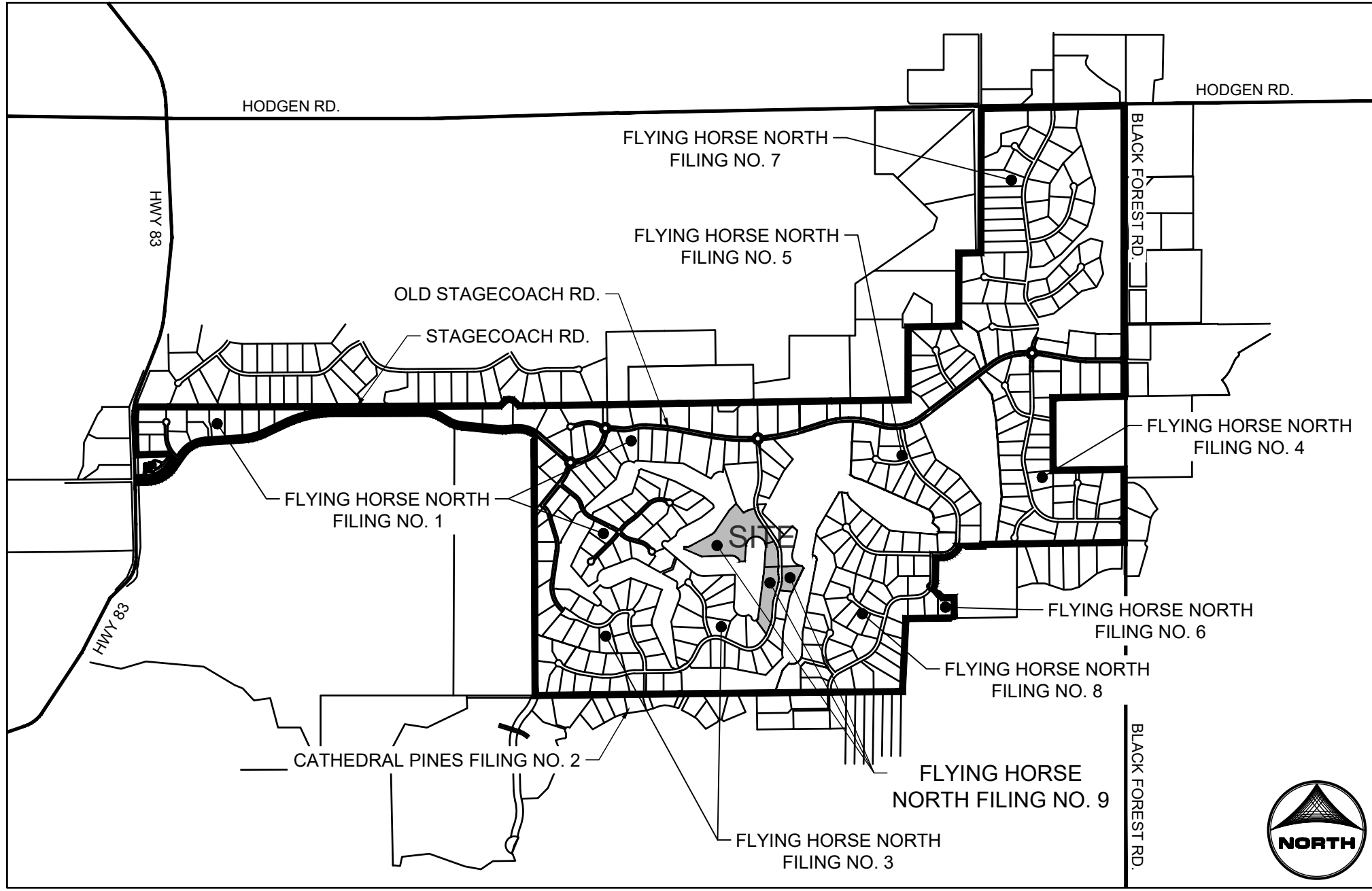


FLYING HORSE NORTH  
PUD & PRELIMINARY PLAN MAJOR AMENDMENT

A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST  
AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11 SOUTH, RANGE 65 WEST OF  
THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP  
NOT TO SCALE

ACCESS LIMITATION NOTE:

1. THERE SHALL BE NO DIRECT LOT ACCESS TO BLACK FOREST ROAD AND HODGEN ROAD.
2. COMMERCIAL ACCESS POINTS WILL BE REQUESTED AT THE TIME OF SITE DEVELOPMENT PLAN SUBMITTAL FOR ANY COMMERCIAL DEVELOPMENTS PROPOSED WITHIN THE SHOWN AMENDED FILINGS.

ADA NOTE:

1. THE SUBDIVIDER / DEVELOPER HAS FAMILIARIZED ITSELF WITH THE CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAT AND ASSOCIATED CONSTRUCTION DOCUMENTS 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. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PRIVATE SIDEWALKS.

ENVIRONMENTAL NOTE:

1. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF 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 THE LISTED SPECIES (E.G. PREBLE'S MEADOW JUMPING MOUSE).

GEOLOGIC HAZARD NOTE:

THE FOLLOWING AREAS HAVE BEEN FOUND TO BE IMPACTED BY POTENTIAL GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARDS CAN BE FOUND IN THE REPORT ENTITLED SOIL AND GEOLOGY STUDY FLYING HORSE NORTH PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN MAJOR AMENDMENT FILING NO. 9, PREPARED BY ENTECH ENGINEERING, DATED APRIL 15, 2006 IN FILE PUDSPXXXX AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. POTENTIAL HAZARD AREAS ALSO MAPPED ON THE GEOHAZARDS MAP PROVIDED WITHIN THIS PLAN SET.

1. ARTIFICIAL FILL SIGNIFICANT AREAS OF FILL WERE NOT OBSERVED ON THE SITE, HOWEVER, IF UNCONTROLLED OR UNDOCUMENTED FILL IS ENCOUNTERED IN PROPOSED BUILDING AREAS MITIGATION WILL BE NECESSARY.
2. EXPANSIVE SOILS: SITE IS CLASSIFIED IN AN AREA OF LOW TO MODERATE SWELL POTENTIAL.
3. POTENTIALLY SEASONALLY HIGH GROUNDWATER: LOW LYING AREAS IN THE WESTERN PORTION OF FILING NO. 9 ALONG PORTIONS OF LOTS 2-6.
4. SLOPE STABILITY AND LANDSLIDE SUSCEPTIBILITY: SLOPES ON SITE ARE GRADUAL TO MODERATELY SLOPING AND DO NOT EXHIBIT ANY PAST OR POTENTIAL UNSTABLE SLOPE CONDITIONS. IT IS RECOMMENDED THAT ANY FUTURE GRADING OR FILL SLOPES BE 3:1 OR FLATTER.
5. SHALLOW BEDROCK.
6. RADON.

IN AREAS OF HIGH GROUNDWATER: DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE SUBSURFACE PERIMETER DRAINS FOR ANY USABLE BELOW-GRADE AREAS INCLUDING CRAWLSPACES. SHOULD GROUNDWATER BE ENCOUNTERED AT WITHIN 3-FEET OF FOUNDATION GRADE, ADDITIONAL DRAINS THAT COULD INCLUDE BUT ARE NOT LIMITED TO INTERCEPTOR DRAINS, UNDERSLAB DRAINS (CAPILLARY BREAK), AND OVER-EXCAVATION DRAINS MAY BE NEEDED, WHERE UNDERDRAINS PRESENT, LOT OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE WITHIN LOT AND METRO DISTRICT SHALL BE RESPONSIBLE FOR MAINTENANCE ELSEWHERE.

GROUNDWATER MONITORING/OBSERVATION HOLES TO OBTAIN GROUNDWATER DATA TO VERIFY THAT PROPOSED FLOOR LEVELS ARE AT LEAST 3-FEET ABOVE MAXIMUM ANTICIPATED GROUNDWATER LEVELS AND MAINTAINED-YEAR ROUND ARE TO BE IMPLEMENTED.

FLOODPLAIN NOTES:

1. FLYING HORSE FILING NO. 9 DOES NOT LIE WITHIN ANY FLOODPLAIN ZONES ACCORDING TO THE FEMA MAP NO. 08041C0315G.

| FILING 9 LAND USE TABLE |              |            |                 |
|-------------------------|--------------|------------|-----------------|
| USE                     | AREA (SQFT.) | AREA (AC.) | % OF TOTAL AREA |
| RESIDENTIAL             | 1,295,926    | 29.8       | 30%             |
| TRACTS                  | 247,137      | 68.8       | 69%             |
| RIGHT OF WAY            | 52,483       | 1.2        | 1%              |

LAND OWNER CERTIFICATION

IN WITNESS WHEREOF:  
HAS EXECUTED THESE PRESENTS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_ A.D., A COLORADO CORPORATION

DREW BALSICK, PRESIDENT  
PRI #2 LLC C/O ELITE PROPERTIES OF AMERICA

STATE OF COLORADO  
COUNTY OF EL PASO  
SIGNED BEFORE ME ON \_\_\_\_\_ 20\_\_\_\_  
BY \_\_\_\_\_ (NAME(S) OF INDIVIDUAL(S) MAKING STATEMENT).

(NOTARY'S OFFICIAL SIGNATURE)

(TITLE OF OFFICE)

(COMMISSION EXPIRATION)

CLERK AND RECORDER CERTIFICATION

STATE OF COLORADO  
COUNTY OF EL PASO  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_\_, AND WAS RECORDER AT RECEPTION NUMBER \_\_\_\_\_  
OF THE RECORDS OF EL PASO COUNTY

EL PASO COUNTY CLERK AND RECORDER

DATE

CONTACTS

OWNER/DEVELOPER:  
PRI #2, LLC  
5385 CORPORATE DRIVE, STE. 200  
COLORADO SPRINGS, CO 80919  
ATTN: DREW BALSICK

PLANNER/LANDSCAPE ARCHITECT:  
HR GREEN DEVELOPMENT, LLC  
1975 RESEARCH PARKWAY, STE. 160  
COLORADO SPRINGS, CO 80920  
ATTN: BLAINE PERKINS

CIVIL ENGINEER:  
HR GREEN DEVELOPMENT, LLC  
1975 RESEARCH PARKWAY, STE. 160  
COLORADO SPRINGS, CO 80920  
ATTN: RICHARD LYON, PE

SURVEY:  
EDWARD JAMES SURVEYING INC.  
926 ELKTON DRIVE  
COLORADO SPRINGS, CO 80907  
ATTN: JON TESSIN, PLS

TRAFFIC ENGINEER:  
SM ROCHA, LLC  
10 AC (10% OF SITE AREA)  
64 AC (64% OF SITE AREA)  
COLORADO SPRINGS, CO 80903  
ATTN: MIKE ROCHA

EL PASO COUNTY PLANNING:  
2880 INTERNATIONAL CIRCLE, STE. 110  
COLORADO SPRINGS, CO 80910  
ATTN: RYAN HOWSER

EL PASO COUNTY ENGINEERING:  
2880 INTERNATIONAL CIRCLE, STE. 110  
COLORADO SPRINGS, CO 80910  
ATTN: DANIEL TORRES, PE

NATURAL GAS  
BLACK HILLS ENERGY  
ATTN: ADAM MAGOON

ELECTRIC:  
MOUNTAIN VIEW ELECTRIC ASSOCIATION  
ATTN: GINA PERRY

FIRE PROTECTION:  
PEREGRINE FIRE  
ATTN: SEAN DONOHUE

OVERALL FHN SITE DATA

TAX ID NUMBERS:

PROPOSED LAND USE:

EXISTING ZONING:

SITE ACREAGE:

PROPOSED NUMBER OF LOTS:

PROPOSED GROSS DENSITY:

OPEN SPACE REQUIRED:

OPEN SPACE PROVIDED:

25% CONTIGUOUS USABLE OPEN SPACE REQUIRED:

55% CONTIGUOUS USABLE OPEN SPACE PROVIDED:

5130000002, 5130000005, 5130000006,  
5130000007, 5131000002, 5130000037,  
5130000011, 5100000291  
SINGLE FAMILY RESIDENTIAL  
PUD  
1,479.859 AC - 100% RI  
310  
3 DU/AC  
148 AC (10% OF SITE AREA)  
375 AC (25% OF SITE AREA)  
37 AC  
208 AC (GOLF COURSE)

FHN FILING 9 SITE DATA

TAX ID NUMBERS:

EXISTING LAND USE:

PROPOSED LAND USE:

EXISTING ZONING:

SITE ACREAGE:

PROPOSED NUMBER OF LOTS:

PROPOSED GROSS DENSITY:

OPEN SPACE REQUIRED:

OPEN SPACE PROVIDED:

25% CONTIGUOUS USABLE OPEN SPACE REQUIRED:

63% CONTIGUOUS USABLE OPEN SPACE PROVIDED:

6136000006, 6136000008, 6136000009,  
6136000039, 6136004042  
AGRICULTURAL (VACANT)  
SINGLE FAMILY RESIDENTIAL  
PUD  
99.748 AC - 100% RI  
11  
.11 DU/AC  
10 AC (10% OF SITE AREA)  
64 AC (64% OF SITE AREA)  
2.5 AC  
64 AC (TRACT A GOLF COURSE)

GENERAL NOTES:

1. MINOR CHANGES SUCH AS MINOR LOT OR TRACT LINE ADJUSTMENTS UPON FINAL ENGINEERING WILL NOT REQUIRE A PUD OR PRELIMINARY PLAN AMENDMENT.
2. EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR THE UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THESE PLANS AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION BY APPROVING THESE PLANS.
3. FUTURE FINAL PLAT APPLICATIONS WILL RECORD EASEMENTS AND TRACTS FOR DRAINAGE FACILITIES AND WATER QUALITY FACILITIES.
4. PRIVATE DRIVEWAYS IN EXCESS OF 150-FEET IN LENGTH FROM PUBLIC ROADWAYS (INTERSECTION OF CENTERLINES) ARE REQUIRED TO PROVIDE AN EMERGENCY VEHICLE TURNAROUND AND FIRE TRUCK ACCESS FOR FIRE SUPPRESSION, AS REQUIRED FOR PROPOSED STRUCTURES.

