

A PORTION OF THE SW  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$  OF SECTION 11 AND A PORTION OF THE NW  $\frac{1}{4}$   
OF SECTION 14, EL PASO, COUNTY  
5202 HWY 85-87, 5210 HWY 85-87, 5304 HWY 85-87 & 5304 HWY 85  
SPECIAL USE PERMIT - BUSINESS EVENT CENTER

1. This site, 5202 HIGHWAY 85-87 is not designated F.E.M.A. Floodplain as determined by the flood insurance rate map, community panel number 08041C0744G AND 08041C0763G, effective December 7, 2018.
2. 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 SW1/4 of the SW1/4, and those portions of the E1/2 of the SW1/4 and the SE1/4 of the NW1/4, and the SW1/4 of the SE1/4 of Section 11 lying West of the Colorado Springs and Pueblo Highways, and that portion of the NW1/4 of Section 14 lying North and East of the following described line: Beginning at a point on the North line of said Section 14 a distance of 422.6 feet East of the Northwest corner thereof; thence South N11°53' East 1031.9 feet; thence South 22°37' East 113.4 feet; thence South 68°49' East 403.8 feet; thence North 79°34' East, 776.4 feet; thence North 11°15' East 176.4 feet; thence North 11°15' East 176.4 feet; thence North 11°15' East 176.4 feet to the Southeast corner of said NW1/4 of said Section 14; all as shown in Township 15 South, Range 66 West of the 6th P.M., El Paso County, Colorado, Excepting therefrom those tracts conveyed in deeds recorded February 10, 2004, at Reception No. 200402349; February 20, 2004 at Reception No. 2004023883; and also excepting therefrom that four acre tract conveyed by deed recorded February 27, 2006 at Reception No. 2006028784 of the recorded of the El Paso County Clerk and Recorder, County of El Paso, State of Colorado.

TRACT A ST DOMINIC'S CATHOLIC CHURCH (USE ALLOWED PER MOU DATED 2015)  
CONTAINING APPROXIMATE AREA: 4.24 AC

A map showing the location of the Venetucci Farm site. The site is a shaded area bounded by a dashed line, located between Interstate 25 (Expressway - ROW 100) and Highway/Hwy 85-87 (Expressway - ROW 100). To the west of the site is the City of Colorado Springs. To the north is South Academy Blvd (Expressway - ROW 210). To the east is Main Street. The site is adjacent to the Venetucci Farm and the St. Dominic's Catholic Church. A line labeled 'DEED OF CONSERVATION EASEMENT & PROPERTY LINE' points to the western boundary of the site. A small area within the site is labeled 'TRACT A'.

<p><b>Tax ID Number:</b></p> <p><b>Total Area:</b></p> <p><b>Development Schedule:</b></p> <p><b>Current Zoning:</b></p> <p><b>Development Use:</b></p> <p><b>Proposed Use:</b></p>	<p>6511300008, 651132001</p> <p>191.47 AC (10.12 AC (440,827 SQ. FT)) -Special Use Permit Area</p> <p>Summer 2022</p> <p>A5</p> <p>Agriculture</p> <p>Agriculture &amp; Business Event Center Special Use (440,827 SQ. Ft.)</p>
<p><b>Building Setbacks:</b></p> <p>Front (East):</p> <p>Side:</p> <p>Rear (West):</p>	<p>25 FT</p> <p>25FT</p> <p>25FT</p>
<p><b>Landscape Setbacks:</b></p> <p>East (Can Am Highway - Principal Arterial):</p> <p>North &amp; South:</p> <p>West (I-25 - Freeway - Expressway):</p>	<p>25 FT</p> <p>N/A</p> <p>N/A</p>
<p><b>Parking:</b></p> <p>Formula:</p> <p>Required:</p> <p>Provided:</p> <p>ADA Formula:</p> <p>Required:</p> <p>Provided:</p>	<p>Auditorium or similar place of Public Assembly (1sp per 100 SQ. FT)</p> <p>81 sp (0,053 SQ. FT./100 SQ. FT.)</p> <p>91 sp.</p> <p>4 spaces required per 76-100 spaces</p> <p>4 sp.</p> <p>4 sp. (inclcd. 1 van)</p>
<p><b>Business Event Center Area:</b></p> <p>Existing Buildings:</p> <p>Open Space:</p>	<p>497,455 SF (11.42 AC) = 100%</p> <p>19,234 SF (0.44 AC) = 4%</p> <p>478,221 SF (10.98 AC) = 96%</p>

**OWNER/  
APPLICANT:** Pikes Peak Community Foundation  
102 S. TEJON ST. #530  
Colorado Springs, CO 80903

**LAND PLANNER:** N.E.S. Inc.  
619 N. Cascade Ave., Suite 200  
Colorado Springs, CO 80903

Sheet 1 of 9:	Cover Sheet
Sheet 2 of 9:	Site Plan
Sheet 3 of 9:	Site Utilities Plan
Sheet 4 of 9:	Sign Plan
Sheet 5 of 9:	Traffic Circulation Plan
Sheet 6 of 9:	Landscape Notes and Details
Sheet 7 of 9:	Landscape Plan Business Event Center
Sheet 8 of 9:	Overall Landscape Plan
Sheet 9 of 9:	Adjacent Property owner map

