

VOLLMER ROAD RIGHT OF WAY VACATION REQUEST

LETTER OF INTENT

JULY 2026

OWNERS:

JOHN AMEN
17035 SOUTHWOOD DRIVE, COLORADO SPRINGS, CO 80908

CONI J FISHER TRUST
C/O CONI J FISHER TRUSTEE
16950 SOUTHWOOD DRIVE, COLORADO SPRINGS, CO 80908

KEVIN FINDLEY
16955 VOLLMER ROAD, COLORADO SPRINGS, CO 80908

APPLICANT:

N.E.S. INC.
619 N. CASCADE AVE. SUITE 200
COLORADO SPRINGS, CO 80903
719.471.0073

SITE DETAILS:

outed

TSN: ADJACENT TO PARCEL 5100000305, 5121001020, 5122001002, AND 5121001002

ADDRESS: VOLLMER ROAD AND ATWOOD DRIVE

ACREAGE: 2.276 ACRES

ZONING: N/A

CURRENT USE: VACANT/ UNDEVELOPED

PROPOSED USE: VACANT/ UNDEVELOPED

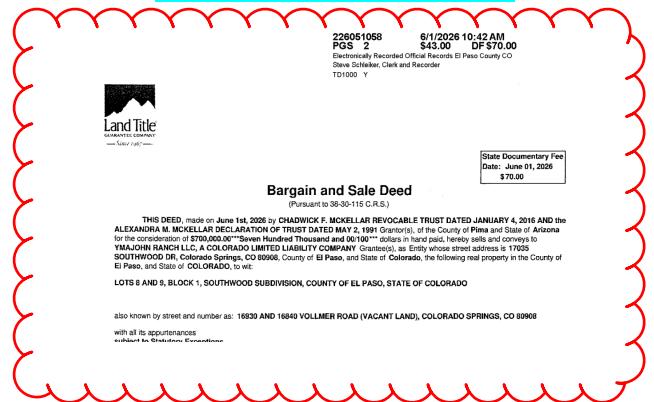
Platted unimproved
County Right of Way

if vacated the new use would
be rural residential as part of
the lots it would be vacated to

File #:

V261

Include new current
owner of 16840 Vollmer
Rd (LOTS 8 & 9) Parcel
5121001021
OWNER: YMAJOHN
RANCH LLC reception
226051058



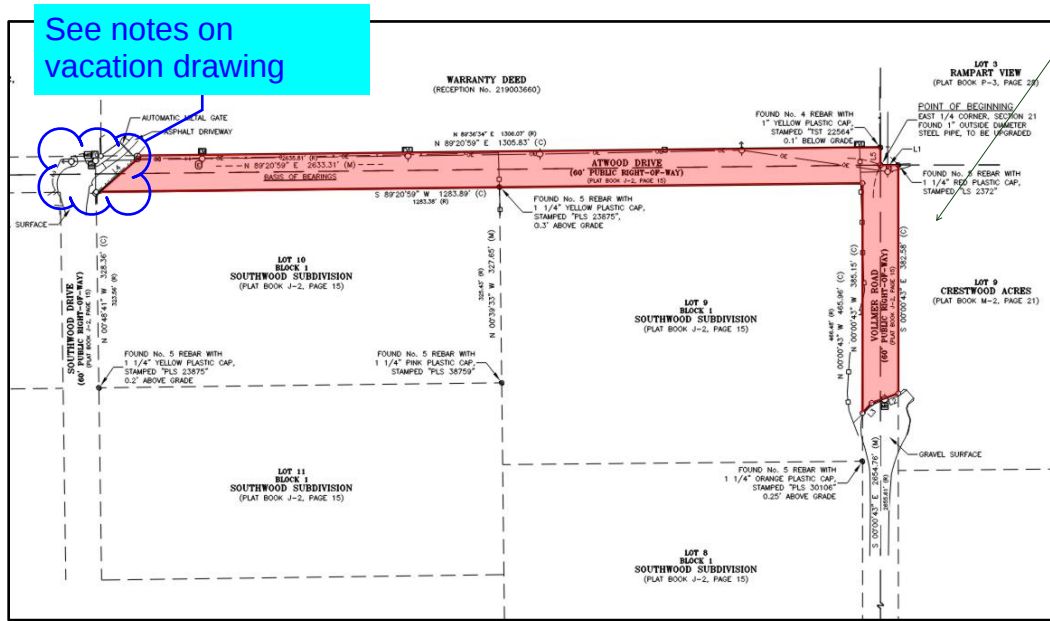
Add 5121001021

REQUEST

N.E.S. Inc., on behalf of the adjacent landowners, request approval of a Right-of-Way Vacation along portions of Vollmer Road and Atwood Drive totaling 2.276-acres.

SITE DESCRIPTION

The proposed requested area for a right-of-way (ROW) vacation is located at the northern most portion of existing Vollmer Road north of Hodgen Road and a portion of Atwood Drive east of Southwood Drive. The existing ROW to be vacated is 2.276 acres and currently vacant. There are no existing roadways, either paved or gravel that exist today. Thus, no roadways will be eliminated. The existing area to be vacated is covered by dense vegetation and steep slopes. There is no proposed development other than that which exists adjacent to the ROW to be vacated.



PROJECT JUSTIFICATION

This request seeks consideration for vacation of the existing right-of-way along parts of Vollmer Road and Atwood Drive. The current site conditions significantly limit the feasibility of roadway extension due to steep topography and dense vegetation within the corridor. Additionally, the existing segments of Vollmer Road and Atwood Drive carry very minimal traffic and are not used as viable transportation corridors. The loss of this right-of-way would not create an adverse effect or be a detriment to El Paso County as there are no planned developments or right-of-way available for further continuation to warrant construction of such a roadway in difficult terrain.

UTILITIES/ DRAINAGE AND DETENTION/ ACCESS AND TRAFFIC

There are no proposed utilities, drainage considerations or traffic concerns as the area to be vacated will become part of adjacent lots. There are no proposed improvements or developments proposed that would require use of this vacated right-of-way.