missing the general note  
regarding trail easement

| PROJECT HISTORY TRACKER |                                                                      |                         |                |
|-------------------------|----------------------------------------------------------------------|-------------------------|----------------|
| COUNTY FIL. NO.         | PROJECT NAME                                                         | RECORDED RESOLUTION NO. | RECORDING DATE |
| PUD162                  | FLYING HORSE NORTH PLANNED UNIT DEVELOPMENT                          | 16-442                  | 12/15/2016     |
| SP 17-012               | FLYING HORSE NORTH PRELIMINARY PLAN                                  | 18-351                  | 9/10/2018      |
| PUDSP244                | FLYING HORSE NORTH FILING NO. 4 PUD PRELIMINARY PLAN MINOR AMENDMENT | 225022984               | 3/21/2025      |
| PUDSP245                | FLYING HORSE NORTH FILING NO. 5 PUD PRELIMINARY PLAN MINOR AMENDMENT | 225022985               | 3/21/2025      |
| PUDSP252                | FLYING HORSE NORTH PUD PRELIMINARY PLAN MAJOR AMENDMENT              | 260323257               | 4/8/2026       |
| PUDSPXXX                | FLYING HORSE NORTH PUD PRELIMINARY PLAN MAJOR AMENDMENT #2           | TBD                     | TBD            |

SHEET INDEX

- 1 - COVER
- 2 - LEGAL DESCRIPTION AND TYPICAL DETAILS
- 3 - OVERALL SUBDIVISION PUD
- 4 - ZONING MAP
- 5 - GEOHAZARDS MAP
- 6 - ADJACENT OWNERS
- 7 - ADJACENT OWNERS
- 8 - PUD SITE PLAN F9

| OVERALL DEVELOPMENT UNIT TRACKER |                |  |
|----------------------------------|----------------|--|
| FILING                           | DWELLING UNITS |  |
| 1                                | 81             |  |
| 2                                | N/A            |  |
| 3                                | 51             |  |
| 4                                | 48             |  |
| 5                                | 21             |  |
| 6                                | 1              |  |
| 7                                | 47             |  |
| 8                                | 50             |  |
| 9                                | 11             |  |
| TOTAL                            | 310            |  |

TRACT TABLE

| FILING   | AREA (AC) | USE                       | MAINTENANCE / OWNERSHIP           |
|----------|-----------|---------------------------|-----------------------------------|
| FILING 9 |           |                           |                                   |
| TRACT A  | 63.695    | GOLF COURSE               | FLYING HORSE COUNTRY CLUB         |
| TRACT B  | 5.112     | DETENTION POND / DRAINAGE | FLYING HORSE NORTH METRO DISTRICT |

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN MAJOR AMENDMENT FOR FLYING HORSE NORTH WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL.

CHAIR, BOARD OF COUNTY COMMISSIONERS

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT

PCD FILE NO.: PUDSP263

PURPOSE AND INTENT:

A MAJOR AMENDMENT TO THE APPROVED 2026-PUD PRELIMINARY PLAN FOR THE PROPOSED FILING NO. 9 AREA ADJACENT TO AND WEST AND EAST OF ALLEN RANCH ROAD, ADJACENT TO AND NORTH OF FILING NO. 3, AND SOUTH OF THE CLUBHOUSE AREA. THE FILING IS FOR ELEVEN (11) SINGLE-FAMILY RESIDENTIAL ESTATE LOTS OF A MINIMUM 2.5 ACRES. THE 2026 PUD FOR THE FLYING HORSE NORTH SUBDIVISION WAS FOR A TOTAL OF 299 RESIDENTIAL LOTS. THE TOTAL LOT COUNT INCLUDING THIS FILING TOTALS 310 LOTS. FILING NO. 1 = 81 LOTS; FILING NO. 3 = 51 LOTS; FILING NO. 4 = 48 LOTS; FILING NO. 5 = 21 LOTS; FILING NO. 6 = 1 LOTS; FILING NO. 7 = 47 LOTS; FILING NO. 8 = 50 LOTS; FILING 9 = 11 LOTS). THIS PUD PLAN INCLUDES AMENDMENTS TO THE ROADWAY AND LOT LAYOUTS OR THIS FILING AREA, A PROPOSED FULL SPECTRUM DETENTION POND, AND PUBLIC ROADWAY IMPROVEMENTS FOR ONE NEW PUBLIC ROADWAY WITHIN THE FILING ACCESSED FROM THE EXISTING ALLEN RANCH ROAD PUBLIC ROADWAY.

AUTHORITY

THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

APPLICABILITY

THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND, THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

ADOPTION

THE ADOPTION OF THIS PUD / PRELIMINARY PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS PLAN FOR FLYING HORSE NORTH PUD FILING NO. 9 IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN, IS AUTHORIZED UNDER PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE; AND THAT THE EL PASO COUNTY LAND DEVELOPMENT CODE AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

RELATIONSHIP TO COUNTY REGULATIONS

THE PROVISIONS OF THIS PUD/PRELIMINARY PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF FLYING HORSE NORTH PUD FILINGS 4 THROUGH 7 PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED AND IN EFFECT AT THE TIME OF THE PUD/PRELIMINARY PLAN APPROVAL (OR OWNER ACKNOWLEDGE THE PUD/PRELIMINARY PLAN CHANGES WITH THE CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

ENFORCEMENT

TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD/PRELIMINARY PLAN AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THIS PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

CONFLICT

WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE PUD/PRELIMINARY PLAN THAT COVER THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.

MAXIMUM LEVEL OF DEVELOPMENT

THE TOTAL NUMBER OF DWELLINGS SHOWN ON THE PUD/PRELIMINARY PLAN FOR DEVELOPMENT WITHIN THE SPECIFIED PLANNING AREAS IN THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION (PLUS ANY APPROVED DENSITY TRANSFERS), THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT MAY BE LESS DUE TO SUBDIVISION OR SITE DEVELOPMENT PLAN REQUIREMENTS, LAND CARRYING CAPACITY, OR OTHER REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. APPLICANT MAY TRANSFER ANY LOSS OF DENSITY FROM A FILING TO ANOTHER FILING (EXCEEDING THE DENSITY FOR THAT FILING) AS LONG AS THE TOTAL MAXIMUM UNIT COUNT FOR THE PROJECT IS NOT EXCEEDED.

PROJECT TRACKING

AT THE TIME OF ANY FINAL PLAT APPLICATION, THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT, TO DATE, TO DEVELOPMENT SERVICES DEPARTMENT, IN ORDER TO ASSURE MAXIMUM DEVELOPMENT UNIT LIMITS FOR THE ENTIRE PROJECT ARE NOT EXCEEDED. DENSITY TRANSFERS SHALL BE SHOWN BETWEEN FILINGS AS THEY HAVE OCCURRED.

OVERALL PROJECT STANDARDS

THE STANDARD ZONING REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE INCLUDING OFF-STREET PARKING, LANDSCAPING, SITE DEVELOPMENT, ACCESSORY AND TEMPORARY USES, BY SPECIAL REVIEW AND VARIANCE PROCESSES SHALL APPLY TO THIS PUD/PRELIMINARY PLAN, EXCEPT AS MODIFIED IN THIS SUBMITTAL.

LEGAL DESCRIPTION:

SEE SHEET 2

FLYING HORSE NORTH PUD DEVELOPMENT GUIDELINES:

- A. PROJECT DESCRIPTION  
FLYING HORSE NORTH IS A PLANNED RESIDENTIAL COMMUNITY LOCATED GENERALLY WEST OF BLACK FOREST ROAD AND SOUTH OF HODGEN ROAD IN EL PASO COUNTY, COLORADO. THE PROPERTY CONSISTS OF 1,499 ACRES OF LAND MORE OR LESS. FLYING HORSE NORTH IS A PLANNED UPGRADE, AMENITIZED RESIDENTIAL COMMUNITY, WITH PLANS FOR A GOLF COURSE, CLUBHOUSE AND SUBSTANTIAL OPEN SPACE WITHIN THE COMMUNITY.
- B. PERMITTED USES WITHIN THE FLYING HORSE NORTH PUD INCLUDE SINGLE FAMILY HOMES, GOLF COURSE, AND ASSOCIATED FACILITIES WHICH MAY INCLUDE CLUBHOUSE, MAINTENANCE FACILITIES, RESTROOMS, SHELTERS, DRIVING RANGE, PONDS DESIGNED FOR WATER STORAGE, OPEN SPACE, TRAILS AND ASSOCIATED RECREATIONAL FACILITIES.
- C. PERMITTED ACCESSORY USES INCLUDE ACCESSORY LIVING QUARTERS (GUEST HOUSE), CARPORTS AND/OR CAR BARN, ACCESSORY LIVING QUARTERS (GUEST HOUSE) MAY BE CONSTRUCTED ON LOTS DESIGNATED FOR SUCH USE BY THE ARCHITECTURAL CONTROL COMMITTEE. ACCESSORY LIVING QUARTERS (GUEST HOUSE) MAY NOT EXCEED FIFTEEN HUNDRED (1,500) SQUARE FEET OF LIVING SPACE AND MAY NOT HAVE A KITCHEN UNLESS AN AFFIDAVIT SIGNED BY THE OWNER IS FILING FOR RECORD WITH THE CLERK AND RECORDED ACKNOWLEDGING THAT THE ACCESSORY LIVING QUARTER (GUEST HOUSE) MAY NOT BE LEASED OR RENTED. AFFIDAVITS AVAILABLE FROM THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. FOR ATTACHED ACCESSORY LIVING QUARTERS (GUEST HOUSE), ALL ELECTRIC, GAS, CENTRAL OR MUNICIPAL SEWER AND WATER SERVICES TO THE ACCESSORY LIVING QUARTER (GUEST HOUSE) SHALL BE INTERCONNECTED TO AND INDISTINGUISHABLE FROM THAT OF THE PRINCIPAL DWELLING UNIT AND SHALL NOT HAVE SEPARATE METERS, SERVICE LINES OR BILLINGS FOR DETACHED ACCESSORY LIVING QUARTERS (GUEST HOUSE). ALL ELECTRIC, GAS, CENTRAL OR MUNICIPAL SEWER AND WATER SERVICES MUST BE SUB-METERED FROM THE PRINCIPAL STRUCTURE AND ARE SUBJECT TO ALL PROVISIONS LISTED ABOVE.
- D. PERMITTED TEMPORARY USES MAY INCLUDE RESIDENTIAL SALES OFFICE AND GOLF CLUB BUILDING.
- E. SIGNS  
a. ALL PERMANENT SIGNS SHALL BE LOCATED WITHIN DESIGNATED TRACTS.  
b. MAJOR COMMUNITY SIGNS AS IDENTIFIED ON THE PUD PRELIMINARY PLAN MAY HAVE A MAXIMUM SIZE OF 150 SQUARE FEET. STRUCTURES ASSOCIATED WITH THESE SIGNS ARE LIMITED TO 4' IN HEIGHT MEASURED FROM FINISHED GRADE.  
c. MINOR COMMUNITY SIGNS AS IDENTIFIED ON THE PUD PRELIMINARY PLAN MAY HAVE A MAXIMUM SIZE OF 75 SQUARE FEET. STRUCTURES ASSOCIATED WITH THESE SIGNS ARE LIMITED TO 10' IN HEIGHT MEASURED FROM FINISHED GRADE.  
d. DIRECTIONAL SIGNS ARE PERMITTED AND LIMITED TO 15 SQUARE FEET.  
e. SETBACKS OF THE PUD ZONE DO NOT APPLY TO SIGNS WITHIN THE FLYING HORSE NORTH PUD, HOWEVER, ALL OTHER SETBACK PROVISIONS, ESPECIALLY RELATIVE TO PUBLIC SAFETY, WILL BE CONSISTENT WITH THE PROVISIONS OF THE EL PASO COUNTY LAND USE CODE.
- F. LAND DESIGNATED AS GOLF COURSE SHALL ALSO BE DETERMINED TO BE OPEN SPACE. SHOULD THE GOLF COURSE SHOWN ON THE PUD PRELIMINARY PLANS NOT BE CONSTRUCTED, OR SHOULD SAID GOLF COURSE USE BE TERMINATED, THE LAND MAY ONLY BE USED FOR OPEN SPACE OR RECREATIONAL USES.
- G. RESIDENTIAL DEVELOPMENT REQUIREMENTS  
a. MAXIMUM LOT COVERAGE: TEN (10) PERCENT  
b. MAXIMUM BUILDING HEIGHT: THIRTY-FIVE (35) FEET.  
c. SETBACK MINIMUMS:  
• FRONT YARD: THIRTY (30) FEET MINIMUM (20' MINIMUM LOT FRONTAGE AT FRONT SETBACK DOES NOT APPLY)  
• SIDE YARD: TEN (10) FEET MINIMUM  
• CORNER LOT SIDE YARD: TWENTY (20) FEET MINIMUM  
• REAR YARD: THIRTY-FIVE (35) FEET MINIMUM  
d. MINIMUM LOT SIZE: 2.5 ACRES  
e. ACCESSORY BUILDING MUST COMPLY WITH THE SETBACKS ESTABLISHED ABOVE, EXCEPT THAT THE REAR YARD SETBACK MAY BE REDUCED TO TWENTY (20) FEET FOR ANY LOTS THAT DO NOT ADJUT A PUBLIC STREET OR THE GOLF COURSE. ACCESSORY STRUCTURES ARE SUBJECT TO ARCHITECTURAL COVENANTS REGARDING BUILDING COLORS AND MATERIALS TO BE CONSISTENT WITH THE PRIMARY STRUCTURE OF THE SITE.  
f. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE LAND DEVELOPMENT CODE IN EFFECT AT THE TIME OF PUD PRELIMINARY PLAN APPROVAL.  
g. MAIL KIOSK STRUCTURES MAY HAVE A MAXIMUM HEIGHT OF TWELVE (12) FEET, WIDTH OF FIVE (5) FEET AND DEPTH OF TEN (10) FEET.

STREETS

- a. STREETS WITHIN FLYING HORSE NORTH SUBDIVISION PROVIDE GENERAL VEHICULAR CIRCULATION THROUGHOUT THE DEVELOPMENT. ALL STREETS SHALL BE PUBLICLY OWNED AND MAINTAINED. CONSTRUCTION WILL BE TO EL PASO COUNTY STANDARDS UNLESS OTHERWISE MODIFIED BY THIS PUD PRELIMINARY PLAN WITH DEVIATION APPROVAL. ALL STREETS WILL BE PAVED UNLESS OTHERWISE INDICATED.

