (multifamily: low density, medium density, high density) expressed in dwelling units per acre. Include total acreage and maximum number of dwelling units. Commercial, including office: show acreage Light Industrial: show acreage Heavy Industrial: show acreage Institutional: show acreage Open Space: show acreage Park Land and Trails: show acreage Other: show acreage
7	External Land Uses
8	Natural and Other Features The approximate location of natural hazard areas including areas of wildfire hazard as depicted on the Vegetation Map (Wildfire Hazard Map). The approximate location of burial grounds, railroad rights-of-way, mineral resource areas, watercourses, irrigation ditches and laterals, paleontological, archeological, or historic sites including burial grounds, and other significant features within or adjacent to the tract to be subdivided. The approximate location of any significant wildlife habitat areas including potential State or Federally listed species areas, breeding grounds, nesting areas, crossings, wintering areas, migratory routes, etc. The approximate location of any other hazards, including man-made hazards (e.g. landfills, mining subsidence, etc.). Existing and proposed no-build areas and easements (e.g. drainage, utility, etc.) with approximate dimensions. All existing no-build areas and easements are to be identified as "to remain" or "to be removed."
9	Streets, Roads, and Easements Transportation system, to include approximate location, length, and point of intersection of all major streets (collector level roadways and above) including functional classification, trail corridors and trailheads, and other transportation links. The approximate location and names of adjoining streets/roads and highways.

Proposed trail connection to Sterling Ranch

are there any connection other than stapleton to existing roads?

VICINITY MAP



SITE DATA

Tax ID Number:	5228000024 & 5228000025
Total Area:	142.127 AC
Current Zoning:	RR-5
Current Use:	Vacant/Single Family Residential
Maximum Number of Units:	450
Maximum Gross Density:	4.2 DU/AC
Total Areas (See Land Use Legend on Sheet 2):	
Residential:	107.5 AC
Neighborhood Commercial:	4 AC
Park:	3.2 AC
Buffer:	15.5 AC
Open Space/Detention:	4.7 AC
R.O.W.:	7.127 AC

JAYNES PROPERTY

TAX ID: 5228000024 & 5228000025

DATE: 08.05.2022
PROJECT MGR: A. BARLOW
PREPARED BY: A. LANGHANS

ENTITLEMENT

DATE: BY: DESCRIPTION:

