

FLYING HORSE FOUNDATION SITE DEVELOPMENT PLAN & SPECIAL USE PERMIT

A TRACT OF LAND BEING A PORTION OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

Condition: Expansion of the Outdoor Recreation (Ika Golf Course/Agritainment) use beyond the area defined in the Site Development Plan requires County approval and an updated Road Impact Fee calculation.

Approved By: Justin Kilgore, AICP
Planning Division Manager
Date: 04/22/2026
El Paso County Planning & Community Development

PROJECT INFORMATION:
OWNER NAME: JEFFREY B. SMITH
OWNER REPRESENTATIVE: DREW BALSICK
CONTACT ADDRESS: 2138 FLYING HORSE CLUB DR
COLORADO SPRINGS, CO 80921

APPLICANT:
ATTN: DREW BALSICK
PHONE: (719) 785-3237
EMAIL: DBALSICK@CLASSICHOMES.COM

APPLICANT REPRESENTATIVE:
COMPANY: HR GREEN DEVELOPMENT, LLC
ADDRESS: 1975 RESEARCH PKWY SUITE 160
COLORADO SPRINGS, CO 80920
ATTN: RICHEL LYON, P.E.
PHONE: (719) 394-2435
EMAIL: RICHEL.LYON@HRGREEN.COM

SITE INFORMATION:
PROPERTY ADDRESS: 14820 BLACK FOREST RD
COLORADO SPRINGS, CO 80908

PARCEL NUMBER: 5100000530 & 5100000531

LEGAL DESCRIPTION:
A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

BASIS OF BEARINGS: THE SOUTH LINE OF FLYING HORSE NORTH FILING NO. 4 AS RECORDED UNDER RECEPTION NUMBER 225715505, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WEST END BY A NO. 5 REBAR AND YELLOW PLASTIC CAP STAMPED "EDWARD JAMES PLS 3319" AT GROUND LEVEL AND AT THE EAST END BY A NO. 5 REBAR AT GROUND LEVEL, ASSUMED TO BEAR N89°11'15"E A DISTANCE OF 2,327.40 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF FLYING HORSE NORTH FILING NO. 4 AS RECORDED UNDER RECEPTION NUMBER 225715505, SAID POINT BEING THE POINT OF BEGINNING, THENCE N89°11'15"E ON THE SOUTHERLY BOUNDARY LINE OF SAID FLYING HORSE NORTH FILING NO. 4, A DISTANCE OF 376.26 FEET TO THE NORTHWEST CORNER OF COUNTRY VIEW ESTATES AS RECORDED UNDER RECEPTION NUMBER 0601204, THENCE S80°11'15"E ON THE WESTERLY BOUNDARY LINE OF SAID COUNTRY VIEW ESTATES A DISTANCE OF 1,332.08 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF PALMER DIVIDE AS RECORDED UNDER RECEPTION NUMBER 205084216, THENCE ON SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES:

- S89°02'33"W A DISTANCE OF 659.21 FEET;
- S89°25'18"W A DISTANCE OF 478.81 FEET;

THENCE N00°36'14"W A DISTANCE OF 371.29 FEET; THENCE S89°23'03"W A DISTANCE OF 216.02 FEET; THENCE N60°58'22"W A DISTANCE OF 230.96 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N87°05'52"W, HAVING A DELTA OF 27°02'42", A RADIUS OF 365.00 FEET A DISTANCE OF 140.22 FEET TO A POINT TO YANGET; THENCE N00°52'06"E A DISTANCE OF 417.47 FEET; THENCE S89°09'34"E A DISTANCE OF 95.48 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 89°19'19", A RADIUS OF 365.00 FEET A DISTANCE OF 416.13 FEET TO A POINT ON CURVE; THENCE N89°11'15"E A DISTANCE OF 409.87 FEET; THENCE N04°49'59"W A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF FLYING HORSE NORTH FILING NO. 5 AS RECORDED UNDER RECEPTION NUMBER 225715504, THENCE N89°11'15"E ON THE SOUTHERLY BOUNDARY LINE OF SAID FLYING HORSE NORTH FILING NO. 5, A DISTANCE OF 236.32 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,742.75 SQUARE FEET OR 40.008 ACRES.

EXISTING ZONING: RR-5
CURRENT USE: RESIDENTIAL
PROPOSED USE: SPECIAL USE - PHILANTHROPIC INSTITUTION

FRONT SETBACK: 25.0'
SIDE SETBACK: 25.0'
REAR SETBACK: 25.0'
CORRAL STRUCTURE SETBACKS: 35.0'

PROP. BLDG. AREA: 52,000 SF
GROSS BLDG AREA W/ PR. BLDG.: 69,706 SF

STRUCTURE COVERAGE OF LOT: 7.93%

OPEN SPACE AREA: 1,623,920 SF (37.28 AC)

GRAVEL SURFACE AREA: 49,149 (1.13 AC)

ULTIMATE DRAINAGEWAY: SOUTH PLATTE RIVER

SOIL GROUP: 100% PEYTON-PRING COMPLEX

BUILDING INFORMATION:
NEW BUILDING AREA: 52,000 SF
TYPE OF CONSTRUCTION: TYPE IIB
FIRE SYSTEM: NONE
AREA SEPARATION WALLS: NONE
STRUCTURAL HEIGHT: 29.04'

REQUIRED PARKING SPACES:
SEE PARKING TABLE

SCOPE OF WORK:
PROPOSED BUILDING (52,000 SF), GRAVEL DRIVE RECONSTRUCTION (49,149 SF), PRIVATE UTILITIES, CONSTRUCTION CONTROL MEASURES OUTSIDE OF DEVELOPMENT AREA, SITE EARTHWORK AND FINAL STABILIZATION