LANDSCAPE

- a. ALL COMMON LANDSCAPE, OPEN SPACE, PARKS, TRACTS AND DRAINAGE FACILITIES WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE FLYING HORSE NORTH METROPOLITAN DISTRICT AND/OR THEIR ASSIGNS.
- b. LANDSCAPE MAINTENANCE WITHIN RIGHT-OF-WAY IS THE RESPONSIBILITY OF THE FLYING HORSE NORTH HOA OR METROPOLITAN DISTRICT WITH A COUNTY AGREEMENT.
- c. NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES PER THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE FOUR (4) FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS.
- d. PROPOSED TRAILS TO BE SOFT SURFACE (I.E. CRUSHER FINES) AND FINAL TRAIL ALIGNMENT TO BE DETERMINED ON GRADE, VEGETATION, AND OTHER EXISTING SITE FEATURES AT THE TIME OF THE FINAL PLAT.
- e. ANY FUTURE NON-REGIONAL TRAILS ARE TO BE OWNED AND MAINTAINED BY THE FLYING HORSE NORTH HOA.

STRUCTURES IN TRACTS

- a. RESTROOMS, SHELTERS, AND MAINTENANCE BUILDINGS ARE PERMITTED IN TRACTS DESIGNATES FOR USE AS GOLF COURSE AND OPEN SPACE PARKS.

ARCHITECTURAL CONTROL COMMITTEE REVIEW / COVENANTS

- a. COVENANTS FOR FLYING HORSE NORTH HAVE BEEN CREATED BY SEPARATE DOCUMENTS. THE COVENANTS ESTABLISH RULES AND REGULATIONS FOR THE PROPERTY WITHIN THE SUBDIVISION AND ESTABLISH THE GOVERNANCE MECHANISM OF THE SUBDIVISION, INCLUDING THE CREATION OF THE ARCHITECTURAL CONTROL COMMITTEE. ARCHITECTURAL CONTROL COMMITTEE REVIEW AND APPROVAL IS REQUIRED PRIOR TO APPLICATION FOR COUNTY PERMITS.

DRAWN BY: CMD JOB DATE: 6/25/2026 BAR IS ONE INCH ON OFFICIAL DRAWINGS.  
APPROVED: RDL JOB NUMBER: 211030 0  
CAD DATE: 10/14/2024 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.  
CAD FILE: J:\2025\2502599\CAD\DWgs\CI\F9 Major PUD Amendment\Cover

| 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 NORTH FILING NO. 9  
PUD & PRELIMINARY PLAN MAJOR AMENDMENT  
PRI #2, LLC.  
EL PASO COUNTY, CO

PUD PRELIMINARY PLAN MAJOR AMENDMENT  
COVER

SHEET  
CV

1

A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST  
AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11 SOUTH, RANGE 65 WEST OF  
THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

## FLYING HORSE NORTH FILING NO. 9

**LEGAL DESCRIPTION:** FLYING HORSE NORTH FILING NO. 9

TWO PARCELS OF LAND BEING TRACT K AS PLATTED IN FLYING HORSE NORTH FILING NO. 1, RECORDED UNDER RECEPTION NUMBER 218714238 AND TRACT A, AS PLATTED IN FLYING HORSE NORTH FILING NO. 3, RECORDED UNDER RECEPTION NUMBER 224715365 TOGETHER WITH A PORTION OF THE EAST HALF OF SECTION 36, ALL WITHIN SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

## BASIS OF BEARINGS

THE COURSE ON THE WESTERLY RIGHT-OF-WAY LINE OF ALLEN RANCH ROAD AS PLATTED IN FLYING HORSE SUBDIVISION FILING NO. 3, RECORDED UNDER RECEPTION NUMBER 224715365 WHICH BEARS N33°45'53"W A DISTANCE OF 496.37 FEET, BEING MONUMENTED ON EACH END BY A NO. 5 REBAR AND YELLOW PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196" AT GRADE.

PARCEL 1

COMMENCING AT THE NORTHWEST CORNER OF ALLAN RANCH ROAD AS PLATTED IN FLYING HORSE SUBDIVISION FILING NO. 3 RECORDED UNDER RECEPTION NUMBER 224715365, SAID POINT BEING A POINT ON CURVE, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON THE BOUNDARY LINE OF SAID FLYING HORSE NORTH FILING NO. 3 THE FOLLOWING EIGHTEEN (18) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N78°14'42"E
178. HAVING A DELTA OF 22°00'35", A RADIUS OF 530.00 FEET A DISTANCE OF 203.60 FEET TO A POINT OF TANGENT;
2. S33°45'53"E A DISTANCE OF 498.07 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 32°57'06", A RADIUS OF 470.00 FEET A DISTANCE OF 270.30 FEET TO A POINT OF TANGENT;
4. S00°48'4"E A DISTANCE OF 206.02 FEET TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 11°16'06", A RADIUS OF 187.00 FEET, DISTANCE OF 36.78 FEET TO A POINT OF REVERSE CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 11°16'06", A RADIUS OF 228.00 FEET A DISTANCE OF 44.84 FEET TO A POINT OF TANGENT;
7. S00°48'4"E A DISTANCE OF 10.62 FEET TO A POINT OF CURVE;
8. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 11°16'06", A RADIUS OF 228.00 FEET A DISTANCE OF 44.84 FEET TO A POINT OF REVERSE CURVE;
9. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 11°16'06", A RADIUS OF 187.00 FEET A DISTANCE OF 36.78 FEET TO A POINT OF TANGENT;
10. S00°48'4"E A DISTANCE OF 40.27 FEET TO A POINT OF CURVE;
11. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 17°54'41", A RADIUS OF 470.00 FEET A DISTANCE OF 146.93 FEET TO A POINT OF TANGENT;
12. S17°05'54"W A DISTANCE OF 216.15 FEET TO A POINT OF CURVE;
13. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 12°33'58", A RADIUS OF 530.00 FEET A DISTANCE OF 116.24 FEET TO A POINT OF TANGENT;
14. S34°31'56"W A DISTANCE OF 244.95 FEET TO A POINT OF CURVE;
15. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 17°59'00", A RADIUS OF 470.00 FEET A DISTANCE OF 147.52 FEET TO A POINT OF TANGENT;
16. S22°30'56"W A DISTANCE OF 152.89 FEET TO A POINT OF CURVE;
17. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 02°22'21", A RADIUS OF 470.00 FEET A DISTANCE OF 19.46 FEET TO A POINT OF CURVE;
18. N35°30'10"W A DISTANCE OF 310.03 FEET TO A POINT ON THE BOUNDARY LINE OF TRACT K AS PLATTED IN FLYING HORSE NORTH FILING NO.1, RECORDED UNDER RECEPTION NUMBER 218742238.

THENCE ON THE BOUNDARY LINE OF SAID FLYING HORSE NORTH FILING NO. 1 AND THE BOUNDARY LINE OF SAID FLYING HORSE NO. 3 THE FOLLOWING NINE (9) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N31°11'57"W HAVING A DELTA OF 111°46'10", A RADIUS OF 60.00 FEET A DISTANCE OF 117.04 FEET TO A POINT OF TANGENT;
2. N09°25'47"W A DISTANCE OF 25.35 FEET;
3. N59°17'05"W A DISTANCE OF 59.71 FEET TO A POINT ON CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N28°17'40"W HAVING A DELTA OF 122°48'28", A RADIUS OF 180.00 FEET A DISTANCE OF 385.81 FEET TO A POINT OF TANGENT;
5. N04°30'48"E A DISTANCE OF 138.74 FEET;
6. N01°27'54"E A DISTANCE OF 421.65 FEET;
7. S87°34'58"W A DISTANCE OF 570.22 FEET TO A POINT OF CURVE;
8. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 42°44'34", A RADIUS OF 260.00 FEET, A DISTANCE OF 193.96 FEET TO A POINT OF TANGENT;
9. N49°40'30"W A DISTANCE OF 445.19 FEET;

THENCE CONTINUING ON THE BOUNDARY LINE OF SAID TRACT K, FLYING HORSE FILING NO. 1 THE FOLLOWING THIRTY-THREE (33) COURSES:

1. N49°40'30"W A DISTANCE OF 288.08 FEET TO A POINT ON CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 163°19'20", A RADIUS OF 58.50 FEET A DISTANCE OF 166.75 FEET TO A POINT OF TANGENT;
3. S66°21'10"E A DISTANCE OF 25.24 FEET;
4. N53°14'05"E A DISTANCE OF 198.28 FEET TO A POINT ON CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S80°50'28"E, HAVING A DELTA OF 49°29'14", A RADIUS OF 180.00 FEET A DISTANCE OF 155.47 FEET TO A POINT ON CURVE;
6. N61°46'07"E A DISTANCE OF 419.88 FEET;
7. N51°49'23"E A DISTANCE OF 296.85 FEET;
8. N11°06'02"W A DISTANCE OF 58.98 FEET;
9. N50°19'12"W A DISTANCE OF 241.52 FEET;
10. N62°20'16"W A DISTANCE OF 573.68 FEET;
11. N70°09'50"W A DISTANCE OF 655.62 FEET;
12. S58°50'57"W A DISTANCE OF 47.20 FEET TO A POINT ON CURVE;
13. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S85°12'15", HAVING A DELTA OF 23°01'06", A RADIUS OF 180.00 FEET A DISTANCE OF 7.31 FEET TO A POINT OF TANGENT;
14. S18°13'21"W A DISTANCE OF 365.66 FEET;
15. S63°56'38"W A DISTANCE OF 785.12 FEET;
16. S18°15'16"W A DISTANCE OF 66.33 FEET;
17. N53°43'53"W A DISTANCE OF 29.74 FEET TO A POINT OF CURVE;
18. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 32°27'45", A RADIUS OF 270.00 FEET A DISTANCE OF 152.98 FEET TO A POINT ON CURVE;
19. N18°04'32"E A DISTANCE OF 58.27 FEET;
20. N48°05'15"E A DISTANCE OF 741.69 FEET;
21. N18°13'21"E A DISTANCE OF 211.23 FEET TO A POINT OF CURVE;
22. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 101°11'53", A RADIUS OF 182.00 FEET A DISTANCE OF 321.65 FEET TO A POINT ON CURVE;
23. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S64°45'53"E, HAVING A DELTA OF 68°05'03" A RADIUS OF 60.00 FEET TO A POINT OF TANGENT;
24. S86°40'50"E A DISTANCE OF 845.25 FEET;
25. S61°03'19"E A DISTANCE OF 569.56 FEET;
26. N35°29'34"E A DISTANCE OF 104.81 FEET;
27. N51°52'54"E A DISTANCE OF 50.72 FEET TO A POINT OF CURVE;
28. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 49°38'04", A RADIUS OF 133.52 FEET A DISTANCE OF 115.66 FEET TO A POINT ON CURVE;
29. N04°10'00"E A DISTANCE OF 138.64 FEET;
30. N85°57'45"E A DISTANCE OF 621.99 FEET;
31. S03°39'37"E A DISTANCE OF 182.33 FEET TO A POINT ON CURVE;
32. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 22°42'11", A RADIUS OF 97.00 FEET A DISTANCE OF 384.35 FEET TO A POINT OF REVERSE CURVE;
33. ON THE ARC OF CURVE TO THE LEFT HAVING A DELTA OF 30°48'52", A RADIUS OF 530.00 FEET A DISTANCE OF 285.04 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 3,968,511 SQUARE FEET OR 91.104 ACRES.

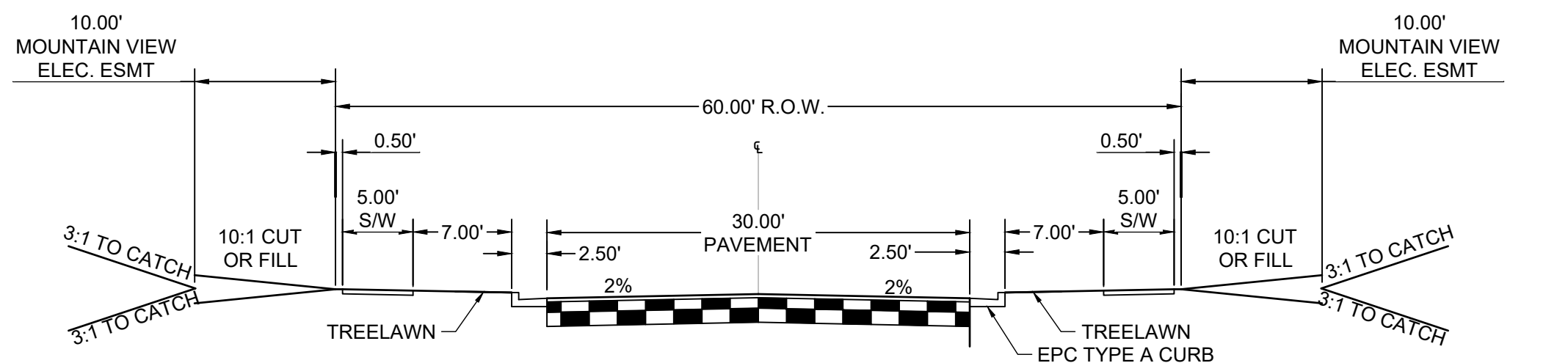
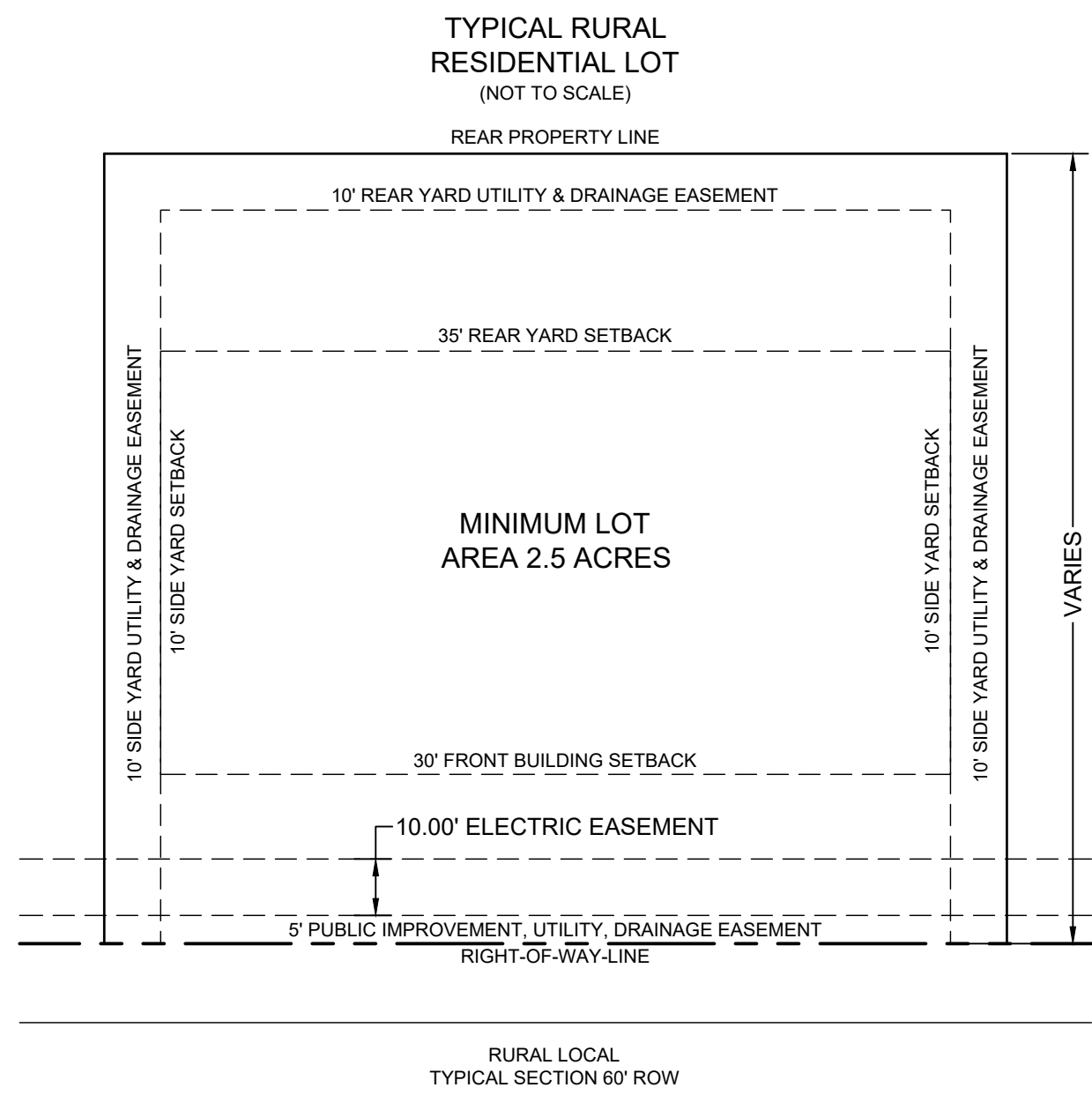
TOGETHER WITH