SKETCH PLAN

1 OF 3

PLAN FILE #

SHEET NUMBER

SHEET TITLE

ISSUE / REVISION

STAMP

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

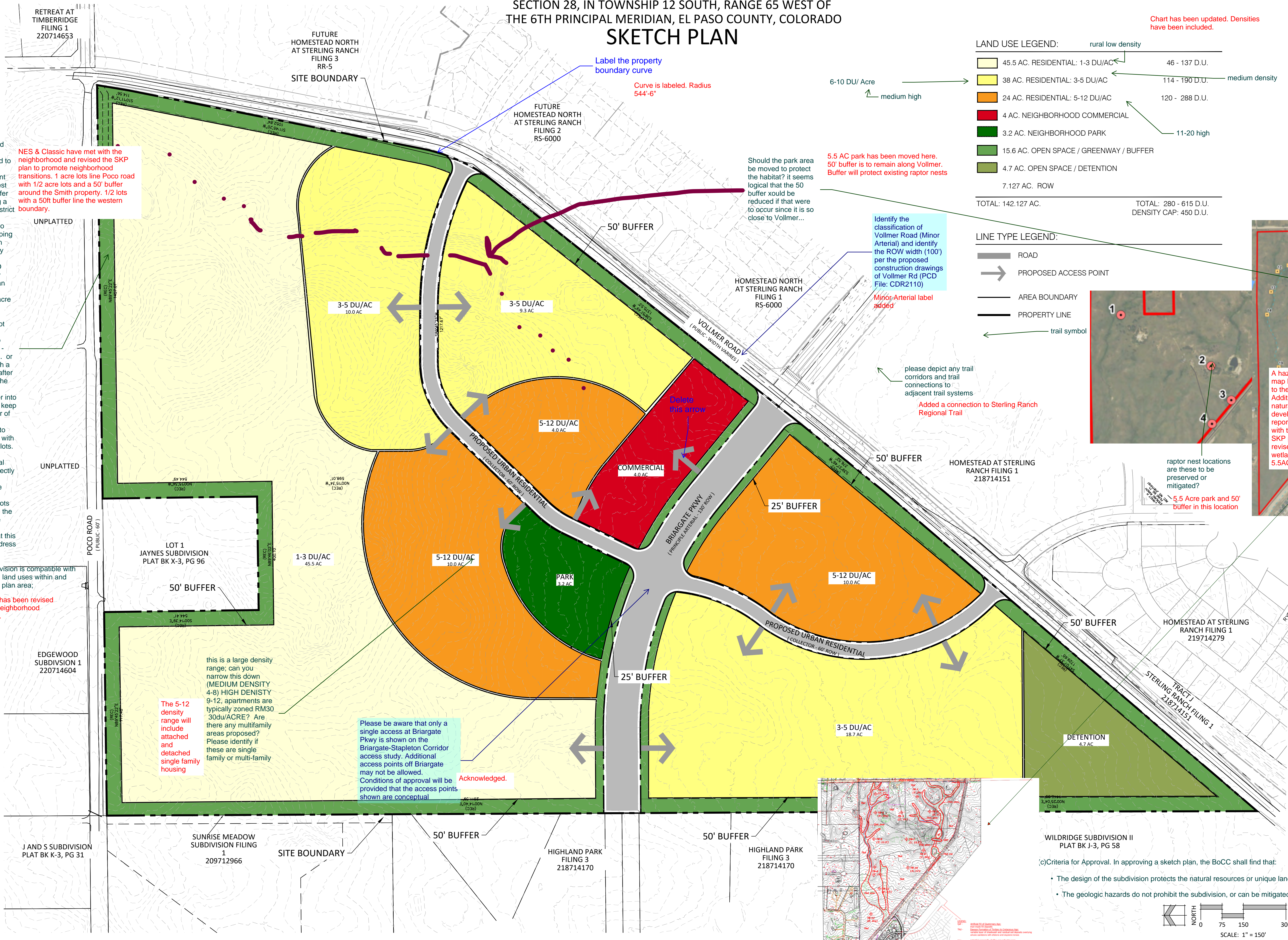
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PLANNER / LANDSCAPE ARCHITECT
IN ASSOCIATION WITH