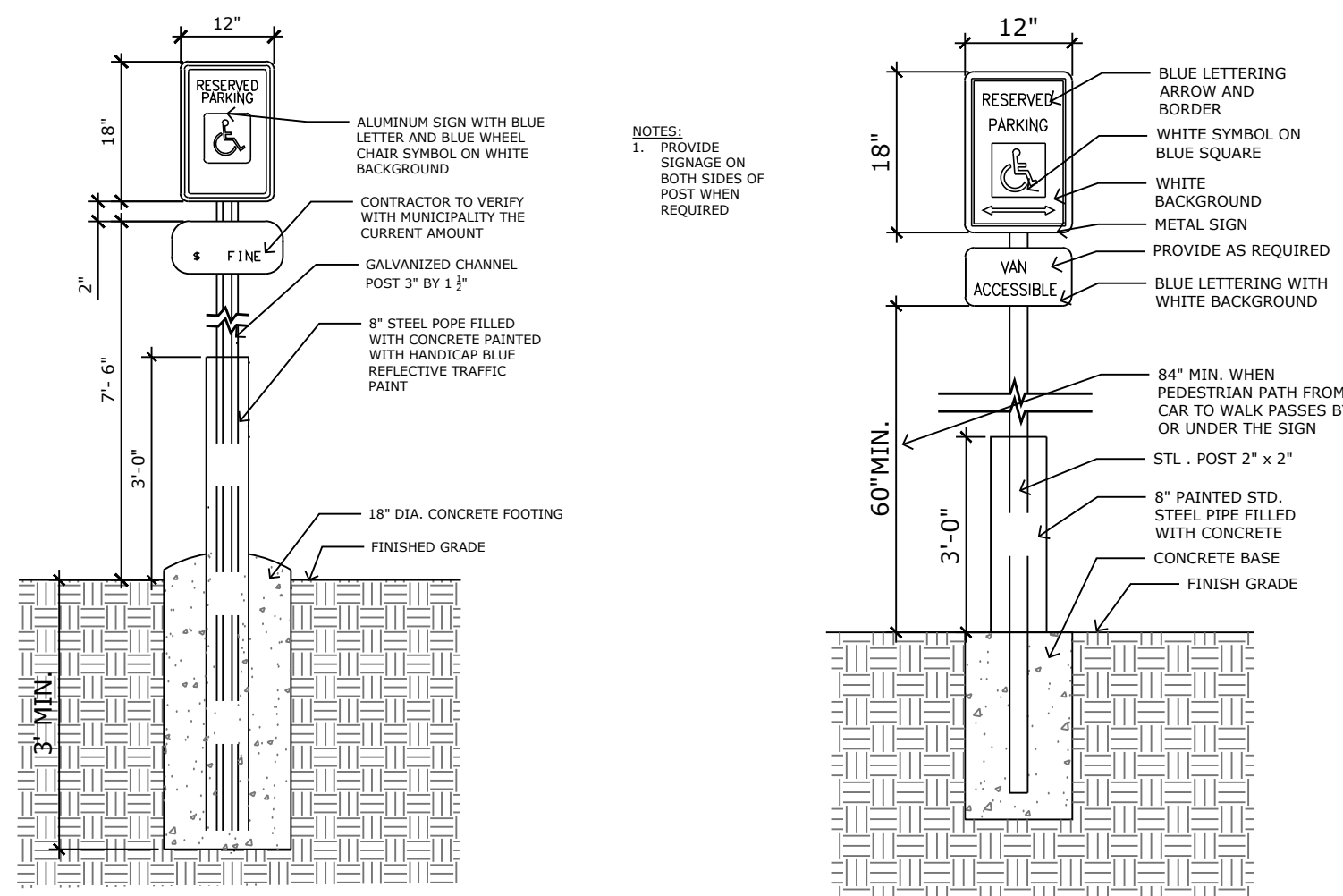


Diagram illustrating the layout of a standard accessible parking space, showing dimensions and components:

- 18' TYP.**: Vertical dimension of the parking space.
- 9' MIN. STANDARD**: Dimensions for the standard accessible parking space.
- 5' MIN. 8' FOR VAN**: Dimensions for the van-accessible parking space.
- 9' MIN. STANDARD**: Dimensions for the standard accessible parking space.
- 9' MIN. STANDARD**: Dimensions for the standard accessible parking space.
- 9' MIN. STANDARD**: Dimensions for the standard accessible parking space.
- HANDICAP PARKING SIGN**: Sign indicating the accessible parking space.
- CURB STOPS TYP.**: Label for the curb stop.
- COMPACT BREEZE**: Label for the compact breeze.



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19 N. Cascade Avenue, Suite 200  
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Fax 719.471.0267

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BUSINESS EVENT  
CENTER  
5202 S HIGHWAY  
85-87

DATE: 09.27.21  
PROJECT MGR: A. BARLOW  
PREPARED BY: J. SHAGIN

DATE:	BY:	DESCRIPTION:
06.10.22	JS	COUNTY COMMENTS
08.22.22	JS	COUNTY COMMENTS

## COVER SHEET

1

OF 9

PPR 21-053  
AL 21-015

A PORTION OF THE SW  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$  OF SECTION 11 AND A PORTION OF THE NW  $\frac{1}{4}$  OF SECTION 14, EL PASO, COUNTY

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10.22	JS	COUNTY COMMENTS
22.22	JS	COUNTY COMMENTS

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## SITE PLAN

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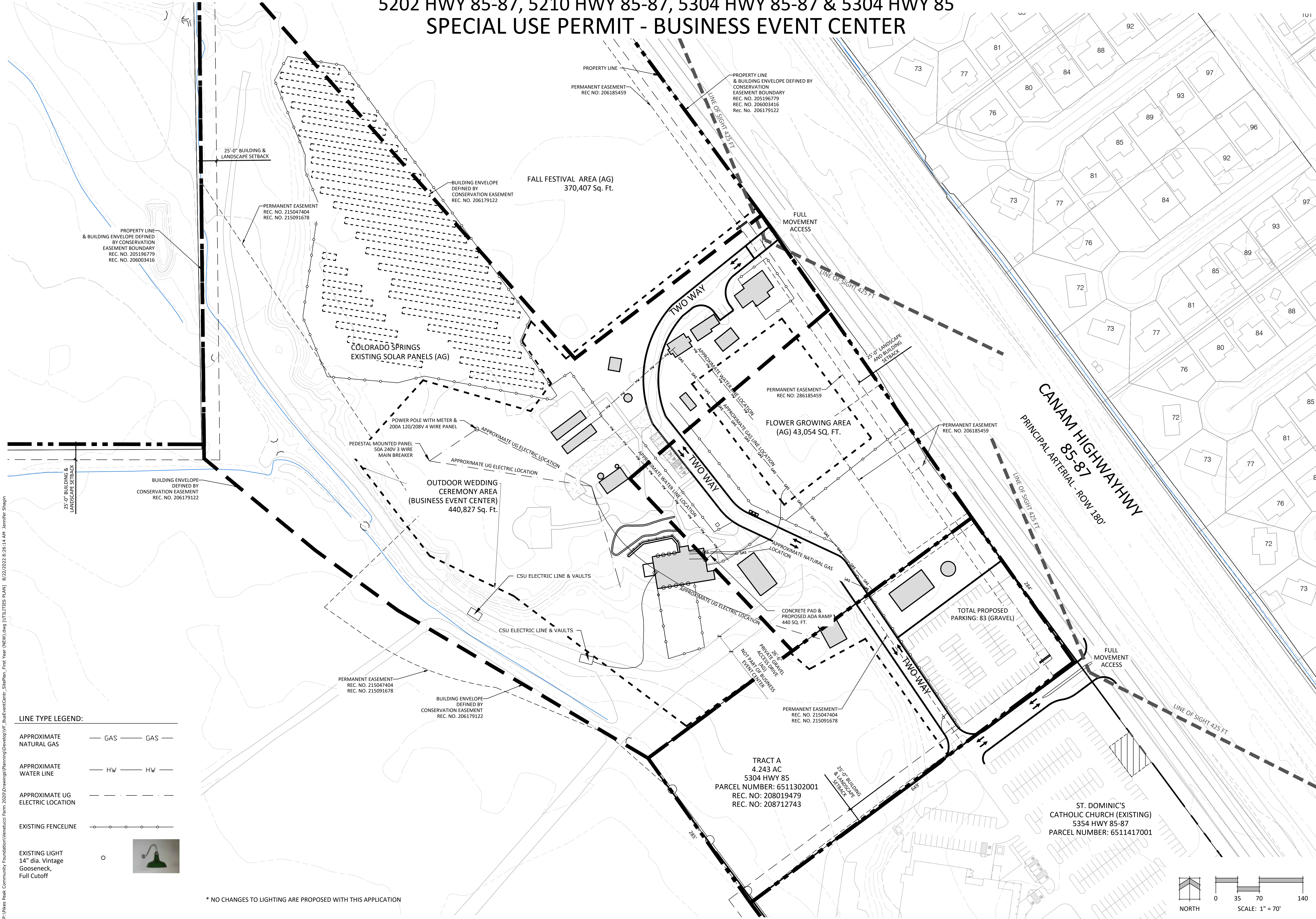
2 OF 9