PARCEL 2

TRACT A, AS PLATTED IN FLYING HORSE NORTH FILING NO. 3, RECORDED UNDER RECEPTION NUMBER 224715365.

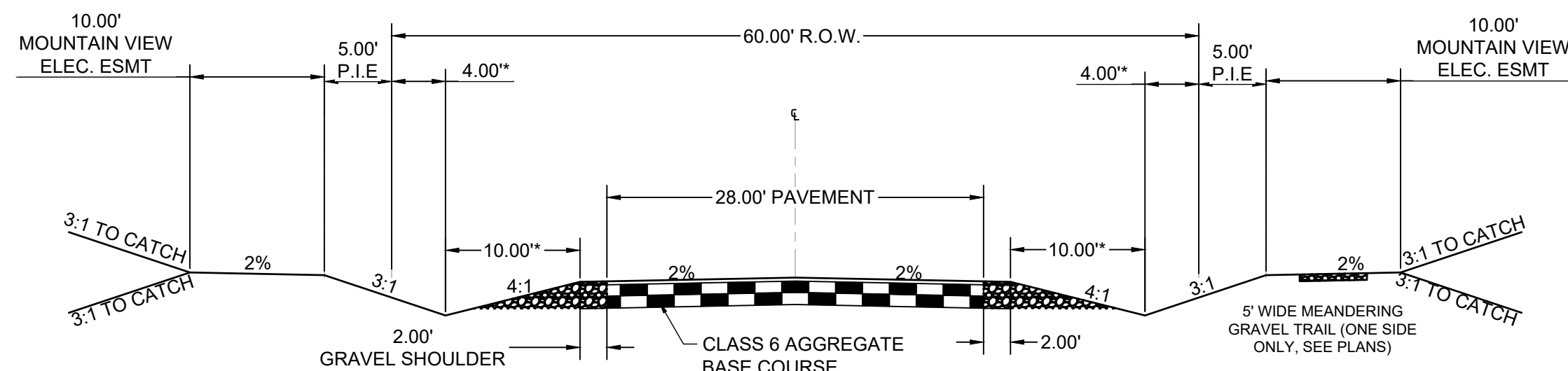
CONTAINING A CALCULATED AREA OF 376,526 SQUARE FEET OR 8.644 ACRES.

TOTAL CALCULATED AREA OF 4,345,037 SQUARE FEET OR 99.748 ACRES.



TYPICAL MODIFIED URBAN RESIDENTIAL LOCAL  
CROSS SECTION

DESIGN SPEED: 25 MPH | POSTED SPEED: 25 MPH  
SCALE: 1"=10'  
(ROADS USING THIS SECTION: A PORTION OF ALLEN RANCH ROAD)



## TYPICAL RURAL LOCAL CROSS SECTION

DESIGN SPEED: 30 MPH | POSTED SPEED: 30 MPH  
SCALE: 1"=10'

\*DIMENSIONS MAY VARY FOR EXPANDED DITCH SECTIONS AS CALLED OUT ON PLANS

drainage report and plans show this as an urban section, please revise

**TYPICAL RURAL LOCAL CROSS SECTION**

DESIGN SPEED: 30 MPH | POSTED SPEED: 30 MPH

SCALE: 1"=10'

(ROADS USING THIS SECTION: **BALSIC COURT**)

\*DIMENSIONS MAY VARY FOR EXPANDED DITCH SECTIONS AS CALLED OUT ON PLANS

be sure naming is consistent

DRAWN BY: CMD JOB DATE: 3/31/2026 BAR IS ONE INCH ON  
APPROVED: RDL JOB NUMBER: 2502599 0 OFFICIAL DRAWINGS. 1"  
CAD DATE: 1/16/2024 IF NOT ONE INCH,  
CAD FILE: J:\2025\2502599\CAD\DWGS\CIF9 Major PUD Amendment\Typ\_Sections ADJUST SCALE ACCORDINGLY.

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



FLYING HORSE NORTH FILING NO. 9  
PUD & PRELIMINARY PLAN MAJOR AMENDMENT  
PRI #2, LLC.  
EL PASO COUNTY, CO

PUD & PRELIMINARY PLAN MAJOR AMENDMENT  
LEGAL DESCRIPTION AND TYPICAL DETAILS

PCD FILE NO.: PUDSP

SHEET  
TYP

2

FLYING HORSE NORTH FILING NO. 9  
PUD & PRELIMINARY PLAN MAJOR AMENDMENT

A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST  
AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11 SOUTH, RANGE 65 WEST OF  
THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LINEWORK LEGEND

PR PROPERTY LINE  
EX PROPERTY LINE  
PR EASEMENT LINE  
EX EASEMENT LINE  
PR RIGHT OF WAY  
EX RIGHT OF WAY  
PR LOT LINE  
EX LOT LINE  
EX SWALE  
PR SWALE  
PR TRAIL  
PR MONUMENT SIGN  
(represents 10'x10' area)  
PR POND RIM  
PR INDEX CONTOUR  
EX INDEX CONTOUR  
PR INTER. CONTOUR  
EX INTER. CONTOUR  
EX FEMA FLOODPLAIN

EX. FIL. NO. 1 = 81 LOTS (PUD162)

EX. FIL. NO. 3 = 51 LOTS (PUD162)

EX. FIL. NO. 4 = 48 LOTS (PUDSP244)

EX. FIL. NO. 5 = 21 LOTS (PUDSP245)

EX. FIL. NO. 6 = 1 LOT (PUDSP252)

EX. FIL. NO. 7 = 47 LOTS (PUDSP252)

EX. FIL. NO. 8 = 50 LOTS (PUDSP252)

PROP. FILING 9  
(11 LOTS)  
(31.518 ACRES)

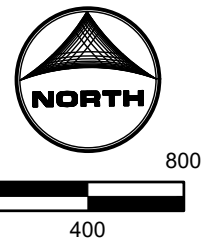
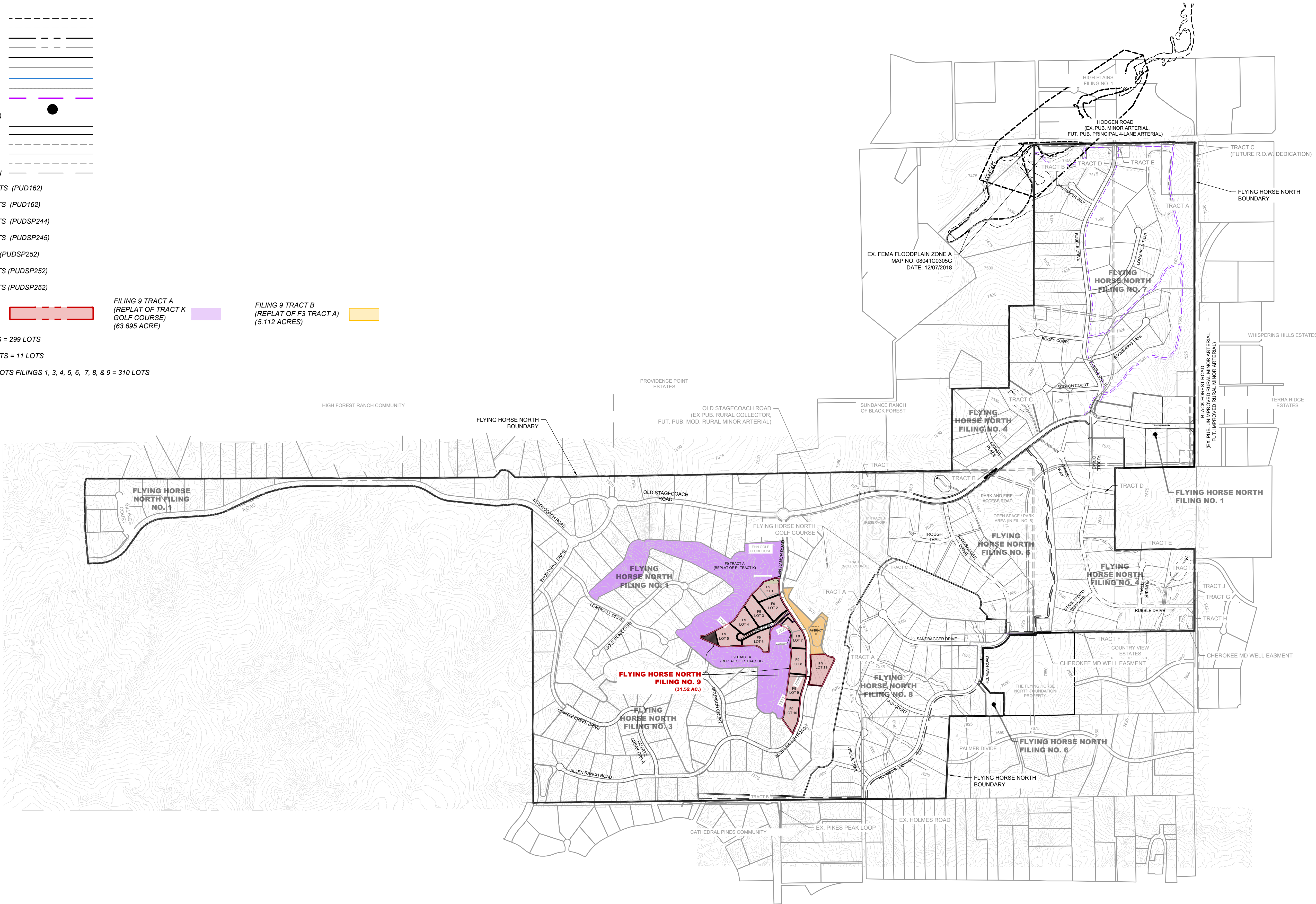
FILING 9 TRACT A  
(REPLAT OF TRACT K  
GOLF COURSE)  
(63.695 ACRE)

FILING 9 TRACT B  
(REPLAT OF F3 TRACT A)  
(5.112 ACRES)

TOTAL EXISTING LOTS = 299 LOTS

TOTAL PROPOSED LOTS = 11 LOTS

TOTAL SUBDIVISION LOTS FILINGS 1, 3, 4, 5, 6, 7, 8, & 9 = 310 LOTS



DRAWN BY: CMD JOB DATE: 6/25/2026  
APPROVED: KMH JOB NUMBER: 2502599  
CAD DATE: 10/14/2024  
CAD FILE: J:\2025\2502599\CAD\DWG\CF9 Major PUD Amendment\Overall\_Site

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

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1975 RESEARCH PARKWAY SUITE 160  
COLORADO SPRINGS, CO 80920  
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FLYING HORSE NORTH FILING NO. 9  
PUD & PRELIMINARY PLAN MAJOR AMENDMENT  
PRI #2, LLC.  
EL PASO COUNTY, CO

PUD & PRELIMINARY PLAN MAJOR AMENDMENT  
OVERALL SITE

SHEET  
OV

5

PCD FILE NO.: PUDSP\_

FLYING HORSE NORTH FILING NO. 9  
PUD PLAN & PRELIMINARY PLAN MAJOR AMENDMENT  
A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST  
AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11 SOUTH, RANGE 65 WEST OF  
THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

- EXISTING ZONING: PUD
- EXISTING ZONING: RR-5
- PROPOSED ZONING: PUD

SUBDIVISION BOUNDARY

EX. FIL. NO. 1 = 81 LOTS (PUD162)

EX. FIL. NO. 3 = 51 LOTS (PUD162)

EX. FIL. NO. 4 = 48 LOTS (PUDSP244)

EX. FIL. NO. 5 = 21 LOTS (PUDSP245)

EX. FIL. NO. 6 = 1 LOT (PUDSP252)

EX. FIL. NO. 7 = 47 LOTS (PUDSP252)

EX. FIL. NO. 8 = 50 LOTS (PUDSP252)