JAYNES PROPERTY

SECTION 28, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO
SKETCH PLAN

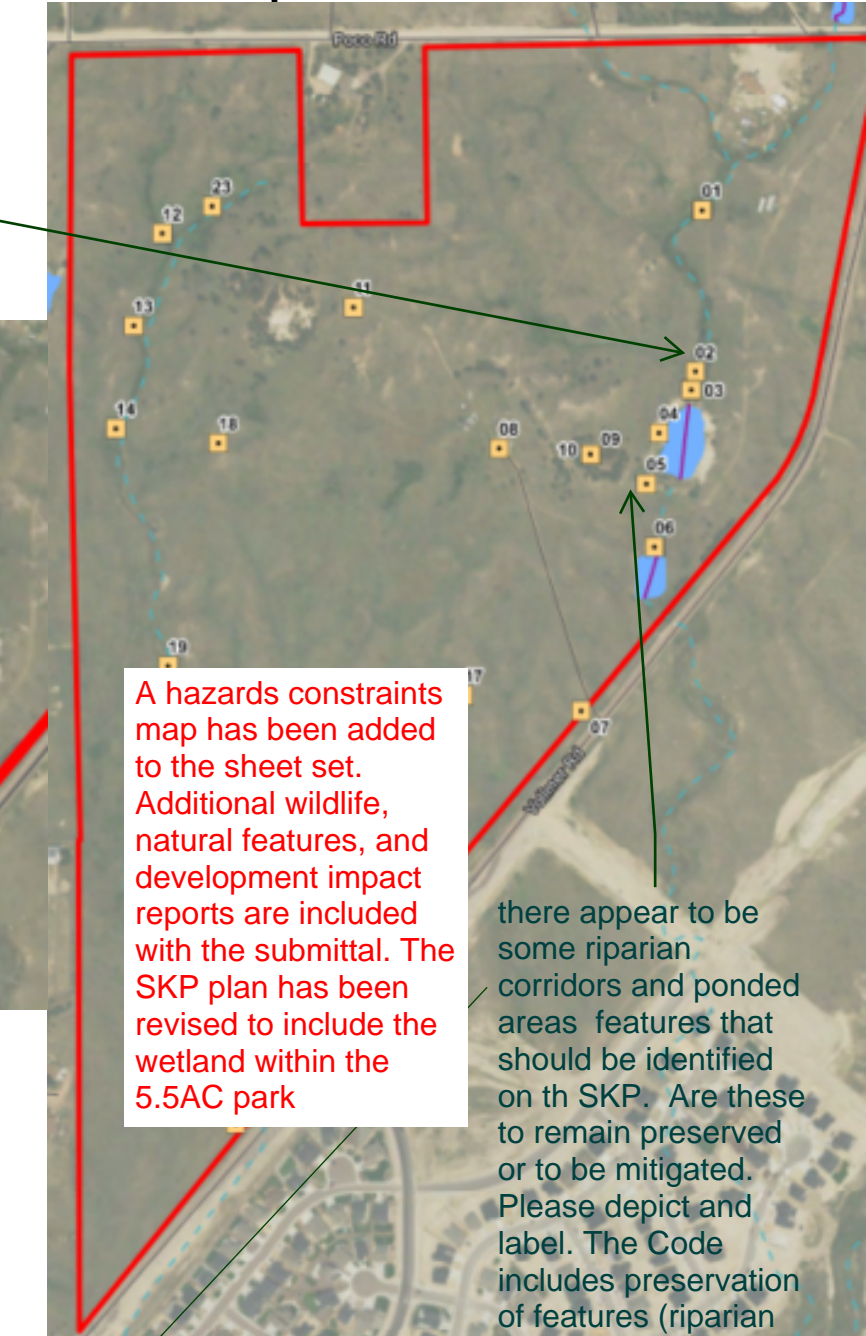


LAND USE LEGEND:

Color	Description	Density	D.U. Range
Light Yellow	45.5 AC. RESIDENTIAL: 1-3 DU/AC	rural low density	46 - 137 D.U.
Yellow	38 AC. RESIDENTIAL: 3-5 DU/AC	medium density	114 - 190 D.U.
Orange	24 AC. RESIDENTIAL: 5-12 DU/AC	medium high	120 - 288 D.U.
Red	4 AC. NEIGHBORHOOD COMMERCIAL		
Green	3.2 AC. NEIGHBORHOOD PARK		11-20 high
Light Green	15.6 AC. OPEN SPACE / GREENWAY / BUFFER		
Dark Green	4.7 AC. OPEN SPACE / DETENTION		
Grey	7.127 AC. ROW		
TOTAL: 142.127 AC.		TOTAL: 280 - 615 D.U.	
		DENSITY CAP: 450 D.U.	

LINE TYPE LEGEND:

- ROAD
- PROPOSED ACCESS POINT
- AREA BOUNDARY
- PROPERTY LINE
- trail symbol



Staff has received over 50 letters of opposition related to urban density proposed adjacent RR5. Staff suggest removing the buffer tract, and placing a RR 2.5 zoning district (0.4DU/ac) immediately adj to POCO and wrapping adj to the RR5 on western boundary one row lots accessing POCO then immediately backing into urban lots. Where the existing RR 2.5 acre property is staff recommends committing to a lot size of 1 acre; reduced buffer to minimum 15 feet - RR0.5 acre zone. or half acre lots with a larger 25' buffer after the rural lots on the perimeter are established taper into higher density to keep the same number of units? This will address the use to use compatibility with rural lots to rural lots. There may be possibility for rural lots to access directly to POCO to more efficiently provide internal roads to serve the urban lots immediately adj to the rural lots with the SKP area. - see criteria below that this would help to address

NES & Classic have met with the neighborhood and revised the SKP plan to promote neighborhood transitions. 1 acre lots line POCO road with 1/2 acre lots and a 50' buffer around the Smith property. 1/2 lots with a 50ft buffer line the western boundary.

