

## **VOLLMER ROAD RIGHT OF WAY VACATION REQUEST**

### **LETTER OF INTENT**

**JULY 2026**

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#### **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:**

**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

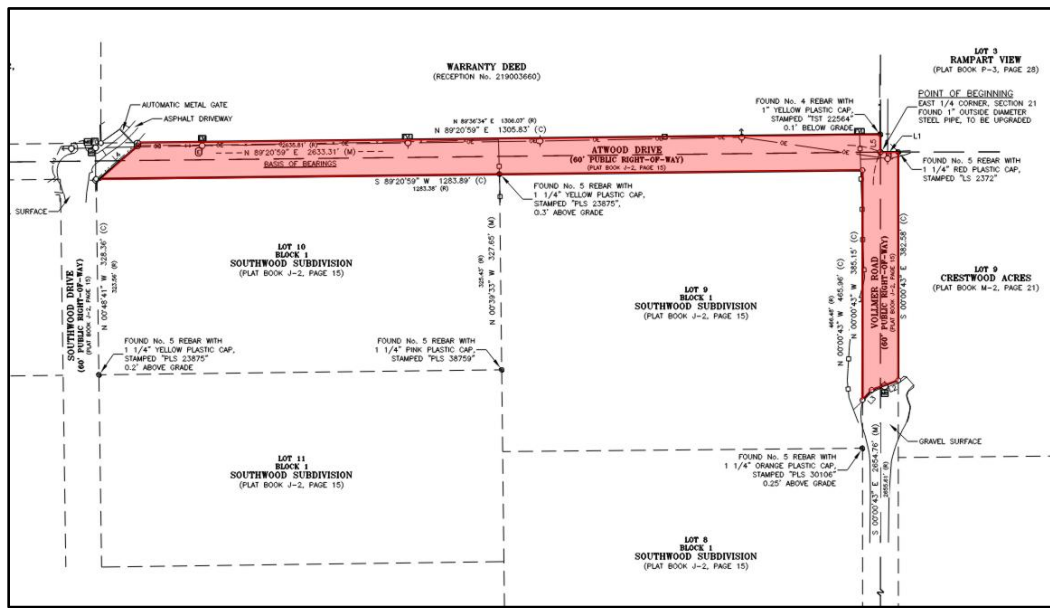
**PROPOSED USE:** VACANT/ UNDEVELOPED

## 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.