PR 21-053  
AL 21-015

# VENETUCCI FARMS

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### UTILITIES PLAN

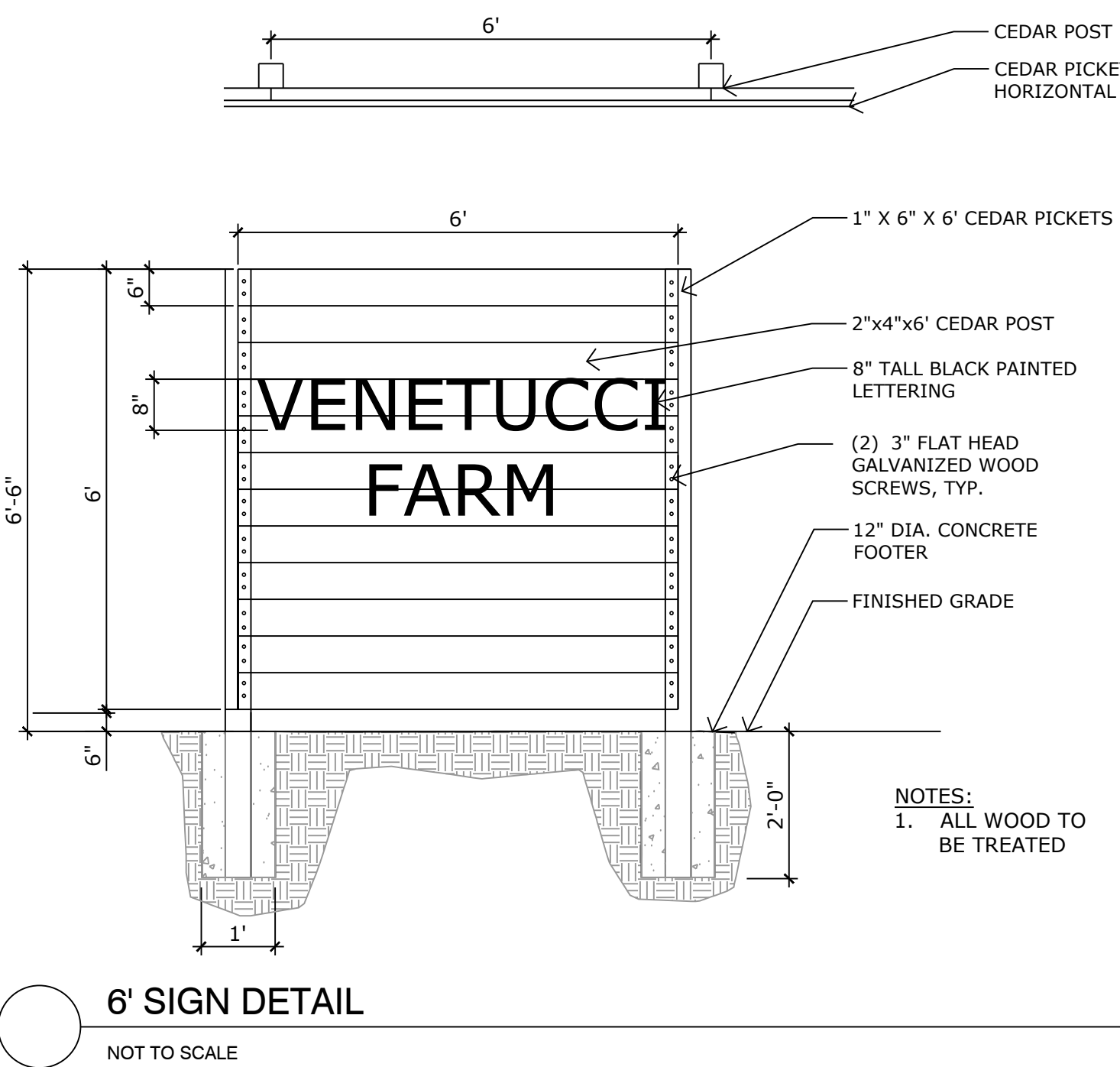
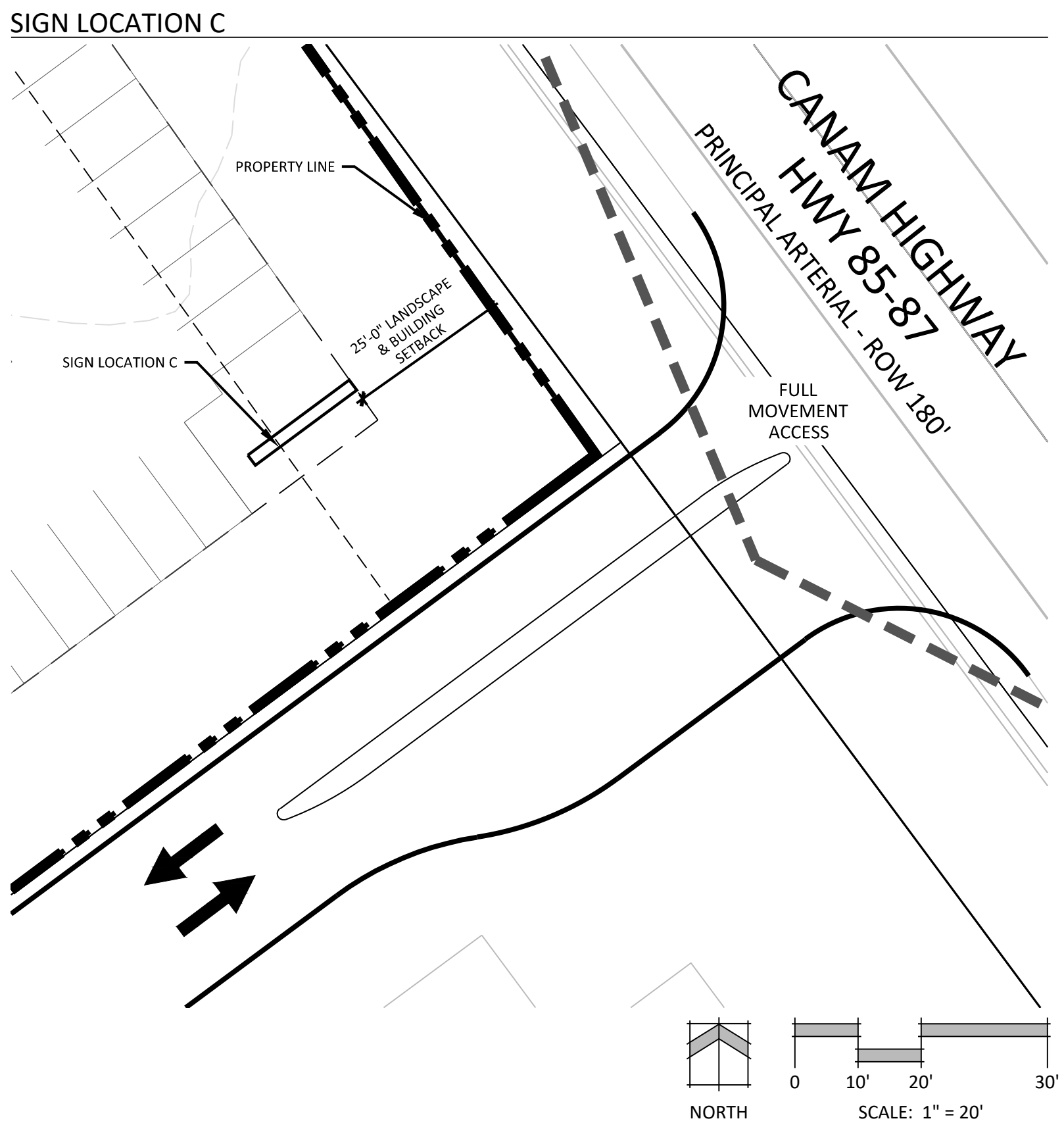