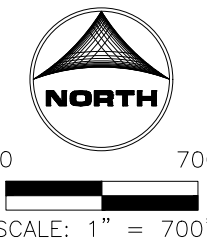
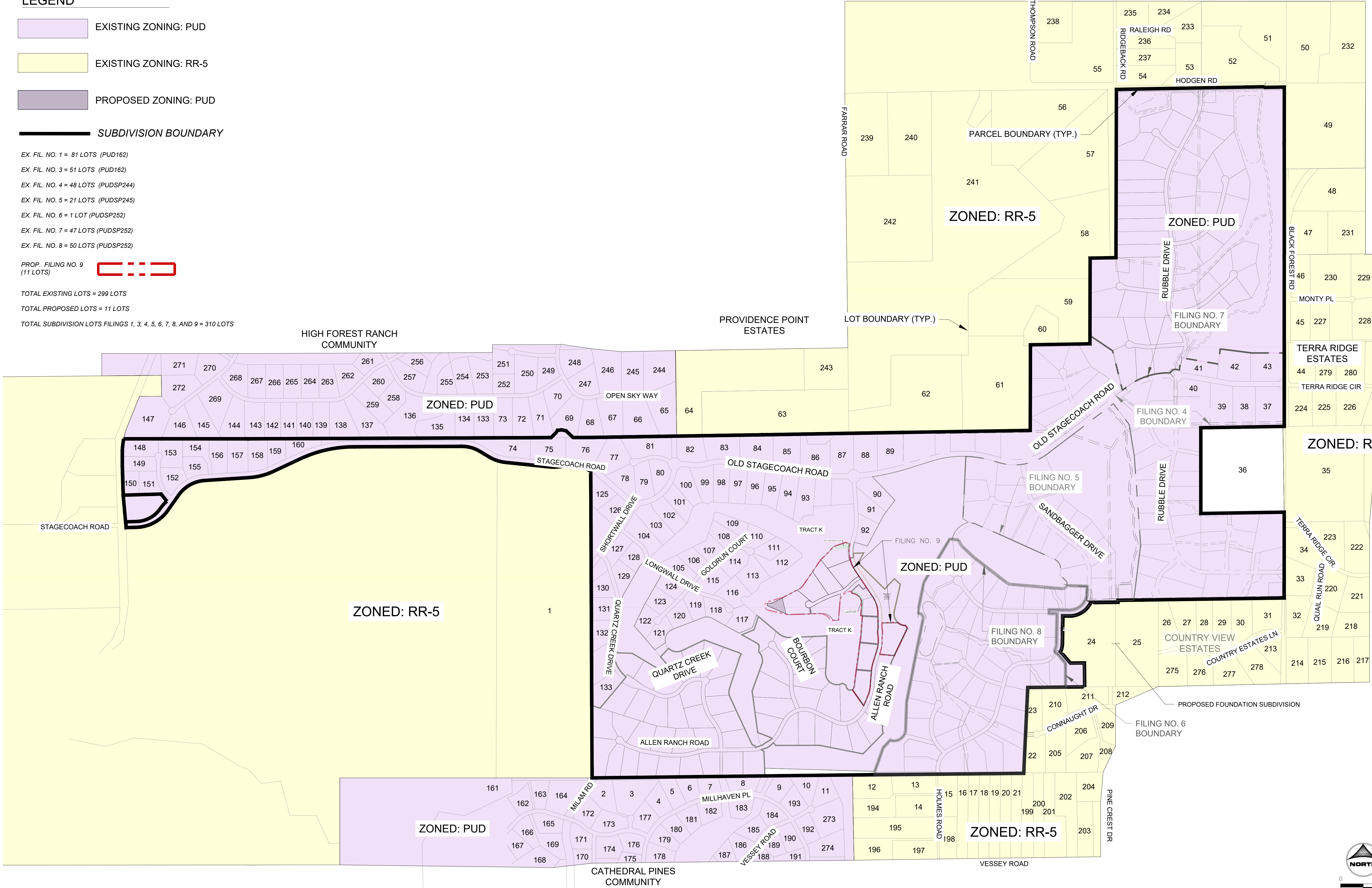
PROP. FILING NO. 9  
(11 LOTS)



TOTAL EXISTING LOTS = 299 LOTS

TOTAL PROPOSED LOTS = 11 LOTS

TOTAL SUBDIVISION LOTS FILINGS 1, 3, 4, 5, 6, 7, 8, AND 9 = 310 LOTS



PCD FILE NO.: PUDSP\_

DRAWN BY: DLH JOB DATE: 4/2/2026  
APPROVED: KMH JOB NUMBER: 2502599  
CAD DATE: 6/25/2026  
CAD FILE: J:\2025\2502599\CAD\Drawings\CF9 Major PUD Amendment\Zoning\_Map

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

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



FLYING HORSE NORTH FILING NO. 9  
PUD & PRELIMINARY PLAN MAJOR AMENDMENT  
PRI #2, LLC.  
EL PASO COUNTY, CO

MAJOR PUD AMENDMENT  
ZONING MAP

SHEET  
ZN  
4

FLYING HORSE NORTH FILING NO. 9  
PUD & PRELIMINARY PLAN MAJOR AMENDMENT  
A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST  
AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11 SOUTH, RANGE 65 WEST OF  
THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LINEWORK LEGEND

|                                               |     |
|-----------------------------------------------|-----|
| PR PROPERTY LINE                              | --- |
| EX PROPERTY LINE                              | --- |
| PR EASEMENT LINE                              | --- |
| EX EASEMENT LINE                              | --- |
| PR RIGHT OF WAY                               | --- |
| EX RIGHT OF WAY                               | --- |
| PR LOT LINE                                   | --- |
| EX LOT LINE                                   | --- |
| EX SWALE                                      | --- |
| PR SWALE                                      | --- |
| PR TRAIL                                      | --- |
| PR MONUMENT SIGN<br>(represents 10'x10' area) | ●   |
| PR POND RIM                                   | --- |
| PR INDEX CONTOUR                              | --- |
| EX INDEX CONTOUR                              | --- |
| PR INTER. CONTOUR                             | --- |
| EX INTER. CONTOUR                             | --- |
| EX FEMA FLOODPLAIN                            | --- |

TEST BORE LOG LOCATION TB##

EX. FIL. NO. 1 = 81 LOTS (PUD162)

EX. FIL. NO. 3 = 51 LOTS (PUD162)

EX. FIL. NO. 4 = 48 LOTS (PUDSP244)

EX. FIL. NO. 5 = 21 LOTS (PUDSP245)

EX. FIL. NO. 6 = 1 LOT (PUDSP252)

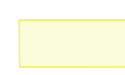
EX. FIL. NO. 7 = 47 LOTS (PUDSP252)

EX. FIL. NO. 8 = 50 LOTS (PUDSP252)

PROP. FILING 9  
(11 LOTS)



TRACT AREA WITHIN  
FILING NO. 9



TOTAL EXISTING LOTS = 299 LOTS

TOTAL PROPOSED LOTS = 11 LOTS

TOTAL SUBDIVISION LOTS FILINGS 1, 3, 4, 5, 6, 7, 8, & 9 = 310 LOTS

NOTE:

- THE POTENTIAL GEOHAZARDS DISPLAYED ON THIS MAP ARE PER THE FINDINGS WITHIN THE SOILS AND GEOLOGY REPORT FOR THIS PUD AMENDMENT APPLICATION ENTITLED SOILS AND GEOLOGY REPORT FOR THE FLYING HORSE NORTH PUD DEVELOPMENT PLAN D PRELIMINARY PLAN MAJOR AMENDMENT FILING NOS. 6 AND 7, PREPARED BY ENTECH ENGINEERING, INC. DATED JANUARY 24, 2025. THE GEOHAZARD AND TEST BORE LOG LOCATIONS ARE PER FIGURES 8 AND 9 WITHIN THE REPORT.
- THE POTENTIAL GEOHAZARDS DISPLAYED ON THIS MAP ARE PROPOSED TO BE MITIGATED FOR PERMITTED DEVELOPMENT. THERE ARE NO PROHIBITIVE GEOHAZARDS DISCOVERED AND MITIGATION METHODS ARE ANTICIPATED TO INCLUDE OVERLOT GRADING TO DIRECT STORMWATER FLOW PATTERNS, ELIMINATE LOCAL LOW POINTS, AND FILL SEASONAL PONDING AREAS, AS WELL AS INSTALLATION OF FOUNDATION DRAINS FOR STRUCTURES AS NEEDED WITHIN AREAS OF POTENTIAL SEASONALLY SHALLOW GROUNDWATER. EROSION CONTROL MEASURES ARE TO BE TEMPORARILY OR PERMANENTLY INSTALLED IN AREAS OF HIGH EROSION POTENTIAL. THIS PUD AMENDMENT DOES NOT INCLUDE PROPOSED MITIGATION METHODS. CONSTRUCTION PERMIT DRAWINGS ARE TO SPECIFY MITIGATION METHODS.
- THIS GEOHAZARD MAP ONLY DISPLAYS THE FINDINGS WITHIN THE PROPOSED FILINGS 4, 5, 6, 7, AND 8 WITHIN THE FLYING HORSE NORTH SUBDIVISION. ALL OTHER AREAS (FILINGS 1 AND 3) ARE NOT INCLUDED AS THERE ARE NO PROPOSED DISTURBANCES OR DEVELOPMENT WITHIN THOSE EXCLUDED AREAS. ALL GEOHAZARDS AND GEOLOGICAL INFORMATION WITHIN FILINGS 1 AND 3 ARE PER THEIR ORIGINAL SOILS AND GEOLOGY REPORTS (2016).
- ALL EXISTING EARTHENED DAMS, BERMS, STOCK PONDS, AND AREAS OF POTENTIAL WATER ATTENUATION ARE TO BE REMOVED VIA OVERLOT GRADING SO AS TO NOT IMPEDE NATURAL AND PROPOSED DRAINAGEWAYS TO ULTIMATE DOWNSTREAM DRAINAGEWAYS INCLUDING ONSITE PERMANENT CONTROL MEASURES AND OFF-SITE ULTIMATE NATURAL DRAINAGEWAYS.

Qaf



Artificial fill of Holocene Age: man-place fill deposits associated

Qal



Alluvium of Holocene Age:  
recent water deposited sediments along drainages

Qc/Tkd



Colluvium of Quaternary Age overlying the Dawson Formation of Tertiary to Cetaceous Age:  
Sheetwash and residual soil deposits overlying arkosic sandstone with interbedded claystone and siltstone

er



erosion

psw

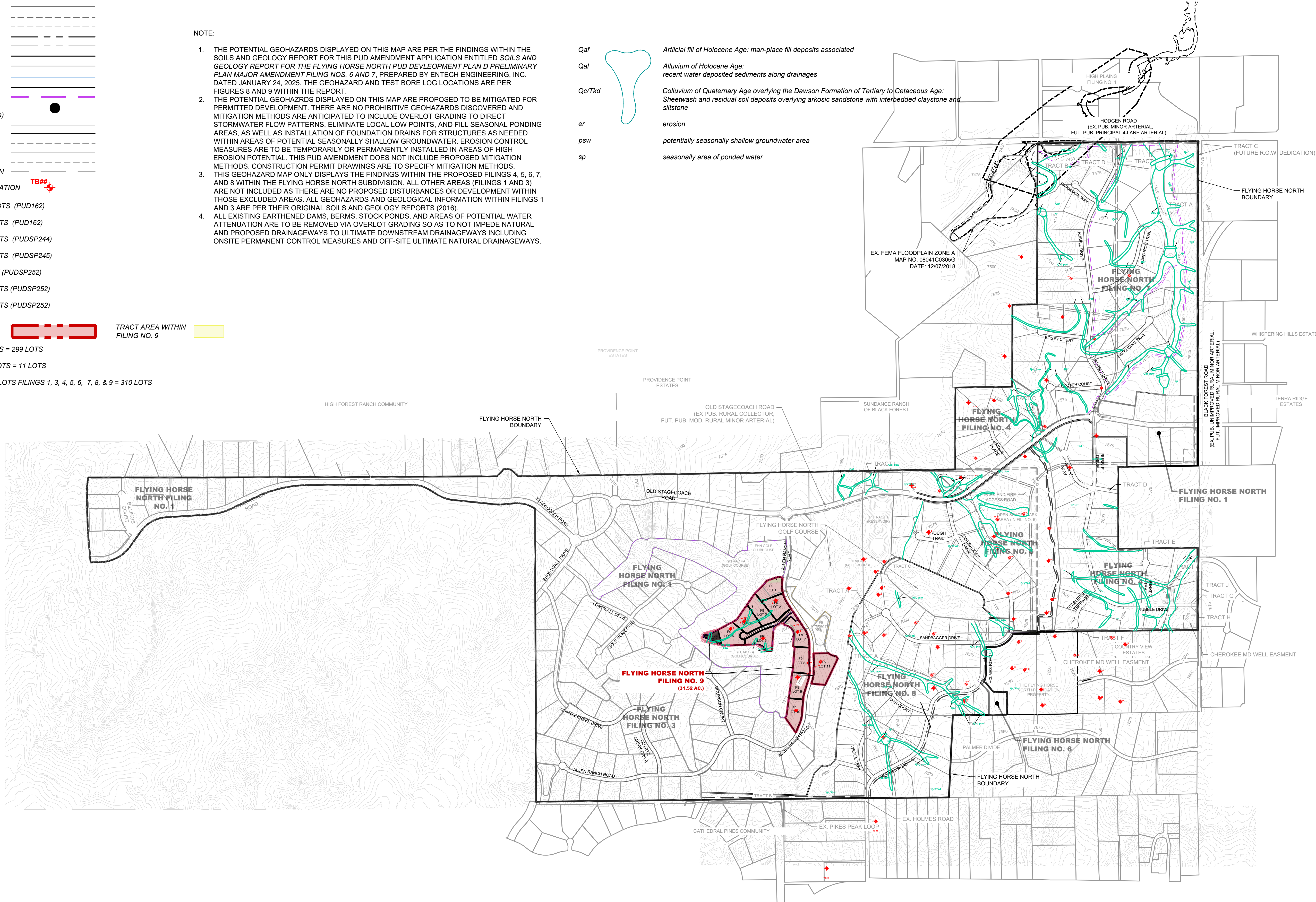


potentially seasonally shallow groundwater area

sp



seasonally area of ponded water



|                                                                          |                     |                                               |
|--------------------------------------------------------------------------|---------------------|-----------------------------------------------|
| DRAWN BY: CMD                                                            | JOB DATE: 6/24/2026 | BAR IS ONE INCH ON<br>OFFICIAL DRAWINGS.      |
| APPROVED: KMH                                                            | JOB NUMBER: 2502599 | 0 1"                                          |
| CAD DATE: 10/14/2024                                                     |                     | IF NOT ONE INCH,<br>ADJUST SCALE ACCORDINGLY. |
| CAD FILE: J:\2025\2502599\CAD\DWG\ICF9 Major PUD Amendment\Geohazard_Map |                     |                                               |

| NO. | DATE | BY | REVISION DESCRIPTION |
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HR GREEN - COLORADO SPRINGS  
1975 RESEARCH PARKWAY SUITE 160  
COLORADO SPRINGS, CO 80920  
PHONE: 719.300.4140  
FAX: 713.965.0044