DEVELOPMENT SCHEDULE
CONSTRUCTION: FALL 2025
STABILIZATION: FALL 2025

FLOODPLAIN STATEMENT:
PER FEMA MAP NO. 08041C0315G, DATED DECEMBER 7, 2018, THE SITE IS NOT LOCATED WITHIN A FLOODPLAIN AND IS DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD)

PARKING TABLE			
LAND/BLDG USE	AREA (SF) OR UNIT NO.	NO. OF REQ'D PARKING STALLS	NO. OF PROP. PARKING STALLS
PROFESSIONAL OFFICE / EMPLOYEE PARKING	16	16	16
OPERATIONAL SPACES - PERSONAL VEHICLES	9	9	12
TOTAL		25	33

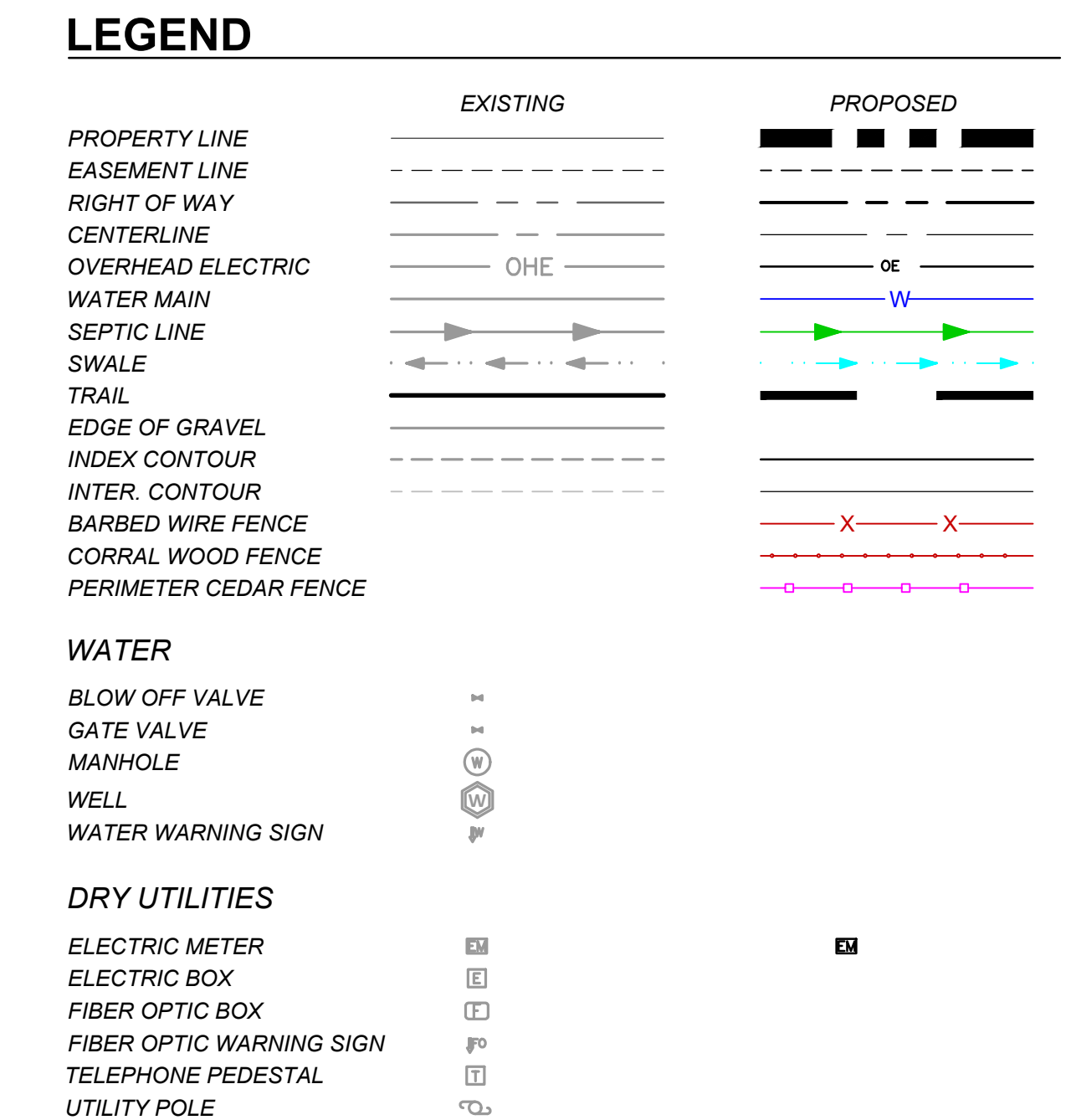
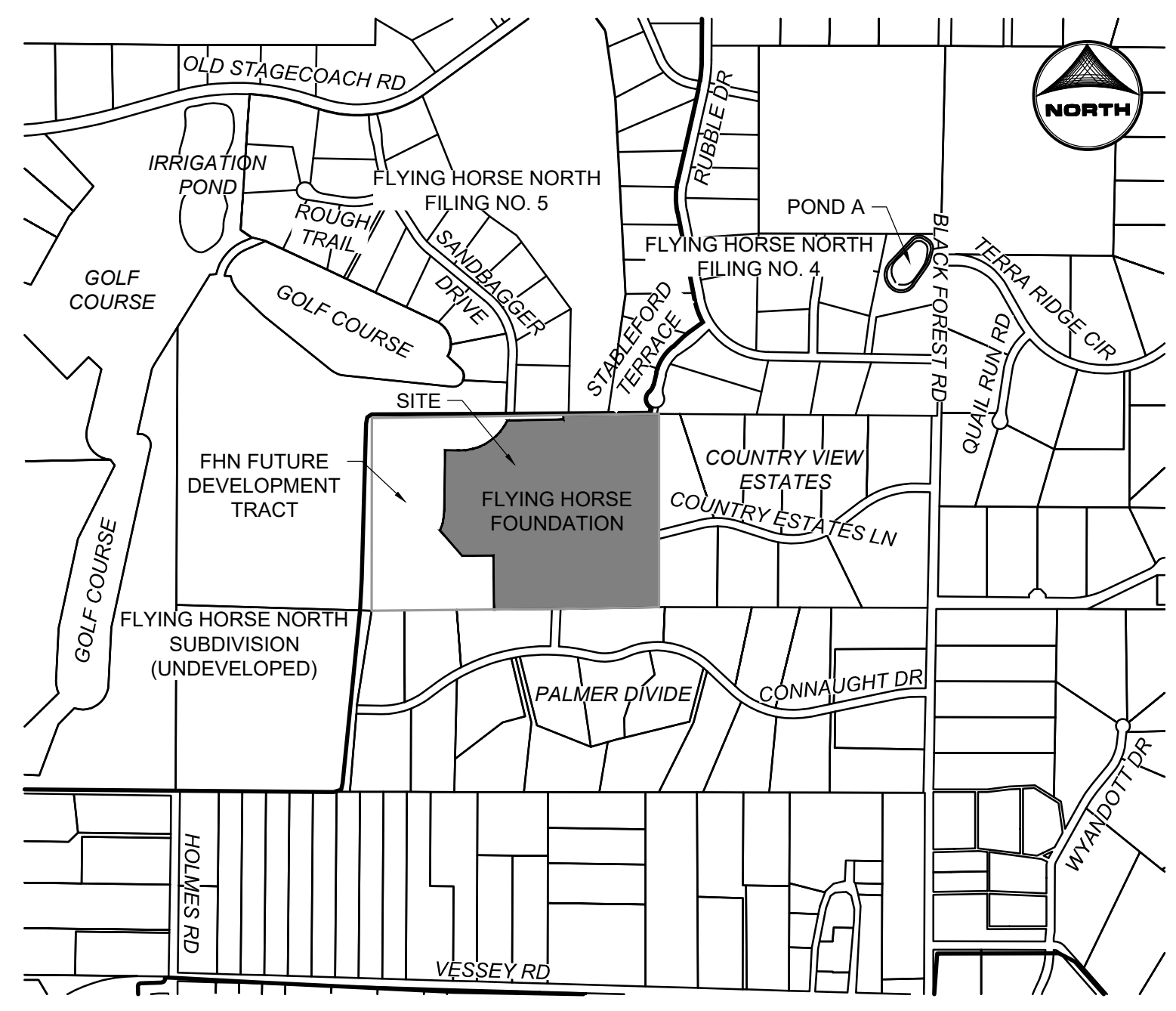
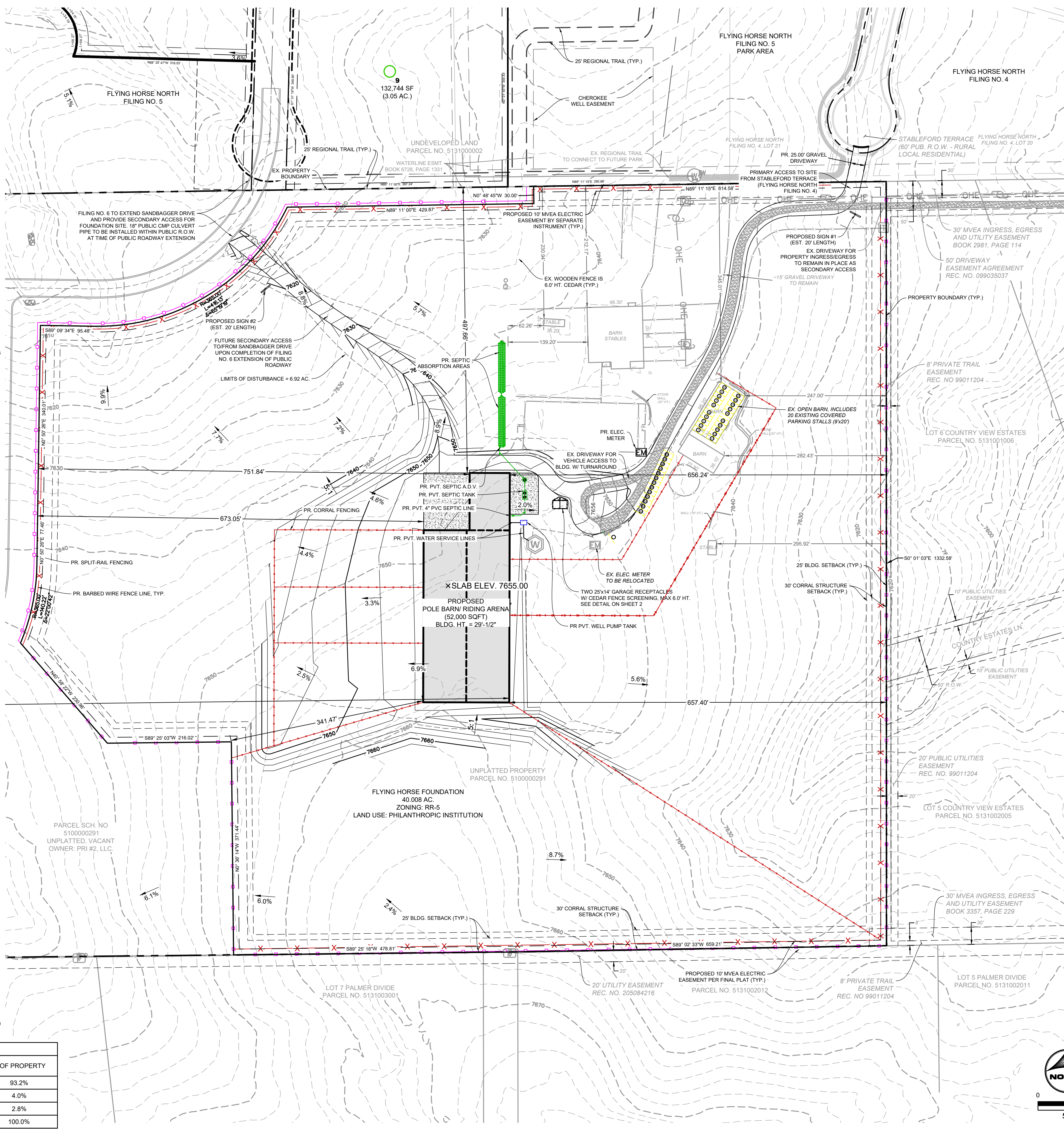
NO. OF ADA SPACES REQUIRED = 1 PER 25 TOTAL PARKING SPACES, 2 REQUIRED
NO. OF ADA SPACES PROVIDED = 2