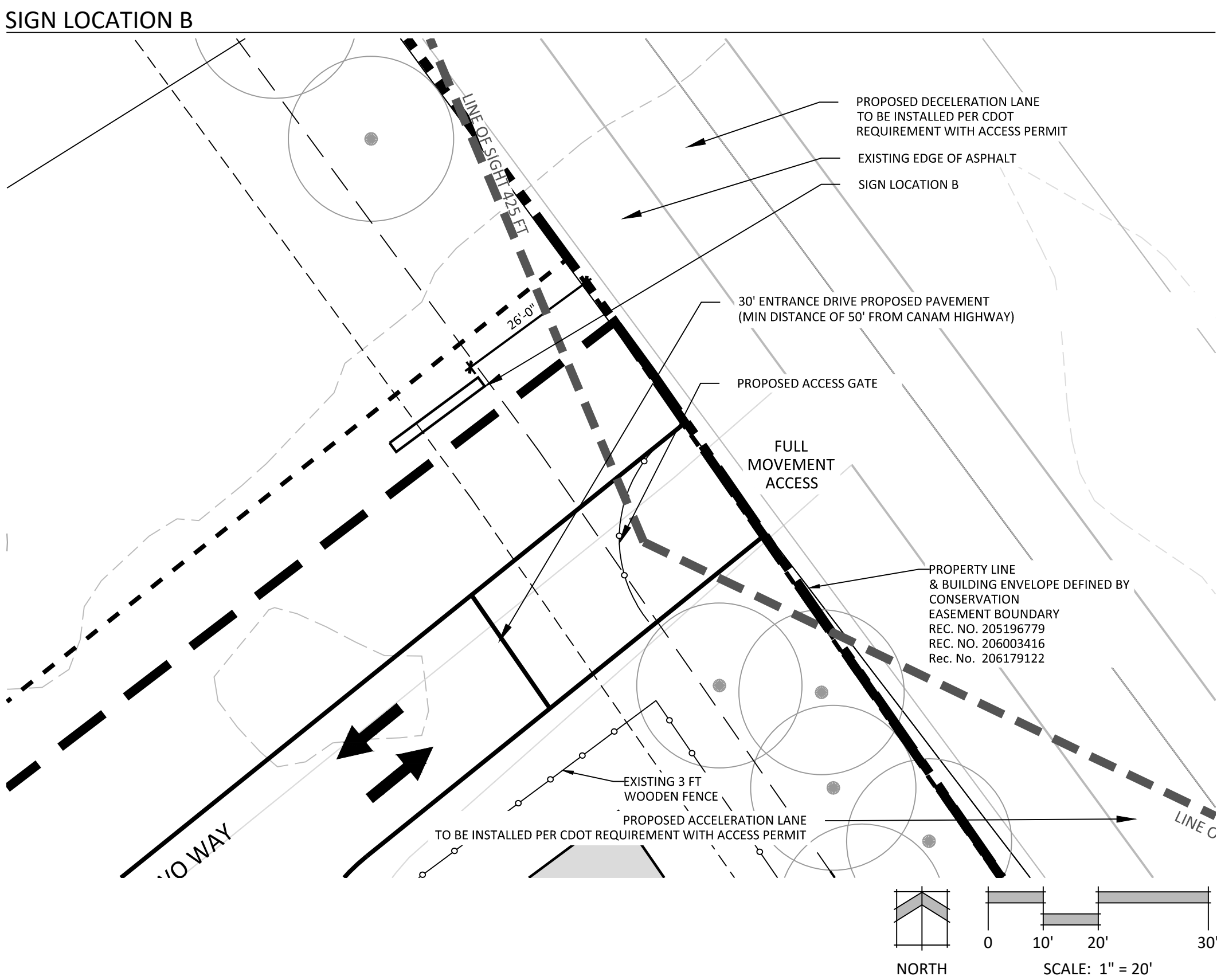
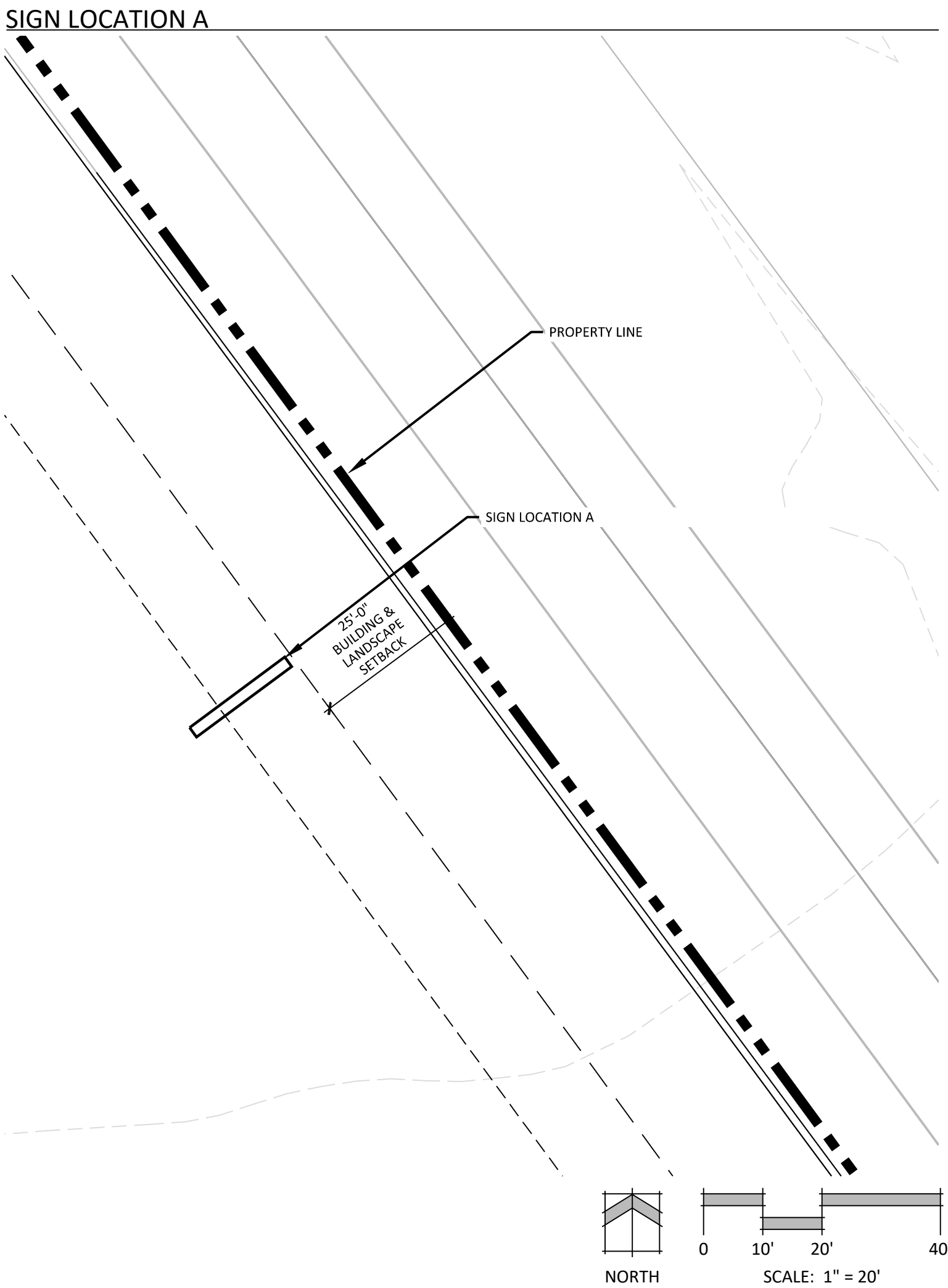
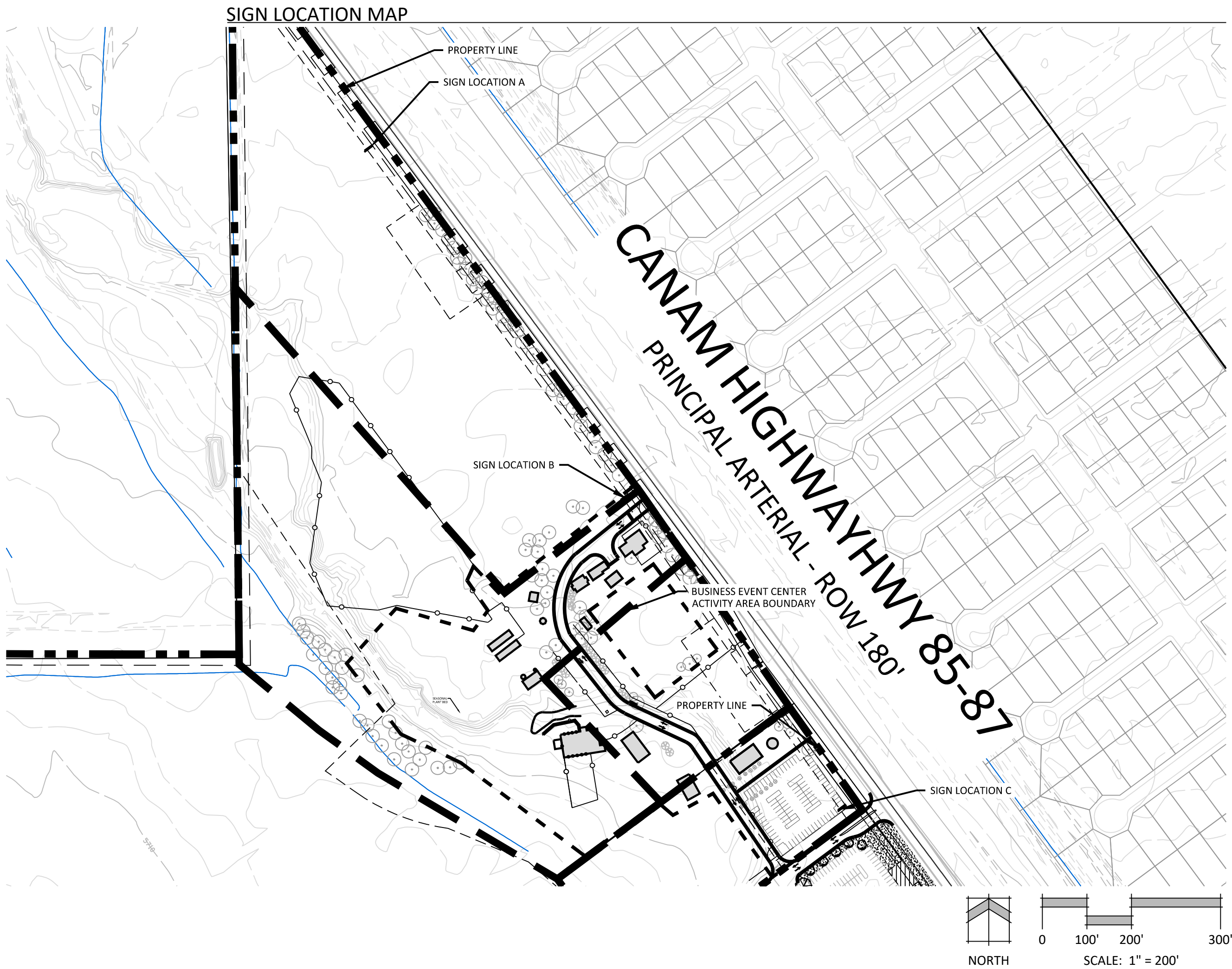
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3 OF 9