FLYING HORSE NORTH FILING NO. 9  
PUD & PRELIMINARY PLAN MAJOR AMENDMENT  
PRI #2, LLC.  
EL PASO COUNTY, CO

PUD & PRELIMINARY PLAN MAJOR AMENDMENT  
OVERALL SITE

SHEET  
OV  
5

PCD FILE NO.: PUDSP\_

FLYING HORSE NORTH  
PUD PLAN & PRELIMINARY PLAN MAJOR AMENDMENT

A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST  
AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11 SOUTH, RANGE 65 WEST OF  
THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

|                                                                                                 |                                                                                                      |                                                                                               |                                                                                                        |                                                                                               |                                                                                                  |                                                                                             |                                                                                                      |                                                                                                       |
|-------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| 1. SHAMROCK SS LLC<br>ZONING - RR-5<br>15555 HWY 83<br>COLORADO SPRINGS, CO                     | 19. RUPP JERRREY D<br>ZONED - RR-5<br>5970 VESSEY ROAD<br>COLORADO SPRINGS, CO                       | 37. DERKSEN PROPERTIES LLC<br>ZONED - PUD<br>6755 OLD STAGECOACH ROAD<br>COLORADO SPRINGS, CO | 55. NAVARETTE JEANINE A<br>ZONED - RR-5<br>6280 HODGEN ROAD<br>COLORADO SPRINGS, CO                    | 72. JOHNSON LIVING TRUST<br>ZONED - PUD<br>4841 HIGH FOREST ROAD<br>COLORADO SPRINGS, CO      | 90. PECK MICHAEL S<br>ZONED - PUD<br>5555 OLD STAGECOACH ROAD<br>COLORADO SPRINGS, CO            | 108. HENDRICKS JAMES<br>ZONED - PUD<br>5202 GOLD RUN COURT<br>COLORADO SPRINGS, CO          | 126. HOWARTH WILLIAM<br>ZONED - PUD<br>15290 SHORTWALL DRIVE<br>COLORADO SPRINGS, CO                 | 144. DESAUTELS BRUCE T<br>ZONED - PUD<br>4661 HIDDEN ROCK ROAD<br>COLORADO SPRINGS, CO                |
| 2. BRI J FAMILY TRUST<br>ZONED - PUD<br>4820 FOXCHASE WAY<br>COLORADO SPRINGS, CO               | 20. LITTLETON STANLEY<br>ZONED - RR-5<br>6010 VESSEY ROAD<br>COLORADO SPRINGS, CO                    | 38. NGUYEN LINH T<br>ZONED - PUD<br>6715 OLD STAGECOACH ROAD<br>COLORADO SPRINGS, CO          | 56. ANDREWS SCOTT W<br>ZONED - RR-5<br>HODGEN ROAD<br>COLORADO SPRINGS, CO                             | 73. RAMIREZ MELODY B<br>ZONED - PUD<br>4781 HIGH FOREST ROAD<br>COLORADO SPRINGS, CO          | 91. RENNER LLC<br>ZONED - PUD<br>15331 ALLEN RANCH ROAD<br>COLORADO SPRINGS, CO                  | 109. C&C LIVING TRUST<br>ZONED - PUD<br>5232 GOLD RUN COURT<br>COLORADO SPRINGS, CO         | 127. GERBER JOSEPH DAVID<br>ZONED - PUD<br>15262 SHORTWALL DRIVE<br>COLORADO SPRINGS, CO             | 145. HOUSE JAMIE GLEN<br>ZONED - PUD<br>15575 WINDING TRAIL ROAD<br>COLORADO SPRINGS, CO              |
| 3. PIASECKI NANCY L REVOC TRUST<br>ZONED - PUD<br>4940 FOXCHASE WAY<br>COLORADO SPRINGS, CO     | 21. SWANSON BRECK C<br>ZONED - RR-5<br>6030 VESSEY ROAD<br>COLORADO SPRINGS, CO                      | 39. MONACO57 LIVING TRUST<br>ZONED - PUD<br>6675 OLD STAGECOACH ROAD<br>COLORADO SPRINGS, CO  | 57. DEIM CONNIE<br>ZONED - RR-5<br>SUNDANCE RANCH LANE<br>COLORADO SPRINGS, CO                         | 74. FOWLER NORMAN W<br>ZONED - PUD<br>4670 STAGECOACH ROAD<br>COLORADO SPRINGS, CO            | 92. BOOGAARD RYAN<br>ZONED - PUD<br>15271 ALLEN RANCH ROAD<br>COLORADO SPRINGS, CO               | 110. ALBRIGHT MARK PHILLIP<br>ZONED - PUD<br>5262 GOLD RUN COURT<br>COLORADO SPRINGS, CO    | 128. COFFEY LAVANSON C III<br>ZONED - PUD<br>15192 SHORTWALL DRIVE<br>COLORADO SPRINGS, CO           | 146. MATALIUS ANDREW J III<br>ZONED - PUD<br>15525 WINDING TRAIL ROAD<br>COLORADO SPRINGS, CO         |
| 4. BRINGARD FAMILY LICING TRUST<br>ZONED - PUD<br>14465 MILLHAVEN PLACE<br>COLORADO SPRINGS, CO | 22. HOOKS GROUP LP<br>ZONED - RR-5<br>6005 CONNAUGHT DRIVE<br>COLORADO SPRINGS, CO                   | 40. ST HENRYS LLC<br>ZONED - PUD<br>6595 OLD STAGECOACH ROAD<br>COLORADO SPRINGS, CO          | 58. BR&C INC<br>ZONED - RR-5<br>30-11-65<br>COLORADO SPRINGS, CO                                       | 75. OLSON TYRONE L<br>ZONED - PUD<br>4760 STAGECOACH ROAD<br>COLORADO SPRINGS, CO             | 93. ALEXANDER SCOTT E<br>ZONED - PUD<br>5395 OLD STAGECOACH ROAD<br>COLORADO SPRINGS, CO         | 111. VILIESIS TRUST<br>ZONED - PUD<br>5292 GOLD RUN COURT<br>COLORADO SPRINGS, CO           | 129. ST AUBYN JARED<br>ZONED - PUD<br>15233 QUARTZ CREEK DRIVE<br>COLORADO SPRINGS, CO               | 147. WATSON RANDY<br>ZONED - PUD<br>15520 WINDING TRAIL ROAD<br>COLORADO SPRINGS, CO                  |
| 5. ALLAN NEAL A<br>ZONED - PUD<br>14425 MILLHAVEN PLACE<br>COLORADO SPRINGS, CO                 | 23. MCILRATH WILLIAM F TRUSTEE<br>ZONED - RR-5<br>6010 CONNAUGHT DRIVE<br>COLORADO SPRINGS, CO       | 41. SMITH AARON<br>ZONED - PUD<br>6590 OLD STAGECOACH ROAD<br>COLORADO SPRINGS, CO            | 59. BR&C INC<br>ZONED - RR-5<br>30-11-65<br>COLORADO SPRINGS, CO                                       | 76. JONES CHRISTOPHER P<br>ZONED - PUD<br>4850 STAGECOACH ROAD<br>COLORADO SPRINGS, CO        | 94. CLAWSON MATTHEW R<br>ZONED - PUD<br>5355 OLD STAGECOACH ROAD<br>COLORADO SPRINGS, CO         | 112. SHOPTAUGH GLENN MARK<br>ZONED - PUD<br>5261 GOLD RUN COURT<br>COLORADO SPRINGS, CO     | 130. MOMBER SIMON R<br>ZONED - PUD<br>15232 QUARTZ CREEK DRIVE<br>COLORADO SPRINGS, CO               | 148. MARSHALL KARLYE<br>ZONED - PUD<br>15480 BILLINGS COURT<br>COLORADO SPRINGS, CO                   |
| 6. ALEX & AUTUMM SIMPSON<br>ZONED - PUD<br>14385 MILLHAVEN PLACE<br>COLORADO SPRINGS, CO        | 24. PRI #2<br>ZONED - RR-5<br>14820 BLACK FOREST ROAD<br>COLORADO SPRINGS, CO                        | 42. HARRIS GEORGE D<br>ZONED - PUD<br>6670 OLD STAGECOACH ROAD<br>COLORADO SPRINGS, CO        | 60. CHEROKEE METROPOLITAN<br>DISTRICT<br>ZONED - RR-5<br>30-11-65<br>COLORADO SPRINGS, CO              | 77. WALTERS MICHAEL A<br>ZONED - PUD<br>4910 STAGECOACH ROAD<br>COLORADO SPRINGS, CO          | 95. PLAISTOWE NORMAN H<br>ZONED - PUD<br>5315 OLD STAGECOACH ROAD<br>COLORADO SPRINGS, CO        | 113. VILLAGREE LLC<br>ZONED - PUD<br>5231 GOLD RUN COURT<br>COLORADO SPRINGS, CO            | 131. SHABE ERIC M<br>ZONED - PUD<br>15182 QUARTZ CREEK DRIVE<br>COLORADO SPRINGS, CO                 | 149. VANCE ERZA G<br>ZONED - PUD<br>15450 BILLINGS COURT<br>COLORADO SPRINGS, CO                      |
| 7. MAITHILI VENKATACHALLAM<br>ZONED - PUD<br>14345 MILLHAVEN PLACE<br>COLORADO SPRINGS, CO      | 25. PRI #2<br>ZONED - RR-5<br>14820 BLACK FOREST ROAD<br>COLORADO SPRINGS, CO                        | 43. MCCGRATH DONALD T<br>ZONED - PUD<br>6750 OLD STAGECOACH ROAD<br>COLORADO SPRINGS, CO      | 61. SUNDANCE RANCH OF BLACK<br>FOREST<br>ZONED - RR-5<br>HODGEN ROAD<br>COLORADO SPRINGS, CO           | 78. YOUNG MICHAEL J<br>ZONED - PUD<br>4915 STAGECOACH ROAD<br>COLORADO SPRINGS, CO            | 96. RAMPART ENTERPRISES INC<br>ZONED - PUD<br>5235 OLD STAGECOACH ROAD<br>COLORADO SPRINGS, CO   | 114. S&J TRUST<br>ZONED - PUD<br>5201 GOLD RUN COURT<br>COLORADO SPRINGS, CO                | 132. ZACHAR MICHAEL R<br>ZONED - PUD<br>15132 QUARTZ CREEK DRIVE<br>COLORADO SPRINGS, CO             | 150. PRI #2 LLC<br>ZONED - PUD<br>HIGHWAY 83<br>COLORADO SPRINGS, CO                                  |
| 8. DULANEY KIMBERLY L<br>ZONED - PUD<br>14325 MILLHAVEN PLACE<br>COLORADO SPRINGS, CO           | 26. ABELL LIVING TRUST<br>ZONED - RR-5<br>6620 COUNTRY ESTATES LANE<br>COLORADO SPRINGS, CO          | 44. MIKUSKA ERIC<br>ZONED - RR-5<br>15645 TERRA RIDGE CIRCLE<br>COLORADO SPRINGS, CO          | 62. SUNDANCE RANCH OF BLACK<br>FOREST<br>ZONED - RR-5<br>HODGEN ROAD<br>COLORADO SPRINGS, CO           | 79. DAY GREGORY<br>ZONED -PUD<br>4955 OLD STAGECOACH ROAD<br>COLORADO SPRINGS, CO             | 97. KELLY J PHELAN TRUST<br>ZONED - PUD<br>5155 OLD STAGECOACH ROAD<br>COLORADO SPRINGS, CO      | 115. CHAVEZ XAVIER D<br>ZONED - PUD<br>5141 GOLD RUN COURT<br>COLORADO SPRINGS, CO          | 133. HARVEY SETH A<br>ZONED - PUD<br>15032 QUARTZ CREEK DRIVE<br>COLORADO SPRINGS, CO                | 151. MCKENZIE J THOMAS<br>ZONED - PUD<br>15420 BILLINGS COURT<br>COLORADO SPRINGS, CO                 |
| 9. SMITH PAUL R<br>ZONED - PUD<br>14265 MILLHAVEN PLACE<br>COLORADO SPRINGS, CO                 | 27. COPPOCK AARON O<br>ZONED - RR-5<br>6650 COUNTRY ESTATES LANE<br>COLORADO SPRINGS, CO             | 45. GARD DIANA M<br>ZONED - RR-5<br>6835 MONTY PLACE<br>COLORADO SPRINGS, CO                  | 63. SHELL JAMES R II<br>ZONED - RR-5<br>15550 FARRAR ROAD<br>COLORADO SPRINGS, CO                      | 80. RZONCA THADDEUS<br>ZONED - PUD<br>4995 OLD STAGECOACH ROAD<br>COLORADO SPRINGS, CO        | 98. WINGO JAMES D<br>ZONED - PUD<br>5115 OLD STAGECOACH ROAD<br>COLORADO SPRINGS, CO             | 116. DALY FAMILY TRUST<br>ZONED - PUD<br>14911 LONGWALL DRIVE<br>COLORADO SPRINGS, CO       | 134. PITTS JOHN<br>ZONED - PUD<br>4661 HIGH FOREST ROAD<br>COLORADO SPRINGS, CO                      | 152. JONE LUCAS<br>ZONED - PUD<br>15419 BILLINGS COURT<br>COLORADO SPRINGS, CO                        |
| 10. ANDERSON MATTHEW P<br>ZONED - PUD<br>5025 VESSEY ROAD<br>COLORADO SPRINGS, CO               | 28. COPPOCK ARRON O<br>ZONED - RR-5<br>6680 COUNTRY ESTATES LANE<br>COLORADO SPRINGS, CO             | 46. FRANKOVIS JESSE J<br>ZONED - RR-5<br>6840 MONTY PLACE<br>COLORADO SPRINGS, CO             | 64. SHELL JAMES R II<br>ZONED - RR-5<br>15550 FARRAR ROAD<br>COLORADO SPRINGS, CO                      | 81. SIDWELL DUSTIN JEFFREY<br>ZONED - PUD<br>4990 OLD STAGECOACH ROAD<br>COLORADO SPRINGS, CO | 99. KIM MICHAEL SANG-HAK<br>ZONED - PUD<br>5075 OLD STAGECOACH ROAD<br>COLORADO SPRINGS, CO      | 117. STIMPLE FAMILY LLLP<br>ZONED - PUD<br>14842 LONGWALL DRIVE<br>COLORADO SPRINGS, CO     | 135. LAVEZZO NICHOLAS J<br>ZONED - PUD<br>1601 HIGH FOREST ROAD<br>COLORADO SPRINGS, CO              | 153. ROGER WILLIAM T<br>ZONED - PUD<br>15479 BILLINGS COURT<br>COLORADO SPRINGS, CO                   |
| 11. ESPENLAUB ECTON<br>ZONED - PUD<br>4985 VESSEY ROAD<br>COLORADO SPRINGS, CO                  | 29. MACEDO JUAN H LOMEIL<br>ZONED - RR-5<br>6710 COUNTRY ESTATES LANE<br>COLORADO SPRINGS, CO        | 47. OLIVAS SOCORRO J<br>ZONED - RR-5<br>6905 ALPACA HEIGHTS<br>COLORADO SPRINGS, CO           | 65. BREWER GEORGE F II<br>ZONED - PUD<br>15501 OPEN SKY WAY<br>COLORADO SPRINGS, CO                    | 82. SPARKS DUSTIN R<br>ZONED - PUD<br>5070 OLD STAGECOACH ROAD<br>COLORADO SPRINGS, CO        | 100. TEUSCHER KURT<br>ZONED - PUD<br>5035 OLD STAGECOACH ROAD<br>COLORADO SPRINGS, CO            | 118. CREPS DARREL E III<br>ZONED - PUD<br>14912 LONGWALL DRIVE<br>COLORADO SPRINGS, CO      | 136. HIGH FOREST RANCH<br>HOMEOWNERS<br>ZONED - PUD<br>4541 HIGH FOREST ROAD<br>COLORADO SPRINGS, CO | 154. DOMBROWSKI MICHAEL J<br>ZONED - PUD<br>3680 STAGECOACH ROAD<br>COLORADO SPRINGS, CO              |
| 12. DILLINGHAM MICHAEL V<br>ZONED - RR-5<br>14498 HOLMES ROAD<br>COLORADO SPRINGS, CO           | 30. SOMBRIC WAYNE S<br>ZONED - RR-5<br>6740 COUNTRY ESTATES LANE<br>COLORADO SPRINGS, CO             | 48. HILL DOUGLAS E<br>ZONED - RR-5<br>6910 ALPACA HEIGHTS<br>COLORADO SPRINGS, CO             | 66. MONTGOMERY MONTIE C<br>ZONED - PUD<br>15547 OPEN SKY WAY<br>COLORADO SPRINGS, CO                   | 83. SPILLERS STEVEN HOWARD<br>ZONED - PUD<br>5150 OLD STAGECOACH ROAD<br>COLORADO SPRINGS, CO | 101. DOWNS BRADLEY JAMES<br>ZONED - PUD<br>55305 OLD STAGECOACH<br>ROAD<br>COLORADO SPRINGS, CO  | 119. CAIN JASON<br>ZONED - PUD<br>14982 LONGWALL DRIVE<br>COLORADO SPRINGS, CO              | 137. SALGADO PAUL R<br>ZONED - PUD<br>4415 HIDDEN ROCK ROAD<br>COLORADO SPRINGS, CO                  | 155. ROBIN SCOTT BROWN LIVING<br>TRUST<br>ZONED - PUD<br>3590 STAGECOACH ROAD<br>COLORADO SPRINGS, CO |
| 13. THOMAS JOHN K<br>ZONED - RR-5<br>14490 HOLMES ROAD<br>COLORADO SPRINGS, CO                  | 31. HOPSON SEAN<br>ZONED - RR-5<br>6770 COUNTRY ESTATES LANE<br>COLORADO SPRINGS, CO                 | 49. WHITNEY CHRISTOPHER D<br>ZONED - RR-5<br>16485 BLACK FOREST ROAD<br>COLORADO SPRINGS, CO  | 67. RANGER CANDACE S LIVING TRUST<br>ZONED - PUD<br>15593 OPEN SKY WAY<br>COLORADO SPRINGS, CO         | 84. PECK JAMES D<br>ZONED - PUD<br>5230 OLD STAGECOACH ROAD<br>COLORADO SPRINGS, CO           | 102. KAVERMAN JOSEPH A<br>ZONED - PUD<br>5215 OLD STAGECOACH ROAD<br>COLORADO SPRINGS, CO        | 120. DICKEY MICHAEL R<br>ZONED - PUD<br>5021 GOLD RUN CT<br>COLORADO SPRINGS, CO            | 138. JOHNSON GREGG<br>ZONED - PUD<br>4365 HIDDEN ROCK ROAD<br>COLORADO SPRINGS, CO                   | 156. JACKOWIAK RYAN<br>ZONED - PUD<br>3770 STAGECOACH ROAD<br>COLORADO SPRINGS, CO                    |
| 14. ERNST CHARLES H<br>ZONED - RR-5<br>14410 HOMES ROAD<br>COLORADO SPRINGS, CO                 | 32. MCKINLEY DAVID R<br>ZONED - RR-5<br>14920 QUAIL RUN ROAD<br>COLORADO SPRINGS, CO                 | 50. BERENS MARK E<br>ZONED - RR-5<br>6850 HODGEN ROAD<br>COLORADO SPRINGS, CO                 | 68. JANNELLE EVA ALLEN REVOCABLE<br>TRUST<br>ZONED - PUD<br>15639 OPEN SKY WAY<br>COLORADO SPRINGS, CO | 85. WELLER ERICH G<br>ZONED - PUD<br>5310 OLD STAGECOACH ROAD<br>COLORADO SPRINGS, CO         | 103. PIEPER RANDALL L<br>ZONED - PUD<br>5125 OLD STAGECOACH ROAD<br>COLORADO SPRINGS, CO         | 121. LIDDIARD JEREMY<br>ZONED - PUD<br>5013 GOLD RUN CT<br>COLORADO SPRINGS, CO             | 139. ROMANS LIVING TRUST<br>ZONED - PUD<br>4315 HIDDEN ROCK ROAD<br>COLORADO SPRINGS, CO             | 157. BALSICK LUKE A<br>ZONED - PUD<br>3860 STAGECOACH ROAD<br>COLORADO SPRINGS, CO                    |
| 15. WAUGH JOSHUA T<br>ZONED - RR-5<br>14445 HOLMES ROAD<br>COLORADO SPRINGS, CO                 | 33. WINNINGHAM AARON JASON<br>ZONED - RR-5<br>14940 QUAIL RUN ROAD<br>COLORADO SPRINGS, CO           | 51. MOLES JUSTIN<br>ZONED - RR-5<br>16550 BLACK FOREST ROAD<br>COLORADO SPRINGS, CO           | 69. STUDHOLME FAMILY TRUST<br>ZONED - PUD<br>15685 OPEN SKY WAY<br>COLORADO SPRINGS, CO                | 86. LAM TU T<br>ZONED - PUD<br>5390 OLD STAGECOACH ROAD<br>COLORADO SPRINGS, CO               | 104. SHECTER TRUST<br>ZONED - PUD<br>15291 LONGWALL DRIVE<br>COLORADO SPRINGS, CO                | 122. MILLER SCOTT G<br>ZONED - PUD<br>5012 GOLD RUN CT<br>COLORADO SPRINGS, CO              | 140. RYAN CHRISTOPHER J<br>ZONED - PUD<br>4265 HIDDEN ROCK ROAD<br>COLORADO SPRINGS, CO              | 158. HIMES ELMER S<br>ZONED - PUD<br>3950 STAGECOACH ROAD<br>COLORADO SPRINGS, CO                     |
| 16. HOFFPAUIR DAN W JR<br>ZONED - RR-5<br>14495 HOMES ROAD<br>COLORADO SPRINGS, CO              | 34. LYNDE ROBERT A<br>ZONED - RR-5<br>15015 TERRA RIDGE CIRCLE<br>COLORADO SPRINGS, CO               | 52. MUNSON BRANDON J<br>ZONED - RR-5<br>16710 BLACK FOREST ROAD<br>COLORADO SPRINGS, CO       | 70. MAHER FAMILY REVOC LIVING<br>TRUST<br>ZONED - PUD<br>4961 HIGH FOREST ROAD<br>COLORADO SPRINGS, CO | 87. LUERS BEACH LLC<br>ZONED - PUD<br>5470 OLD STAGECOACH ROAD<br>COLORADO SPRINGS, CO        | 105. CHRISTOPHER MICHAEL MARSHALL<br>ZONED - PUD<br>15051 LONGWALL DRIVE<br>COLORADO SPRINGS, CO | 123. BRENNAN THOMAS LIVING TRUST<br>ZONED - PUD<br>5022 GOLD RUN CT<br>COLORADO SPRINGS, CO | 141. MARY CLAUDE F TRUSTEE<br>ZONED - PUD<br>4215 HIDDEN ROCK ROAD<br>COLORADO SPRINGS, CO           | 159. OTERO THEODOAORE M III<br>ZONED - PUD<br>4040 STAGECOACH ROAD<br>COLORADO SPRINGS, CO            |
| 17. SELF BOB J<br>ZONED - RR-5<br>5910 VESSEY ROAD<br>COLORADO SPRINGS, CO                      | 35. SPLIT PINE RANCH LIVING TRUST<br>ZONED - RR-5<br>15385 BLACK FOREST ROAD<br>COLORADO SPRINGS, CO | 53. MILLER ROBERT S<br>ZONED - RR-5<br>6520 HODGEN ROAD<br>COLORADO SPRINGS, CO               | 71. STEPHENSON TRAVIS<br>ZONED - PUD<br>4901 HIGH FOREST ROAD<br>COLORADO SPRINGS, CO                  | 88. GREENWOOD TAYLOR J<br>ZONED - PUD<br>5550 OLD STAGECOACH ROAD<br>COLORADO SPRINGS, CO     | 106. BECKER JACOB J<br>ZONED - PUD<br>5142 GOLD RUN COURT<br>COLORADO SPRINGS, CO                | 124. WINTER CHARLES C<br>ZONED - PUD<br>5082 GOLD RUN CT<br>COLORADO SPRINGS, CO            | 142. STREVELL MICHAEL W<br>ZONED - PUD<br>4165 HIDDEN ROCK ROAD<br>COLORADO SPRINGS, CO              | 160. HARRIS GUY MCALLISTER<br>ZONED - PUD<br>4130 STAGECOACH ROAD<br>COLORADO SPRINGS, CO             |
| 18. JONES INGRID L<br>ZONED - RR-5<br>5940 VESSEY ROAD<br>COLORADO SPRINGS, CO                  | 36. APODACA LESLIE E<br>ZONED - RR-5<br>15380 BLACK FOREST ROAD<br>COLORADO SPRINGS, CO              | 54. JOHN R SHANTZ & BELINDA S<br>ZONED - RR-5<br>16547 RIDGEBACK ROAD<br>COLORADO SPRINGS, CO |                                                                                                        | 89. LONG RUSSEL I<br>ZONED - PUD<br>5630 OLD STAGECOACH ROAD<br>COLORADO SPRINGS, CO          | 107. KEV PARTNERS LTD<br>ZONED - PUD<br>5172 GOLD RUN COURT<br>COLORADO SPRINGS, CO              | 125. THEOBARD CHARLES N<br>ZONED - PUD<br>4945 STAGECOACH ROAD<br>COLORADO SPRINGS, CO      | 143. GOULD TODD E<br>ZONED - PUD<br>4115 HIDDEN ROCK ROAD<br>COLORADO SPRINGS, CO                    |                                                                                                       |