MAXIMUM NUMBER OF ANTICIPATED EMPLOYEES AT ANY ONE TIME: 16
OPERATIONS - PASSENGER VAN: 1 (PICK UP, DROP OFF) + 8 PERSONAL VEHICLES
PROFESSIONAL OFFICES: 1 PARKING SPACE PER 200 SF, 4 REQ'D. (INCLUDED IN EMPLOYEE PARKING SPACE COUNT)

FINAL CONDITIONS SITE COVERAGE TABLE		
	AREA (AC.)	% OF PROPERTY
OPEN SPACE / LANDSCAPING	37.280	93.2%
BUILDING / ROOF	1.600	4.0%
IMPERVIOUS AREA (GRAVEL, PAVEMENT)	1.128	2.8%
TOTAL	40.008	100.0%

Cut Factor 1.00
Fill Factor 1.15
Cut volume (adjusted) 1,448.22 Cu. Yd.
Fill volume (adjusted) 53,212.80 Cu. Yd.
Net volume (adjusted) 51,764.58 Cu. Yd. < Fill

Cut Factor 1.00
Fill Factor 1.00
Cut volume (unadjusted) 1,448.22 Cu. Yd.
Fill volume (unadjusted) 46,271.82 Cu. Yd.
Net volume (unadjusted) 44,823.60 Cu. Yd. < Fill



- NOTES:**
- THE PROPOSED DISTURBANCE AND CONSTRUCTION IS NOT WITHIN A NON-BUILD AREA.
 - THERE ARE NO EXISTING PRESERVATION EASEMENTS, NO-BUILD DESIGNATIONS, GEOLOGICAL HAZARDS, STREAMSIDE ZONES, WETLANDS, OR RIPARIAN AREAS THAT PREVENT DEVELOPMENT AS IT IS SHOWN ON THIS PLAN.
 - THERE ARE NO FEMA FLOODPLAINS, FORMAL DRAINAGEWAYS, OR DRAINAGE FACILITIES WITHIN THE VICINITY OF THIS DEVELOPMENT.
 - THERE ARE NO EXISTING SIDEWALKS OR TRAILS WITHIN THE VICINITY OF THIS DEVELOPMENT.
 - ALL EXISTING AND PROPOSED WALLS AND FENCES ARE SHOWN ON THIS PLAN FOR THIS PROPERTY. THERE ARE NO KNOWN BERMS OR GRADED-IN DRAINAGE FEATURES ON THIS PROPERTY.
 - THERE ARE NO EXISTING SIGNS.
 - THERE ARE PROPOSED SIGNS ASSOCIATED WITH THIS DEVELOPMENT AND ARE VIA A SEPARATE SIGN APPLICATION. THE LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE.
 - THERE IS NO PROPOSED PAVED PARKING FOR THIS DEVELOPMENT. EXISTING UNDISTURBED GROUND AREA OF APPROPRIATE GRADES CONDUCTIVE TO ADA PARKING ARE WITHIN THE VICINITY OF THE BUILDING, ADJACENT TO THE EXISTING DIRT DRIVEWAY. THIS AREA IS SHOWN ON THIS PLAN WITH YELLOW DASHED LINES REPRESENTING THE PARKING AREAS.
 - THERE ARE NO OFF-STREET PARKING OR LOADING AREAS ASSOCIATED WITH THIS PLAN. UTILIZATION OF THE EXISTING DRIVEWAY IS THE INGRESS/EGRESS AND DESIGNATED VEHICLE MANEUVERING AREA FOR THE DEVELOPMENT.
 - THE ADA PATHWAY SHOWN ON THIS PLAN MEETS GRADING CRITERIA. SEE DETAILED GRADING PLAN / GEC PLAN SET. THE PATHWAY DOES NOT EXCEED 2.0% CROSS SLOPE AND DOES NOT EXCEED 8.3% LONGITUDINAL SLOPE.
 - THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
 - THE HEIGHTS OF ALL EXISTING BUILDINGS ON THIS PROPERTY DO NOT EXCEED 30'-0" IN TOTAL HEIGHT.
 - THE EXISTING BARN CENTRAL TO THE SITE IS UTILIZED FOR PARKING AND INCLUDES 20 EXISTING COVERED PARKING SPACES (TWO ROWS OF 10 SPACES).
 - THE OWNER AGREES ON BEHALF OF HIMSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY ROAD IMPACT FEES AFTER DECEMBER 31, 2024, IN ACCORDANCE WITH BOCC RESOLUTION 24-377. THE FEE IS PAID FOR NEW RESIDENTIAL AND NON-RESIDENTIAL USES AND STRUCTURES AND EXPANSIONS OF NON-RESIDENTIAL USES AND STRUCTURES. ROAD IMPACT FEES ARE TYPICALLY PAID AT TIME OF BUILDING PERMIT. IF NO BUILDING PERMIT IS BEING OBTAINED FOR A PARTICULAR LAND USE APPLICATION, THEN ROAD IMPACT FEES MUST BE PAID AT THE TIME OF SITE DEVELOPMENT PLAN OR SPECIAL USE APPROVAL.