Label the property boundary curve
 Curve is labeled. Radius 544'-6"

Should the park area be moved to protect the habitat? it seems logical that the 50' buffer would be reduced if that were to occur since it is so close to Vollmer...

5.5 AC park has been moved here. 50' buffer is to remain along Vollmer. Buffer will protect existing raptor nests

Identify the classification of Vollmer Road (Minor Arterial) and identify the ROW width (100') per the proposed construction drawings of Vollmer Rd (PCD File: CDR2110)

Minor Arterial label added

please depict any trail corridors and trail connections to adjacent trail systems

Added a connection to Sterling Ranch Regional Trail

raptor nest locations are these to be preserved or mitigated?
 5.5 Acre park and 50' buffer in this location

A hazards constraints map has been added to the sheet set. Additional wildlife, natural features, and development impact reports are included with the submittal. The SKP plan has been revised to include the wetland within the 5.5AC park

there appear to be some riparian corridors and ponded areas features that should be identified on the SKP. Are these to remain preserved or to be mitigated. Please depict and label. The Code includes preservation of features (riparian corridors, wetlands, nesting areas)

The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area.

Sketch plan has been revised to promote neighborhood compatibility.

this is a large density range; can you narrow this down (MEDIUM DENSITY 4-8) HIGH DENSITY 9-12, apartments are typically zoned RM30 30du/ACRE? Are there any multifamily areas proposed? Please identify if these are single family or multi-family housing

Please be aware that only a single access at Briargate Pkwy is shown on the Briargate-Stapleton Corridor access study. Additional access points off Briargate may not be allowed. Conditions of approval will be provided that the access points shown are conceptual

Acknowledged.

DATE: 08.05.2022
 PROJECT MGR: A. BARLOW
 PREPARED BY: A. LANGHANS

Chapter 8,

G) Preservation of Natural Landscape. The primary importance of the preservation and enhancement of the natural landscape and vegetation shall be considered. The layout and design of lots, blocks, and rights-of-way shall provide desirable settings for structures by making use of natural features, unique or distinctive topographic features including buttes and rock outcroppings; existing vegetation; drainage; riparian and wetland areas; significant wildlife habitats; identified aquifer recharge areas; and aesthetic features. Alteration of features shall be kept to a minimum and shall be based on practical engineering considerations.

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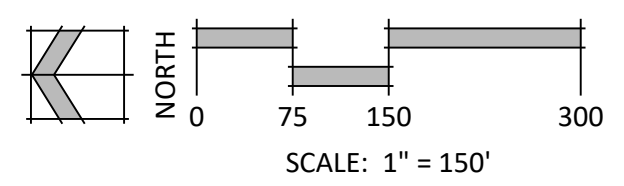
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(c) Criteria for Approval. In approving a sketch plan, the BoCC shall find that:

- The design of the subdivision protects the natural resources or unique landforms;
- The geologic hazards do not prohibit the subdivision, or can be mitigated;