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STAMP

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08.22.22	JS	COUNTY COMMENTS

DESIGN / REVISION

SHEET TITLE

SIGN PLAN

SHEET NUMBER

4 OF 9

PLANT FILE #

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## LANDSCAPE NOTES

- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 S.F. AREA OF CLASS 2 A1 ORGANICS PREMIUM ORGANIC COMPOST ON TALL FESCUE SOD AREAS. INCORPORATE 2 CUBIC YARDS/1000 S.F. AREA OF CLASS 3 COMPOSTED COW MANURE (AGED 1 YEAR) ORGANIC COMPOST TO ALL SEED AREAS. AMENDMENTS MAY CHANGE TO BE BASED ON SOIL ANALYSIS OF FINAL INFILL.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL AREAS WITH 3:1 SLOPES AND GREATER.
- ALL SOD SHALL BE TALL FESCUE BLEND.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
- COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
- GRAVEL ROCK: 3/4" SADDLEBACK SWIRL GRANITE C&C SAND, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- SCHEDULE PLANTS SIZES IN TABLE ARE SUGGESTED. PLANTS TO BE CONSIDERED FOR FULFILLING COUNTY LANDSCAPE REQUIREMENTS SHALL HAVE A MINIMUM CALIPER SIZE (MEASURED SIX INCHES ABOVE GROUND) FOR DECIDUOUS SHADE TREES SHALL BE 1-1/2 INCHES AND FOR DECIDUOUS ORNAMENTAL TREES 1 INCH. EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT ABOVE GROUND. SHRUBS SHALL BE A MINIMUM OF 5 GALLON SIZE.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
- EXISTING TREES ON SITE WILL BE PRESERVED AND UTILIZED TOWARDS TREE REQUIREMENTS WHERE POSSIBLE.