DRAWN BY: JAG JOB DATE: 4/2/2026  
APPROVED: PLS JOB NUMBER: 2502599  
CAD DATE: 6/25/2026  
CAD FILE: J:\2025\2502599\CAD\DWgs\IC\F9 Major PUD Amendment\Zoning\_Map

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

| NO. | DATE | BY | REVISION DESCRIPTION |
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HR GREEN - COLORADO SPRINGS  
1975 RESEARCH PARKWAY SUITE 160  
COLORADO SPRINGS, CO 80920  
PHONE: 719.300.4140  
FAX: 713.965.0044

FLYING HORSE NORTH  
PUD & PRELIMINARY PLAN MAJOR AMENDMENT  
PRI #2, LLC.  
EL PASO COUNTY, CO

MAJOR PUD AMENDMENT  
ADJACENT OWNERS

PCD FILE NO.: PUDSP252

SHEET

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FLYING HORSE NORTH  
PUD PLAN & PRELIMINARY PLAN MAJOR AMENDMENT  
A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST  
AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11 SOUTH, RANGE 66 WEST OF  
THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

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 - RR-5  
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 - RR-5  
6180 VESSEY ROAD  
COLORADO SPRINGS, CO

203. BRADBURY DAVID J  
ZONED - RR-5  
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 - RR-5  
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 ROAD2  
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