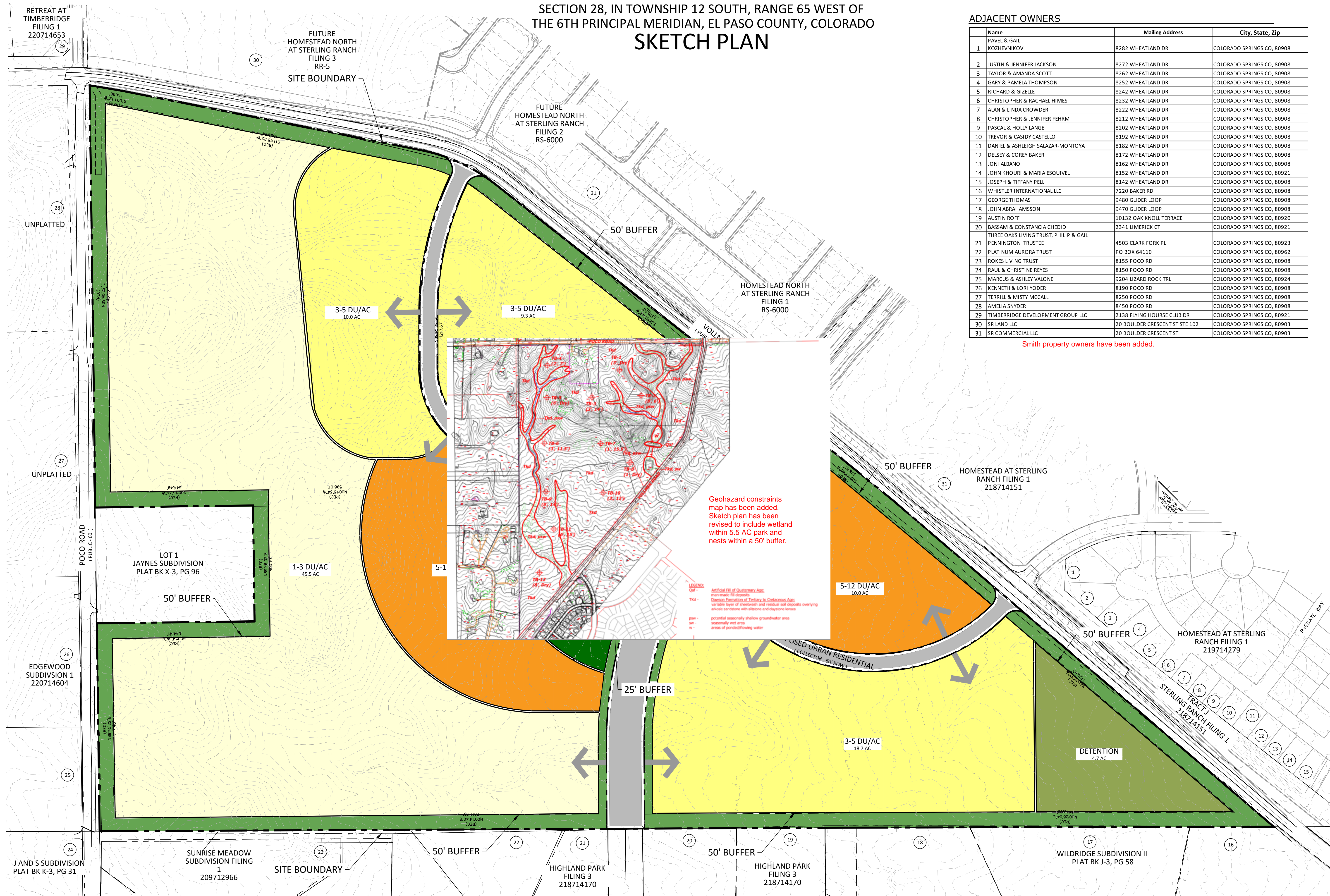
Please see comment response above.

2 OF 3



JAYNES PROPERTY

SECTION 28, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO
SKETCH PLAN



Geohazard constraints map has been added. Sketch plan has been revised to include wetland within 5.5 AC park and nests within a 50' buffer.

LEGEND:
 Artificial fill of Quaternary Age: man-made fill deposits
 Organic Deposits of Quaternary Age: variable layer of silt/clay and residual soil deposits covering various conditions with stoniness and claystone lenses
 Potential seasonally shallow groundwater area
 Seasonally wet area
 Areas of ponds/flowing water