## Landscape Setbacks & Buffers

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./ Prov.	No. of Evergreen Trees Req. (1/3)/ Prov.
CanAm Highway	Principal Arterial	25'	2,439	1 / 20'	122/122(58 Existing)	41/41

Street Name or Zone Boundary	Shrub Substitutes Required / Provided	Width (in Ft.) Req./Prov.	Percent Ground Plane Veg. Req. / Provided
CanAm Highway	--/--	25'	75% / 75%

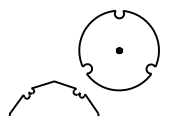
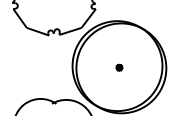





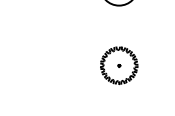
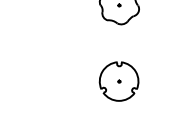
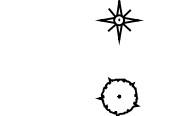
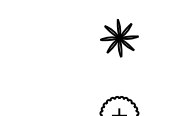
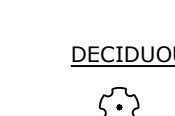










## Internal Landscaping

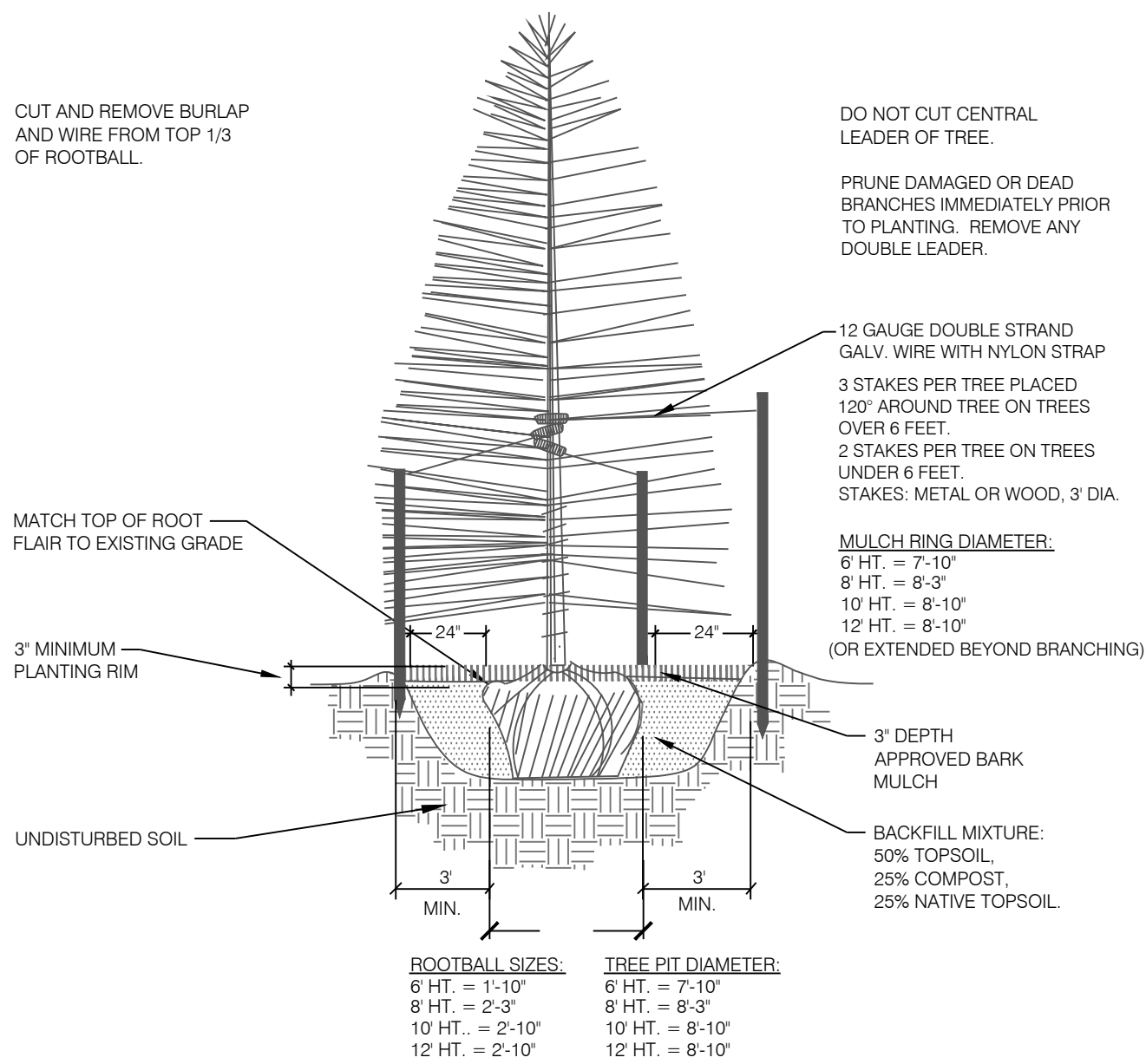
Net Site Area	Percent Minimum Internal Area (%)	Internal Area Required / Provided	Internal Trees (1/500 SF) Required/Provided
101,521 SQ. FT.	5%	5,076 / 61,556	10 / 10

## Motor Vehicle Lots

No. of Vehicle Spaces provided	Shade Trees (1/15 Spaces) Required/Provided	Vehicle Lot Frontages	2/3 Length of Frontage (FT)
91	6 / 6	72	48 FT
Min 3' Screening Required/Provided	Length of Screening Wall or Berm Provided	Percent Ground Plane Veg. Req./Prov.	
16/16'	N/A	75 % / 75%	

