

VOLLMER ROAD RIGHT OF WAY VACATION REQUEST

LETTER OF INTENT

AUGUST 2026

OWNERS:

JOHN AMEN
17035 SOUTHWOOD DRIVE, COLORADO SPRINGS, CO 80908

YMAJOHN RANCH LLC
C/O JOHN AMEN
16840 VOLLMER DRIVE, LOTS 8&9
COLORADO SPRINGS, CO 80908

CONI J FISHER TRUST
C/O CONI J FISHER TRUSTEE
16950 SOUTHWOOD DRIVE, 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, 5121001021, 5122001002, AND 5121001002

ADDRESS: VOLLMER ROAD AND ATWOOD DRIVE

ACREAGE: 2.276 ACRES

ZONING: N/A

CURRENT USE: PLATTED UNIMPROVED PUBLIC RIGHT OF WAY

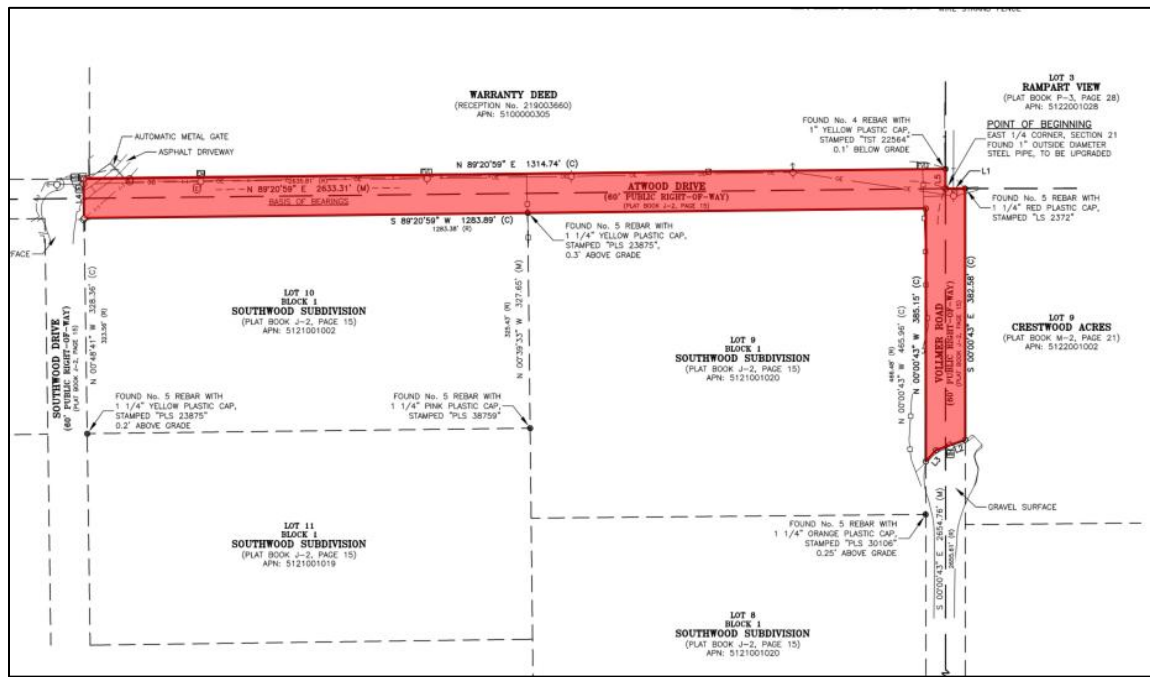
PROPOSED USE: RURAL RESIDENTIAL

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 2.333-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 2.333 acres and is currently platted unimproved public ROW. 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. As part of the ROW Vacation, Lot 10 of the Southwood Subdivision would gain the entire acreage vacated along its northern property line adjacent to Atwood Drive. Additionally, Lot 9 of the Southwood Subdivision would gain the acreage vacated along its frontages of Atwood Drive and Vollmer Road. Since the right-of-way was dedicated as part of the Southwood Subdivision, these two lots gain the entire acreage, and it will not be split among adjacent landowners. An easement by separate instrument or deed will be granted for continued access into the existing residence at 17035 Southwood Drive.



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. An easement by separate instrument will be granted for the existing electrical lines currently located within the ROW to be vacated.

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