DRAWN BY: CMD JOB DATE: 9/30/2025
APPROVED: RDL JOB NUMBER: 2502010
CAD DATE: 1/23/2025
CAD FILE: J:\2025\2502010\CAD\DWG\C\New Site Plan\Site_Plan

NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

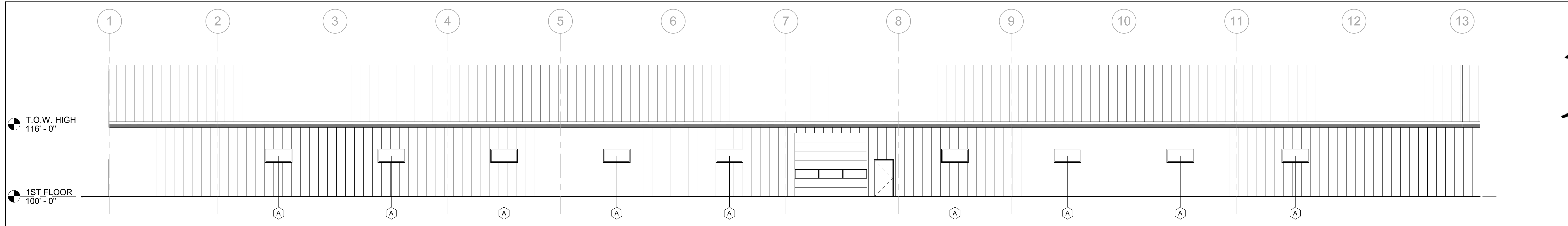
FLYING HORSE FOUNDATION
JEFFREY B. SMITH
EL PASO COUNTY, COLORADO

SITE DEVELOPMENT PLAN & SPECIAL USE PERMIT
SITE PLAN

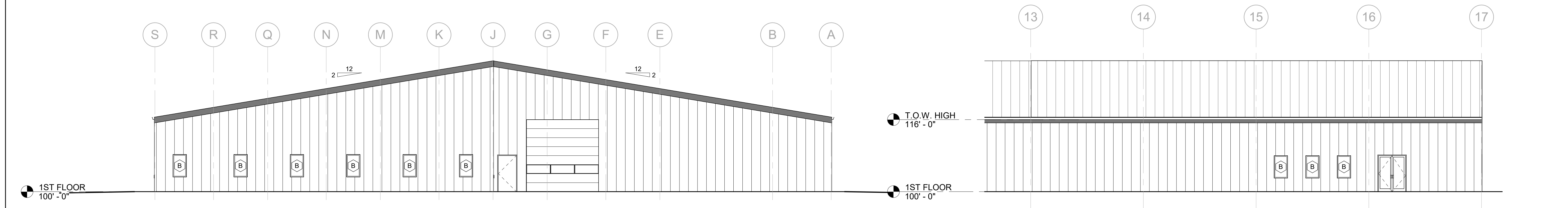
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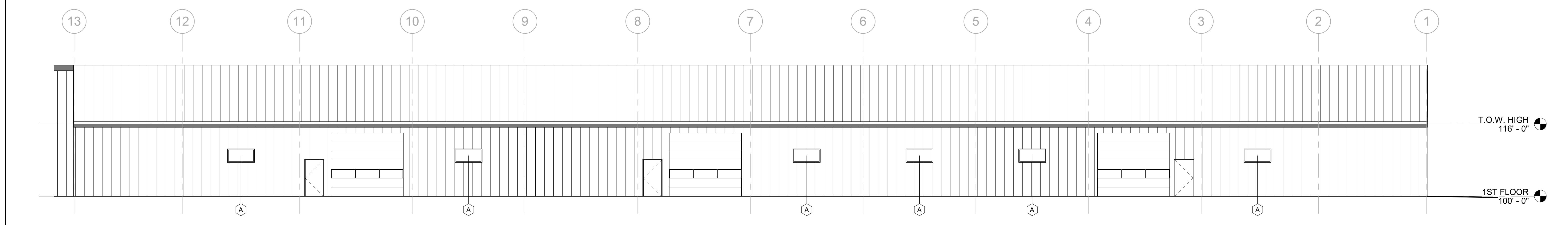


2 NORTH BUILDING ELEVATION - AREA A
3/32" = 1'-0"

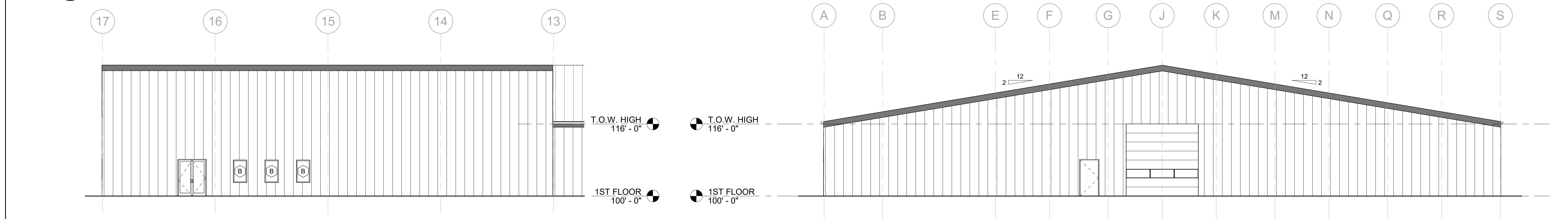


3 WEST BUILDING ELEVATION
3/32" = 1'-0"

5 NORTH BUILDING ELEVATION - AREA B
3/32" = 1'-0"



1 SOUTH BUILDING ELEVATION - AREA A
3/32" = 1'-0"



4 EAST BUILDING ELEVATION
3/32" = 1'-0"

6 SOUTH BUILDING ELEVATION - AREA B
3/32" = 1'-0"

YOW Architects PC
Architecture & Planning
115 S. Weber Colorado Springs, Colorado 719-475-8133