281. SCOTT W ANDREWS  
PO BOX 158  
USAF ACADEMY, CO 80840

282. CHRISTOPHER A BOWMAN  
6425 CONNAUGHT DRIVE  
COLORADO SPRINGS, CO 80908

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

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

285. DERKSEN PROPERTIES LLC  
5491 PADDINGTON CREEK  
COLORADO SPRINGS, CO 80924

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

287. DANIEL W LULCHUK  
6790 CONNAUGHT DRIVE  
COLORADO SPRINGS, CO 80908

288. ROBERT MELANSON  
14725 BLACK FOREST ROAD  
COLORADO SPRINGS, CO 80908

289. ERIC MIKUSKA  
15645 TERRA RIDGE CIRCLE  
COLORADO SPRINGS, CO 80908

290. ANTHONY A PALAZZARI  
6250 CONNAUGHT DRIVE  
COLORADO SPRINGS, CO 80908

291. PETER G RODAS  
6305 CONNAUGHT DRIVE  
COLORADO SPRINGS, CO 80908

292. ERIC J ROWE  
6670 CONNAUGHT DRIVE  
COLORADO SPRINGS, CO 80908

293. RYE LLC  
16755 HAPPY LANDING MONUMENT, CO 80132

294. MARK A SLUTZ  
6730 CONNAUGHT DRIVE  
COLORADO SPRINGS, CO 80908

295. JEFFREY B SMITH  
13925 HIGHWAY 83  
COLORADO SPRINGS, CO 80921

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

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

298. KEVIN J VIDER  
6365 CONNAUGHT DRIVE  
COLORADO SPRINGS, CO 80908

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



FLYING HORSE NORTH  
PUD & PRELIMINARY PLAN MAJOR AMENDMENT  
PRI #2, LLC.  
EL PASO COUNTY, CO

MAJOR PUD AMENDMENT  
ADJACENT OWNERS

SHEET  
AO2

7

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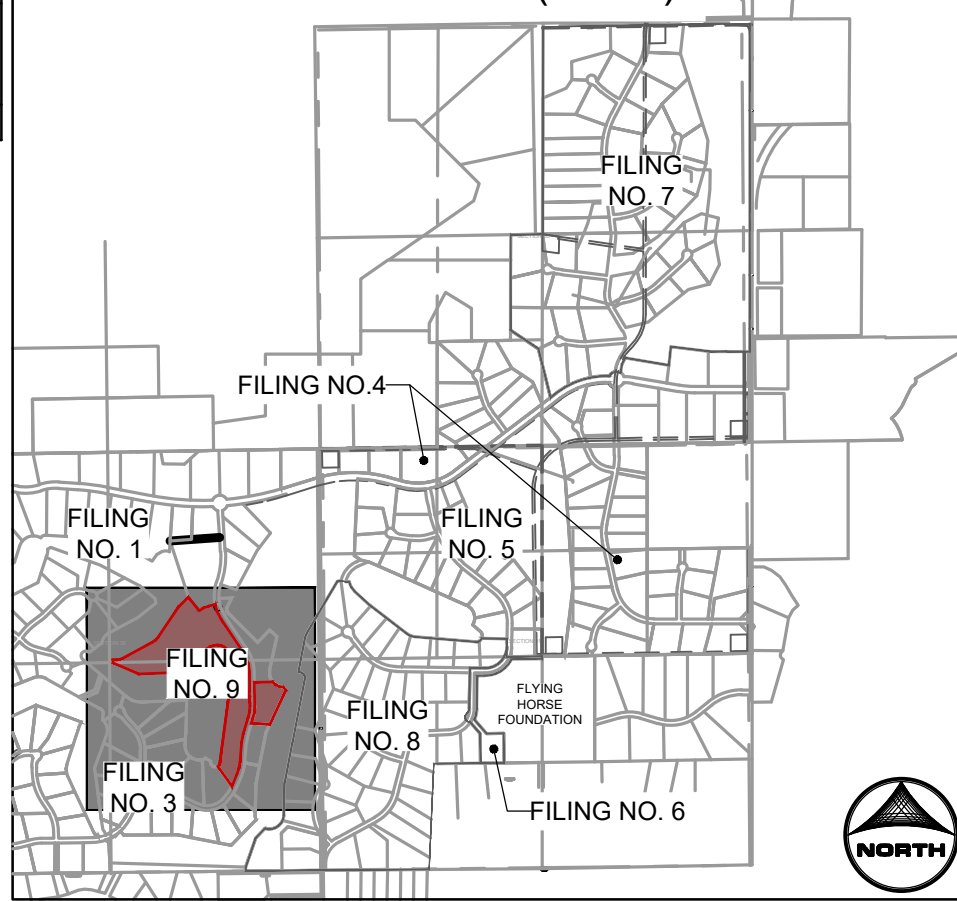


FLYING HORSE NORTH  
PUD & PRELIMINARY PLAN MAJOR AMENDMENT

A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST  
AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11 SOUTH, RANGE 65 WEST OF  
THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

| INTERSECTION SIGHT DISTANCE TABLE |              |              |                          |                           |
|-----------------------------------|--------------|--------------|--------------------------|---------------------------|
| LOCATION ID                       | MINOR STREET | MAJOR STREET | SIGHT DISTANCE LEFT (FT) | SIGHT DISTANCE RIGHT (FT) |
| S1                                | RURAL LOCAL  | RURAL LOCAL  | 280                      | 280                       |

KEY MAP (N.T.S)

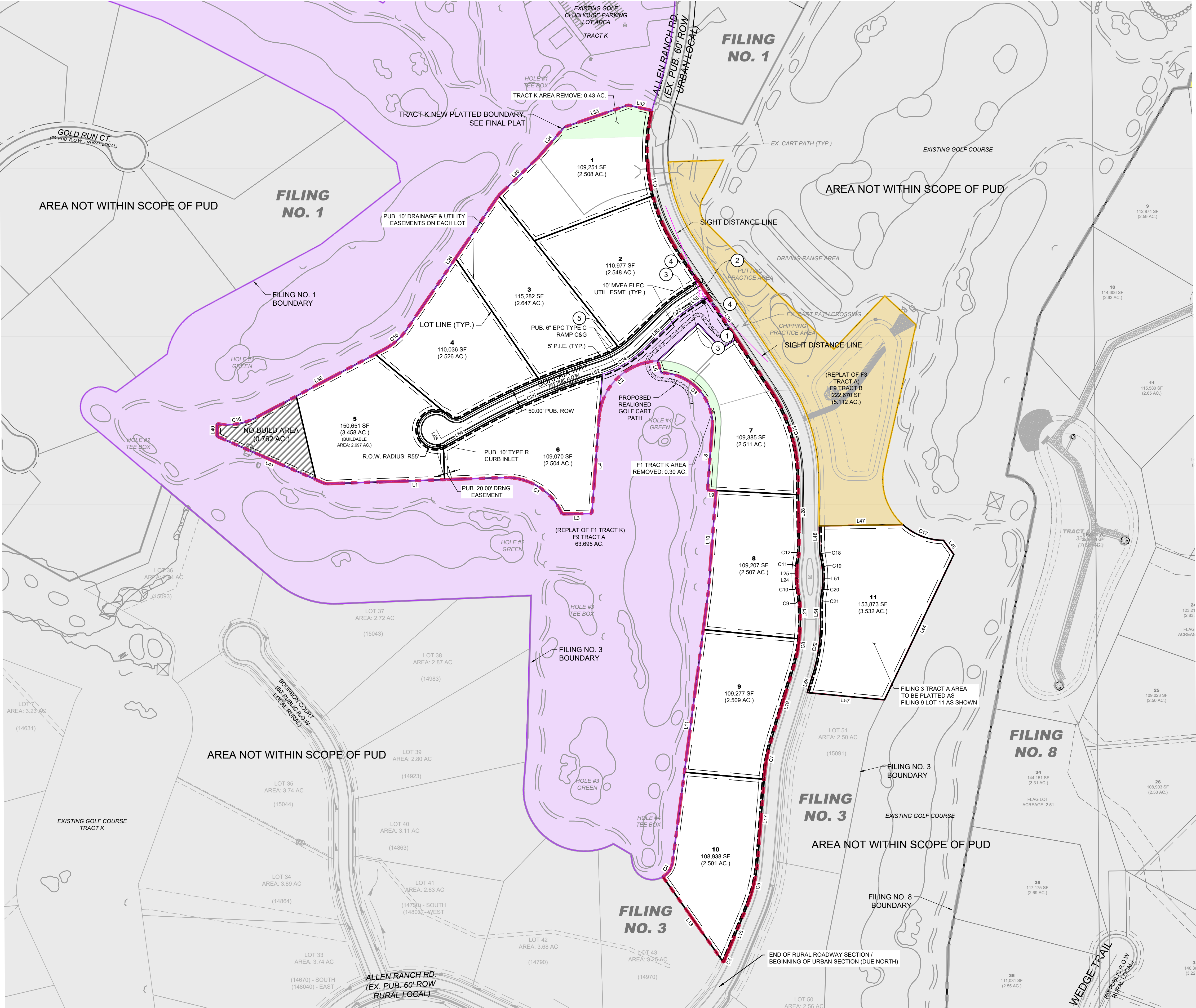


LINEWORK LEGEND

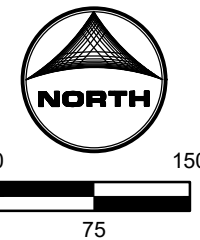
|                         |  |
|-------------------------|--|
| MATCH LINE              |  |
| PR FILING LINE          |  |
| FILING NO. 9            |  |
| DELINEATION             |  |
| EX PROPERTY LINE        |  |
| PR EASEMENT LINE        |  |
| EX EASEMENT LINE        |  |
| PR RIGHT OF WAY         |  |
| EX RIGHT OF WAY         |  |
| PR LOT LINE             |  |
| EX LOT LINE             |  |
| EX SWALE                |  |
| PR SWALE                |  |
| PR ACCESS TRAIL         |  |
| PR REGIONAL TRAIL       |  |
| PR CURB & GUTTER        |  |
| EX CURB & GUTTER        |  |
| PR SIDEWALK             |  |
| PR CONCRETE             |  |
| PR RIP-RAP              |  |
| PR POND RIM             |  |
| PR INDEX CONTOUR        |  |
| EX INDEX CONTOUR        |  |
| PR INTER. CONTOUR       |  |
| EX INTER. CONTOUR       |  |
| PR OVERFLOW PATH        |  |
| PR SIGHT DISTANCE       |  |
| POTENTIAL               |  |
| GEOLOGICAL HAZARD       |  |
| PR TRACTS               |  |
| NOT WITHIN SCOPE OF PUD |  |

SITE SCHEDULE

- PR 30" R1-1 STOP SIGN W. STREET NAME SIGNS
- PR 4" CONCRETE CROSS PAN
- PR 5" CONCRETE SIDEWALK
- PR CONCRETE CURB RAMP (PER COUNTY STD.)  
[PED. CURB RAMPS ARE SITED AS TO NOT EXCEED 600' SPACING ALONG ROADWAYS]
- PR EPC TYPE C MOUNTABLE CURB & GUTTER
- PR MODULAR BLOCK WALL



| FILING BOUNDARY LINE AND CURVE TABLE |              |                  |              |
|--------------------------------------|--------------|------------------|--------------|
| LINE OR CURVE NO.                    | LENGTH (FT.) | BEARING OR DELTA | RADIUS (FT.) |
| C1                                   | 214.13       | 68°09'38.74"     | 180.00       |
| C2                                   | 262.46       | 83°32'37.48"     | 180.00       |
| C3                                   | 236.09       | 87°42'07.85"     | 154.24       |
| C4                                   | 53.68        | 51°15'37.05"     | 60.00        |
| C5                                   | 19.46        | 2°22'21.09"      | 470.00       |
| C6                                   | 147.52       | 17°58'58.88"     | 470.00       |
| C7                                   | 116.24       | 12°33'57.89"     | 530.00       |
| C8                                   | 146.93       | 17°54'41.26"     | 470.00       |
| C9                                   | 36.78        | 11°18'05.91"     | 187.00       |
| C10                                  | 44.84        | 11°18'05.91"     | 228.00       |
| C11                                  | 44.84        | 11°18'05.91"     | 228.00       |
| C12                                  | 36.78        | 11°18'05.91"     | 187.00       |
| C13                                  | 270.30       | 32°57'06.10"     | 470.00       |
| C14                                  | 431.74       | 46°40'25.00"     | 530.00       |
| C15                                  | 86.46        | 27°31'13.03"     | 180.00       |
| C16                                  | 118.78       | 37°48'35.78"     | 180.00       |
| C17                                  | 131.67       | 41°50'01.33"     | 179.98       |
| C18                                  | 36.78        | 11°18'05.91"     | 187.00       |
| C19                                  | 44.84        | 11°18'05.91"     | 228.00       |
| C20                                  | 44.84        | 11°18'05.91"     | 228.00       |
| C21                                  | 36.78        | 11°18'05.91"     | 187.00       |
| C22                                  | 165.66       | 18°38'07.17"     | 510.25       |
| C23                                  | 53.49        | 10°12'57.13"     | 300.00       |
| C24                                  | 133.93       | 25°34'46.40"     | 300.00       |
| C25                                  | 375.71       | 10°45'48.33"     | 2000.00      |
| L1                                   | 527.00       | N87°59'49.31"E   |              |
| L3                                   | 87.77        | N89°20'22.80"E   |              |
| L4                                   | 284.40       | N4°16'45.07"E    |              |
| L6                                   | 36.76        | S17°38'23.36"E   |              |
| L8                                   | 195.12       | S4°16'45.07"W    |              |
| L9                                   | 24.99        | S85°43'14.93"E   |              |
| L10                                  | 293.53       | S4°16'45.07"W    |              |
| L11                                  | 809.64       | S71°32'25.58"W   |              |
| L13                                  | 310.03       | S35°13'59.50"E   |              |
| L15                                  | 152.89       | N22°30'55.94"E   |              |
| L17                                  | 244.95       | N4°31'56.26"E    |              |
| L19                                  | 216.15       | N17°05'53.96"E   |              |
| L21                                  | 40.27        | N0°48'47.30"W    |              |
| L24                                  | 5.01         | N0°48'47.30"W    |              |
| L25                                  | 5.01         | N0°48'47.30"W    |              |
| L28                                  | 209.02       | N0°48'47.30"W    |              |
| L30                                  | 496.37       | N33°45'34.40"W   |              |
| L32                                  | 72.57        | N77°05'28.40"W   |              |
| L33                                  | 198.70       | S70°53'30.86"W   |              |
| L34                                  | 116.34       | S40°40'54.42"W   |              |
| L35                                  | 163.89       | S46°07'48.69"W   |              |
| L36                                  | 478.77       | S34°25'14.64"W   |              |
| L38                                  | 430.63       | S61°58'27.67"W   |              |
| L40                                  | 36.95        | S07°25'45.33"W   |              |
| L41                                  | 348.91       | S66°21'10.26"E   |              |
| L44                                  | 474.84       | N05°28'53.27"E   |              |
| L45                                  | 51.40        | N59°07'15.40"W   |              |
| L47                                  | 346.15       | S89°11'12.70"W   |              |
| L48                                  | 63.68        | S07°48'47.30"E   |              |
| L51                                  | 10.02        | S07°48'47.30"E   |              |
| L54                                  | 40.27        | S07°06'06.31"E   |              |
| L56                                  | 55.00        | S17°05'53.96"W   |              |
| L57                                  | 228.76       | S44°40'12.13"E   |              |
| L58                                  | 76.72        | S56°14'06.60"W   |              |
| L60                                  | 120.23       | S46°01'09.47"W   |              |
| L62                                  | 33.05        | S71°35'55.87"W   |              |
| L64                                  | 106.12       | S60°50'07.54"W   |              |
| L65                                  | 30.00        | N29°09'52.46"W   |              |



PCD FILE NO.: PUDSP\_

DRAWN BY: RDL JOB DATE: 6/25/2026  
APPROVED: RDL JOB NUMBER: 2502599  
CAD DATE: 6/25/2026  
CAD FILE: J:\2025\2502599\CAD\DWG\CIF9 Major PUD Amendment\Site Plans

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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FLYING HORSE NORTH FILING NO. 9  
PUD & PRELIMINARY PLAN MAJOR AMENDMENT  
PRI #2, LLC.  
EL PASO COUNTY, CO

MAJOR PUD AMENDMENT  
PUD SITE PLAN F9

SHEET  
SP1  
8