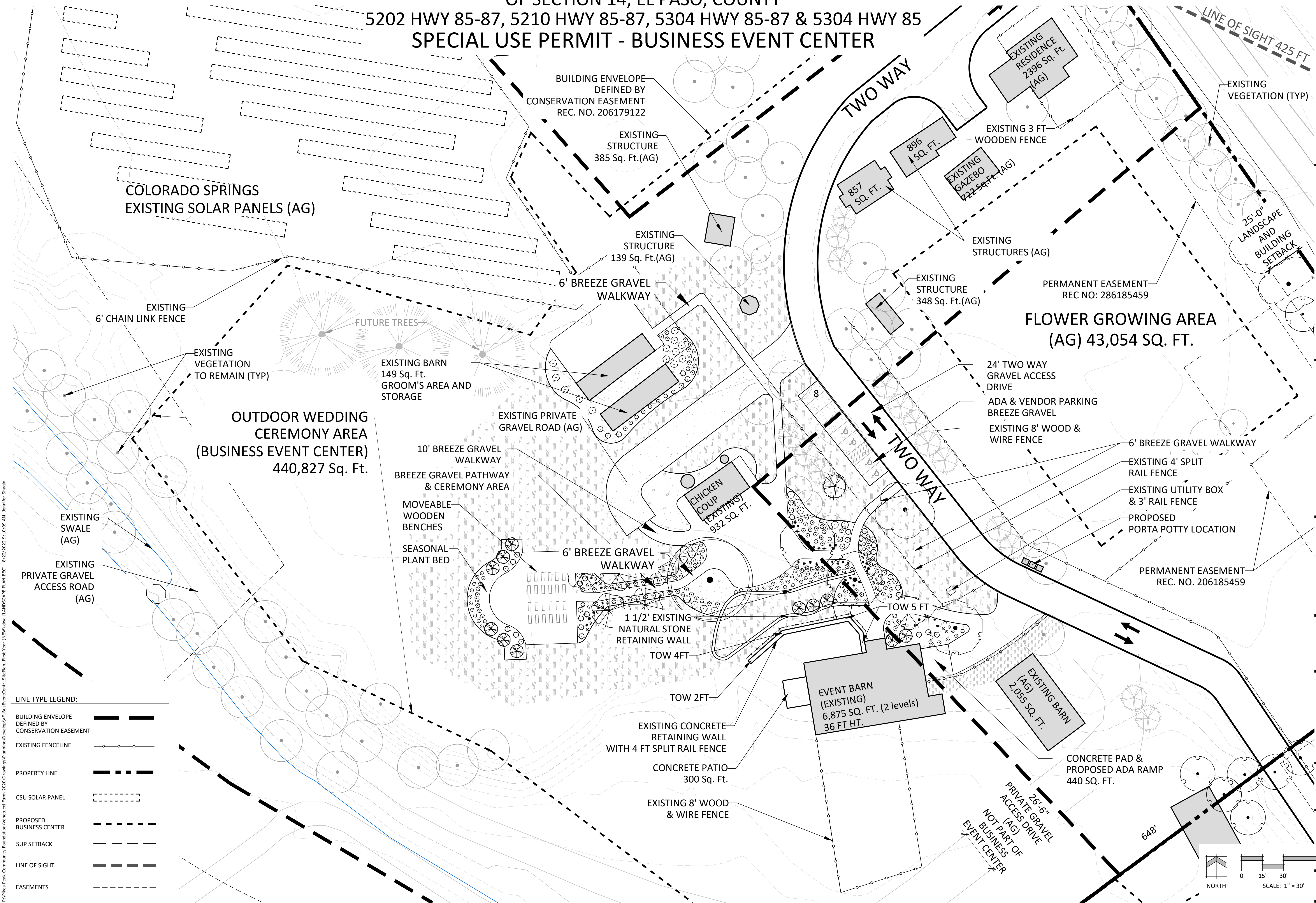
## PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Ap	16	Acer platanoides 'Cleveland' / Cleveland Norway Maple	40'	30'	1.5" Cal.	B&B
	Gt	4	Gleditsia triacanthos inermis / Thornless Honey Locust	60'	50'	1.5" Cal.	B&B
	Qr	8	Quercus robur petraea / English Oak	70'	70	1.5" Cal.	B&B
	Ta	9	Tilia americana / American Linden	70'	50'	1.5" Cal.	B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Jw	26	Juniperus scopulorum 'Wichita Blue' / Wichita Blue Juniper	15'	6'	6" HT	B&B
	Pp	15	Picea pungens 'Glaucia' / Colorado Blue Spruce	60'	20'	6" HT	B&B
	Pn	1	Pinus nigra nigra / Austrian Black Pine	60'	40'	6" HT	B&B
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Ms	6	Malus x 'Spring Snow' / Spring Snow Crabapple	25'	20'	1" Cal.	B&B
	Pc	11	Prunus x cistena / Purple Leaf Sand Cherry	10'	8'	1" Cal.	B&B
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Am	17	Achillea millefolium / Common Yarrow	3'	2'	#1 CONT	
	Cs	16	Calamagrostis x acutiflora 'Stricta' / Karl Foerster Feather Reed Grass	5'	3'	#1 CONT	
	Dg	41	Deschampsia cespitosa 'Goldtau' / Gold Dew Tufted Hair Grass	3'	2.5'	#1 CONT	
	Ea	14	Ericameria nauseosa nauseosa / Tall Blue Rabbitbrush	5'	5'	#5 CONT	
	Ls2	6	Liatris spicata / Blazing Star	3'	2'	#1 CONT	
	Rw	41	Rosa woodsii / Mountain Rose	5'	4'	#5 CONT	
	Sf	41	Solidago flexicaulis / Zigzag Goldenrod	3'	2'	#1 CONT	
	St	18	Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed	2'	2'	#1 CONT	
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Ls	137	Lavandula x intermedia 'Super' / Super Lavandin	3'	3'	#5 CONT	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Jh	18	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	6"	8"	#5 CONT	
	Pt	18	Pinus mugo 'Tannenbaum' / Tannenbaum Mugo Pine	15'	6'	#5 CONT	
	Pm	13	Pinus mugo 'White Bud' / White Bud Mugo Pine	4'	3-4'	#5 CONT	
	Pb	27	Prunus besseyi 'P011S' TM / Pawnee Buttes Sand Cherry	3'	6'	#5 CONT	



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LINE TYPE LEGEND:

BUILDING ENVELOPE DEFINED BY CONSERVATION EASEMENT	---
EXISTING FENCELINE	---
PROPERTY LINE	---
CSU SOLAR PANEL	---
PROPOSED BUSINESS CENTER	---
SUP SETBACK	---
LINE OF SIGHT	---
EASEMENTS	---



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

VENETUCCI FARMS

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LANDSCAPE PLAN








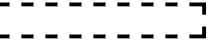






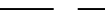








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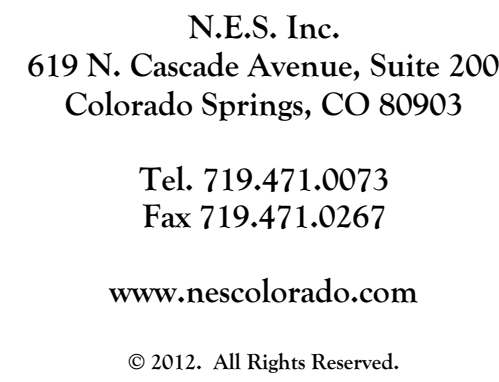
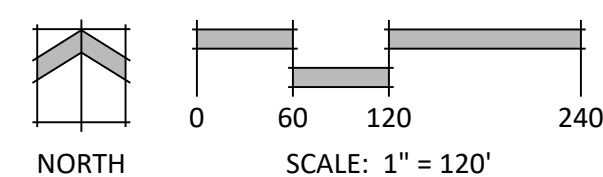
7 OF 9

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**BUSINESS EVENT  
CENTER**  
5202 S HIGHWAY  
85-87