Revision Schedule	

**FLYING HORSE FOUNDATION
RIDING ARENA**
14820 BLACK FOREST ROAD
COLORADO SPRINGS, CO

Project Number
24.108
Date
2/10/2025
Drawn By
XX
Checked By
YOW

A2.0
EXTERIOR ELEVATIONS
Scale
3/32" = 1'-0"

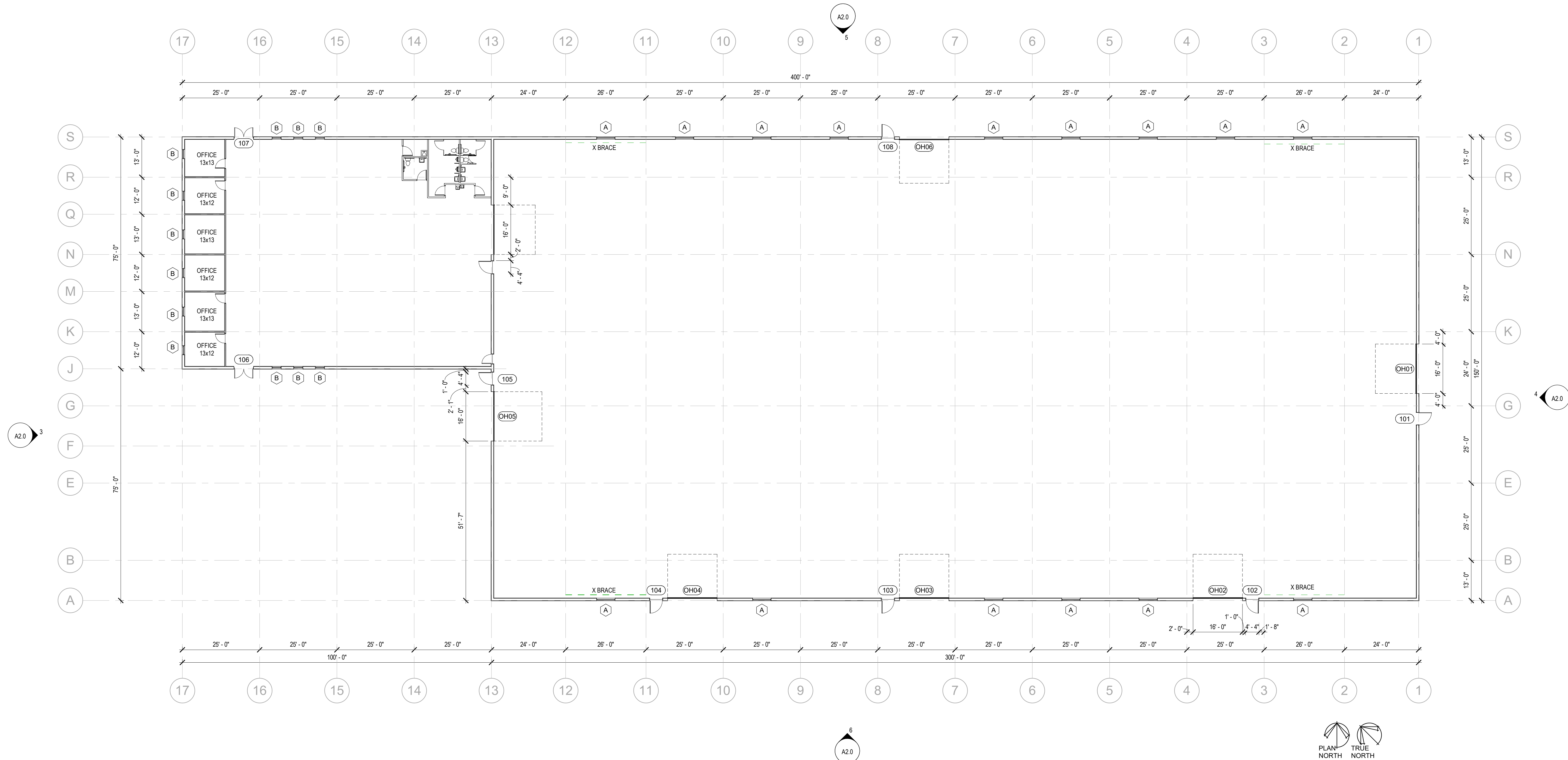
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KEYNOTE LEGEND

FLOOR PLAN GENERAL NOTES

1. DIMENSIONS INDICATED ARE FROM FACE OF STUD AND TO FACE OF MASONRY UNLESS NOTED OTHERWISE. SEE ENLARGED FLOOR PLANS FOR ADDITIONAL DIMENSIONS NOT INDICATED ON OVERALL PLANS.
2. CONTRACTOR TO COORDINATE LOCATIONS OF ADDITIONAL PENETRATIONS THROUGH WALLS AND FLOORS NOT INDICATED ON ARCHITECTURAL DRAWINGS. RE: MECH, PLUMBING AND ELECTRICAL. REFER TO STRUCTURAL DRAWINGS FOR LINTEL OR FRAMING REQUIREMENTS.