ADJACENT OWNERS

Name	Mailing Address	City, State, Zip
1 PAVEL & GAIL KOZHEVNIKOV	8282 WHEATLAND DR	COLORADO SPRINGS CO, 80908
2 JUSTIN & JENNIFER JACKSON	8272 WHEATLAND DR	COLORADO SPRINGS CO, 80908
3 TAYLOR & AMANDA SCOTT	8262 WHEATLAND DR	COLORADO SPRINGS CO, 80908
4 GARY & PAMELA THOMPSON	8252 WHEATLAND DR	COLORADO SPRINGS CO, 80908
5 RICHARD & GIZELLE	8242 WHEATLAND DR	COLORADO SPRINGS CO, 80908
6 CHRISTOPHER & RACHAEL HIMES	8232 WHEATLAND DR	COLORADO SPRINGS CO, 80908
7 ALAN & LUNDA CROWDER	8222 WHEATLAND DR	COLORADO SPRINGS CO, 80908
8 CHRISTOPHER & JENNIFER FEHRM	8212 WHEATLAND DR	COLORADO SPRINGS CO, 80908
9 PASCAL & HOLLY LANGE	8202 WHEATLAND DR	COLORADO SPRINGS CO, 80908
10 TREVOR & CASIDY CASTELLO	8192 WHEATLAND DR	COLORADO SPRINGS CO, 80908
11 DANIEL & ASHLEIGH SALAZAR-MONTOYA	8182 WHEATLAND DR	COLORADO SPRINGS CO, 80908
12 DELSEY & COREY BAKER	8172 WHEATLAND DR	COLORADO SPRINGS CO, 80908
13 JONI ALBANO	8162 WHEATLAND DR	COLORADO SPRINGS CO, 80908
14 JOHN KHOURI & MARIA ESQUIVEL	8152 WHEATLAND DR	COLORADO SPRINGS CO, 80921
15 JOSEPH & TIFFANY PELL	8142 WHEATLAND DR	COLORADO SPRINGS CO, 80908
16 WHISTLER INTERNATIONAL LLC	7220 BAKER RD	COLORADO SPRINGS CO, 80908
17 GEORGE THOMAS	9480 GLIDER LOOP	COLORADO SPRINGS CO, 80908
18 JOHN ABRAHAMSSON	9470 GLIDER LOOP	COLORADO SPRINGS CO, 80908
19 AUSTIN ROFF	10132 OAK KNOLL TERRACE	COLORADO SPRINGS CO, 80920
20 BASSAM & CONSTANCIA CHEDID	2341 LIMERICK CT	COLORADO SPRINGS CO, 80921
21 PENNINGTON TRUSTEE	4503 CLARK FORK PL	COLORADO SPRINGS CO, 80923
22 PLATINUM AURORA TRUST	PO BOX 64110	COLORADO SPRINGS CO, 80962
23 ROKES LIVING TRUST	8155 POCO RD	COLORADO SPRINGS CO, 80908
24 RAUL & CHRISTINE REYES	8150 POCO RD	COLORADO SPRINGS CO, 80908
25 MARCUS & ASHLEY VALONE	9204 LIZARD ROCK TRL	COLORADO SPRINGS CO, 80924
26 KENNETH & LORI YODER	8190 POCO RD	COLORADO SPRINGS CO, 80908
27 TERRILL & MISTY MCCALL	8250 POCO RD	COLORADO SPRINGS CO, 80908
28 AMELIA SNYDER	8450 POCO RD	COLORADO SPRINGS CO, 80908
29 TIMBERRIDGE DEVELOPMENT GROUP LLC	2138 FLYING HOURSE CLUB DR	COLORADO SPRINGS CO, 80921
30 SR LAND LLC	20 BOULDER CRESCENT ST STE 102	COLORADO SPRINGS CO, 80903
31 SR COMMERCIAL LLC	20 BOULDER CRESCENT ST	COLORADO SPRINGS CO, 80903

Smith property owners have been added.



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JAYNES PROPERTY

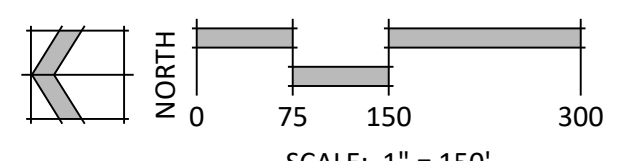
VOLLIMER ROAD
 TAX ID: 522800024 & 522800025

DATE: 08.05.2022
 PROJECT MGR: A. BARLOW
 PREPARED BY: A. LANGHANS

ENTITLEMENT

DATE: BY: DESCRIPTION:

ADJACENT OWNERS



V:\mxd\projects\Class2\Jaynes Property\Drawings\Planning\MP\Jaynes SKP.dwg (AD)-OWN-31 8/8/2022 11:00 PM a.langhans