PROJECT INFO	DATE:	09.27.2011
	PROJECT MGR:	A. BARLOTTA
	PREPARED BY:	J. SHAGG

DATE:	BY:	DESCRIPTION:
06.10.22	JS	COUNTY COMMEN
08.22.22	JS	COUNTY COMMEN

## OVERALL LANDSCAPE PLAN

8 OF 9

PPR 21-053  
AI 21-015

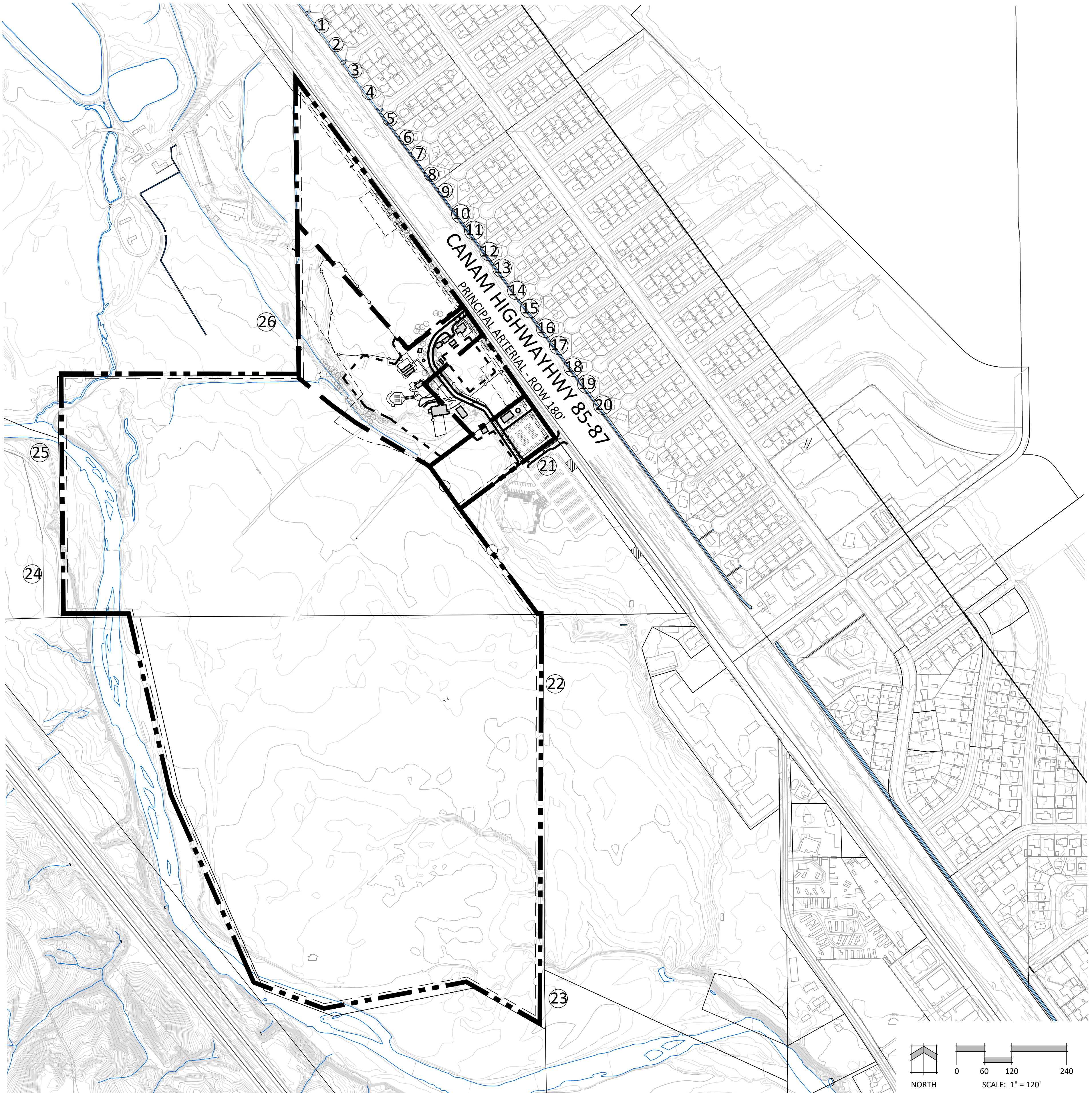
# VENETUCCI FARMS

A PORTION OF THE SW  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$  OF SECTION 11 AND A PORTION OF THE NW  $\frac{1}{4}$  OF SECTION 14, EL PASO, COUNTY

5202 HWY 85-87, 5210 HWY 85-87, 5304 HWY 85-87 & 5304 HWY 85  
SPECIAL USE PERMIT - BUSINESS EVENT CENTER

### ADJACENT OWNER'S TABLE

	NAME	MAILING ADDRESS	CITY, STATE, ZIP	SUBDIVISION
1	STREMPKE DANIEL, STREMPKE CYNTHIA	4025 OBERDING DR	COLORADO SPRINGS, CO, 80911-1247	SECURITY
2	HAYHURST, VINCENT G. HAYHURST MARTINA	72 COUCH CIR.	COLORADO SPRINGS, CO, 80911-1403	SECURITY
3	VIVEROS, DENISE	73 COUCH CIR	COLORADO SPRINGS, CO 80911-1403	SECURITY
4	ALLEY, KATHRYN J. FULLER, MICHAEL E	2828 N. ATLANTIC AVE. #1705	DAYTONA BEACH, FL, 32118	SECURITY
5	SANDVIK, MARJORIE	73 SUMAC DR.	COLORADO SPRINGS, CO 80911-1481	SECURITY
6	SALONE VICTOR. SALONE LANIECA	72 JASPER DR.	COLORADO SPRINGS, CO 80911-1410	SECURITY
7	A & M INVESTMENT	716 CASTLE RD	COLORADO SPRINGS, CO 80904-2137	SECURITY
8	FLYNN, CHERYL B	72 LETA DR	COLORADO SPRINGS, CO 80911-1437	SECURITY
9	MARTIN MAURICE, MARTIN DONALD	73 LETA DR	COLORADO SPRINGS, CO 80911-1474	SECURITY
10	EDMAN, EARL D	429 CYPRESS DR	COLORADO SPRINGS, CO 80911-1732	SECURITY
11	EVERETT, KENNETH	73 DORIS DR	COLORADO SPRINGS, CO 80923	SECURITY
12	BRODSKY, BRENDA KAY	72 STEVEN DR.	COLORADO SPRINGS, CO 80911	SECURITY
13	SKINNER, BLAKE ALLEN. HUTCHCRAFT CHRISTINE NICOLE	73 STEVEN DR	COLORADO SPRINGS, CO 80911-1480	SECURITY
14	SECURITY WATER DISTRICT	231 SECURITY BLVD.	COLORADO SPRINGS, CO 80911-1947	SECURITY
15	WRIGHT FLOYD	73 DAVIE DR	COLORADO SPRINGS, CO 80911-1400	SECURITY
16	SNODGRASS, FABIAN. SNODGRASS OLIVIA	72 SHERRI DR.	COLORADO SPRINGS, CO 80911	SECURITY
17	HOBBS GENTRY L JR. HOBBS TERRI K. HOBBS GENTRY L	11425 SAN LUID PEAK WY	PEYTON, CO, 80831-4416	SECURITY
18	LEE-DAVIS LARIAH I	72 EVERETT DR	COLORADO SPRINGS, CO 80911-1431	SECURITY
19	CRAIN, AUSTIN BURL TRUST	4045 MANZANA CT	COLORADO SPRINGS, CO 80911-1240	SECURITY
20	HISEY, DENNIS A. HISEY, VALERIE N.	72 ROSE DR.	COLORADO SPRINGS, CO 80911-1451	SECURITY
21	DIOCESE OF COLORADO SPRINGS	228 N CASCADE AVE	COLORADO SPRINGS, CO 80903-1313	SECURITY
22	AVATAR RIVERBEND LP	6800 JERICHO TR #120W	SYOSSET, NY 11791-4445	UNPLATTED
23	SOUTHPARK TECHNOLOGICAL CENTER	337 E PIKES PEAK AVE STE 200	COLORADO SPRINGS, CO 80903-1939	UNPLATTED
24	CITY OF COLORADO SPRINGS	P.O. BOX 1575 MAIL CODE 455	COLORADO SPRINGS, CO 80901-1575	UNPLATTED
25	EL PASO COUNTY	200 S CASCADE AVE STE 150	COLORADO SPRINGS, CO 80903	UNPLATTED
26	CITY OF COLORADO SPRINGS	COLORADO SPRINGS, CO, 80903	COLORADO SPRINGS, CO 80903	UNPLATTED




### LINE TYPE LEGEND

BUILDING ENVELOPE  
DEFINED BY  
CONSERVATION EASEMENT

EXISTING FENCELINE

PROPERTY LINE

CSU SOLAR PANEL 

PROPOSED  
BUSINESS CENTER

SUP SETBACK — — — —

LINE OF SIGHT 

EASEMENTS \_\_\_\_\_



N.E.S. Inc.  
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FARMS

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DATE: 09.27.21  
PROJECT MGR: A. BARLOW  
PREPARED BY: J. SHAGIN

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06.10.22	JS	COUNTY COMMENTS
08.22.22	JS	COUNTY COMMENTS

### ADJACENT PROPERTY OWNERS

9

OF 9

PR 21-053  
AL 21-015