1 FLOOR PLAN
1/16" = 1'-0"

YOW Architects PC
Architecture & Planning
115 S. Weber Colorado Springs, Colorado 719-475-8133

Revision Schedule

NO.	DATE	DESCRIPTION

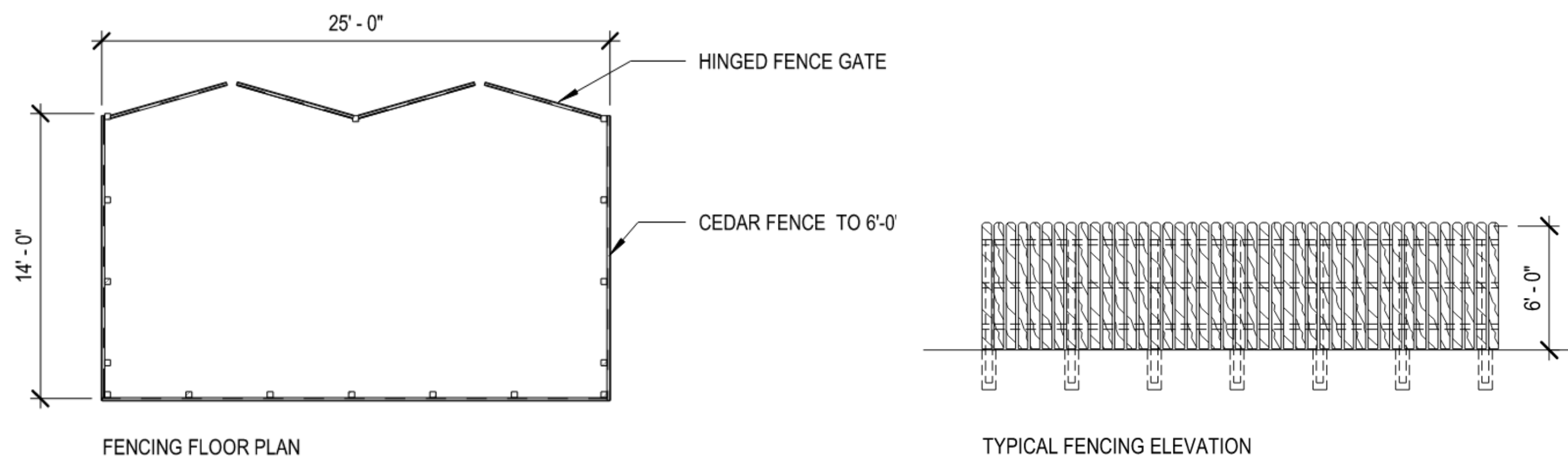
**FLYING HORSE FOUNDATION
RIDING ARENA**
14820 BLACK FOREST ROAD
COLORADO SPRINGS, CO

Project Number
24.108
Date
2/10/2025
Drawn By
XX
Checked By
YOW

A1.0
FLOOR PLAN
Scale
As indicated

FILE NO.: PPR258

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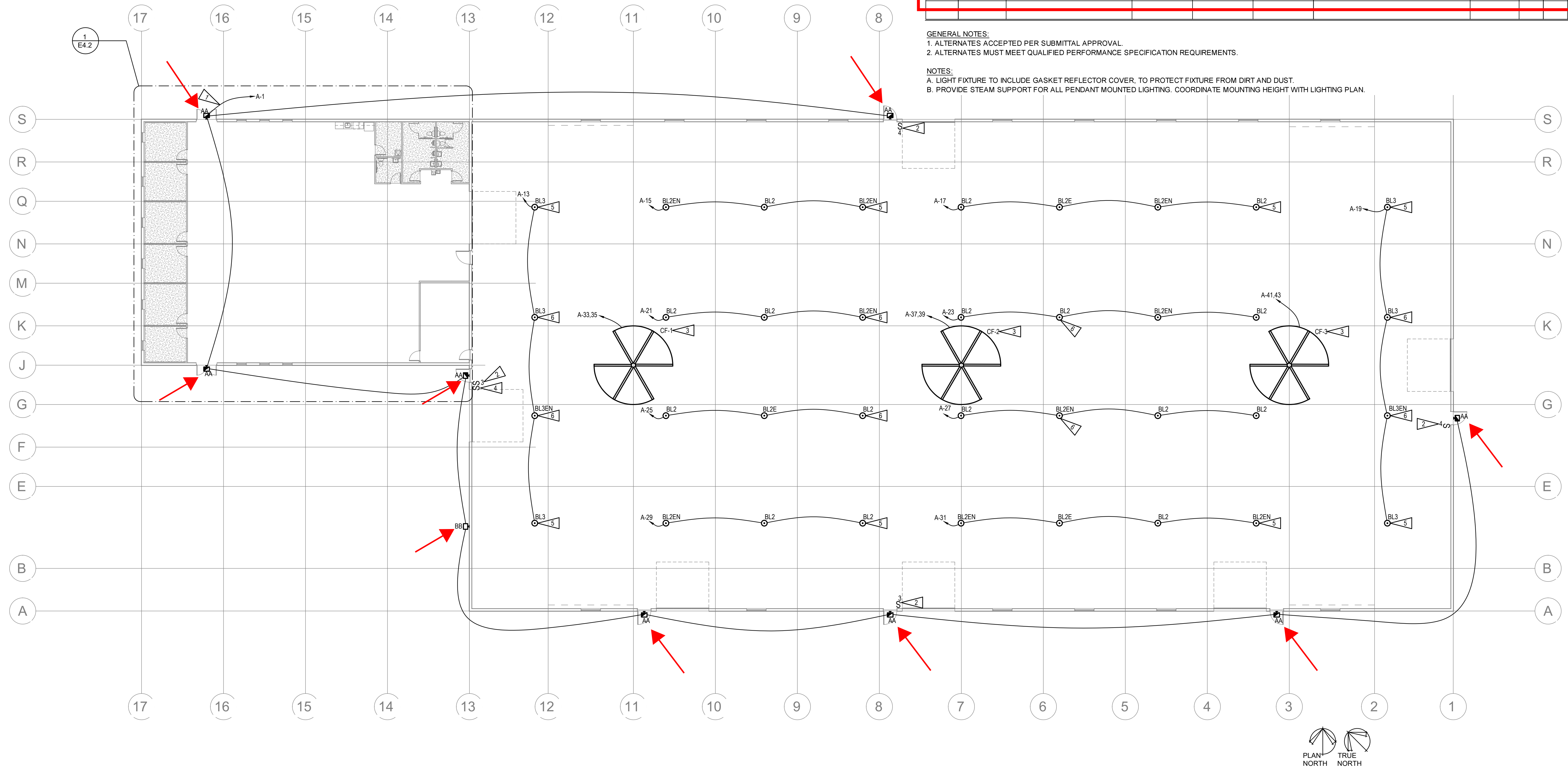


① DUMPSTER ENCLOSURE DETAILS

LIGHT FIXTURE SCHEDULE										
TYPE	MFR	CATALOG NO.	LAMPS		MTG	DESCRIPTION	DIMMING	NOTES	VOLTS	TOTAL WATTS
			LUMENS	COLOR TEMP						
BL1	LITHONIA	REBL AL016 WD UVOLT SSW3 80CR DWH REBLPCLR	24000	4000K	SUSPENDED 16' TO 24'	ROUND LED HIGH BAY LIGHT WITH POLY REFLECTOR	0 TO 10V	A, B	120	150
BL1EN	LITHONIA	REBL AL016 WD UVOLT SSW3 80CR DWH REBLPCLR RBAY BLDE40WCP M4	24000	4000K	SUSPENDED 16' TO 24'	ROUND LED HIGH BAY LIGHT WITH POLY REFLECTOR WITH BATTERY BACK UP AND WIRED HOT AS A NIGHTLIGHT	0 TO 10V	A, B	120	190
BL2	LITHONIA	JHBL 60000LM PCL MD MVOLT GZ10 40K 80CRI	60000	4000K	SUSPENDED 20' TO 24'	ROUND LED IP RATED HIGHT BAY LIGHT	0 TO 10V	A, B	120	457.5
BL2EN	LITHONIA	JHBL 60000LM PCL MD MVOLT GZ10 40K 80CRI E10WCP	60000	4000K	SUSPENDED 20' TO 24'	ROUND LED IP RATED HIGHT BAY LIGHT WITH BATTERY BACK UP AND WIRED HOT AS A NIGHTLIGHT	0 TO 10V	A, B	120	467.5
BL3	LITHONIA	JHBL 40000LM PCL MD MVOLT GZ10 40K 80CRI	40000	4000K	SUSPENDED 20' TO 24'	ROUND LED IP RATED HIGHT BAY LIGHT	0 TO 10V	A, B	120	284.2
BL3EN	LITHONIA	JHBL 40000LM PCL MD MVOLT GZ10 40K 80CRI E10WCP	40000	4000K	SUSPENDED 20' TO 24'	ROUND LED IP RATED HIGHT BAY LIGHT WITH BATTERY BACK UP AND WIRED HOT AS A NIGHTLIGHT	0 TO 10V	A, B	120	304.2
6D	JUNO	WF6 AL020 SWW5 90CRI MW M6	1300	3500K	RECESSED	6" ROUND FLAT LED DOWNLIGHT WAFER LIGHT	0 TO 10V		120	16
4S	LITHONIA	CSS L48 AL03 MVOLT SWW3 80CRI	4000	3500K	SURFACE	4" LED STRIP LIGHT	0 TO 10V		120	36.2
4W	LITHONIA	WL4 40L MVOLT E21 LP835	4124	3500K	WALL/SURFACE 9'-0" AFF	4" LED LINEAR WALL LIGHT	0 TO 10V		120	39.5
E	LITHONIA	LQM S W RD MVOLT EL	N/A	N/A	UNIVERSAL	EMERGENCY LIGHT WHITE FINISH WITH BATTERY BACK UP GREEN LETTERS	NONE		120	1.5
XE	LITHONIA	LQHM S W RG MVOLT	N/A	N/A	UNIVERSAL	COMBO EMERGENCY LIGHT EXIT SIGN WHITE FINISH GREEN LETTERS WITH BATTERY BACK UP	NONE		120	2.4
AA	LITHONIA	WPX1 LED P1 40K MVOLT E14WC	1550	4000K	WALL/SURFACE 9'-0" AFF	SMALL LED WALL PACK WITH BATTERY BACK UP	NONE		120	11
BB	LITHONIA	WPX1 LED P2 40K MVOLT	2900	4000K	WALL/SURFACE 18'-0" AFF	LARGE LED WALL PACK			120	24

GENERAL NOTES:
 1. ALTERNATES ACCEPTED PER SUBMITTAL APPROVAL.
 2. ALTERNATES MUST MEET QUALIFIED PERFORMANCE SPECIFICATION REQUIREMENTS.

NOTES:
 A. LIGHT FIXTURE TO INCLUDE GASKET REFLECTOR COVER, TO PROTECT FIXTURE FROM DIRT AND DUST.
 B. PROVIDE STEAM SUPPORT FOR ALL PENDANT MOUNTED LIGHTING. COORDINATE MOUNTING HEIGHT WITH LIGHTING PLAN.



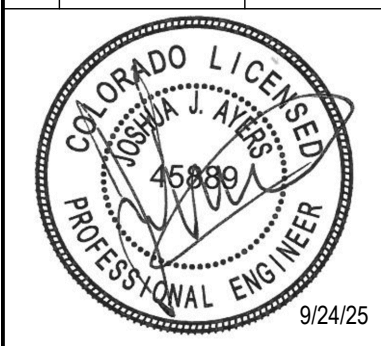
② LIGHTING PLAN
 1/16" = 1'-0"



Chavez Tiffany & Ayers
 Engineering Corporation
 811 North Nevada Avenue
 Colorado Springs, Colorado 80903
 P: 719.936.0021

YOW Architects PC
 Architecture & Planning
 115 S. Weber Colorado Springs, Colorado 719-475-8133

Revision Schedule



JBS FAMILY RIDING ARENA
 14820 BLACK FOREST ROAD
 COLORADO SPRINGS, CO

Project Number
24.108
 Date
 9/24/2025
 Drawn By
 EJER
 Checked By
 JJA

SPECIAL USE: AL257
 SDP: PPR257