



Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

Type D Application Form (1-2C)

Please check the applicable application type (Note: each request requires completion of a separate application form):

- Appeal
- Approval of Location
- Board of Adjustment
- Certification of Designation
- Const. Drawings, Minor or Major
- Development Agreement
- Final Plat, Minor or Major
- Final Plat, Amendment
- Minor Subdivision
- Planned Unit Dev. Amendment, Major
- Preliminary Plan, Major or Minor
- Rezoning
- Road Disclaimer
- SIA, Modification
- Sketch Plan, Major or Minor
- Sketch Plan, Revision
- Solid Waste Disposal Site/Facility
- Special District
- Special Use
 - Major
 - Minor, Admin or Renewal
- Subdivision Exception
- Vacation
 - Plat Vacation with ROW
 - Vacation of ROW
- Variances
 - Major
 - Minor (2nd Dwelling or Renewal)
 - Tower, Renewal
- Vested Rights
- Waiver or Deviation
- Waiver of Subdivision Regulations
- WSEO
- Other: _____

This application form shall be accompanied by all required support materials.

PROPERTY INFORMATION: Provide information to identify properties and the proposed development. Attached additional sheets if necessary.

Property Address(es): 12725 HERRING ROAD AND 7935 FOREST HEIGHTS CIRCLE	
Tax ID/Parcel Numbers(s) 5209000050 & 5209000120	Parcel size(s) in Acres: <i>35.874 ACRES</i>
Existing Land Use/Development: RURAL RESIDENTIAL	Zoning District: RR-5 ▼

- Check this box if **Administrative Relief** is being requested in association with this application and attach a completed Administrative Relief request form.
- Check this box if any **Waivers** are being requested in association with this application for development and attach a completed Waiver request form.

PROPERTY OWNER INFORMATION: Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional sheets if there are multiple property owners.

Name (Individual or Organization): JON P. DIDLEAUX & PHYLLIS DIDLEAU	
Mailing Address: 8250 FOREST HEIGHTS CIRCLE, COLO SPGS, CO 80908	
Daytime Telephone: 719-440-1949	Fax:
Email or Alternative Contact Information: phyllis@pcisys.net	

For PCD Office Use:

Date:	File :
Rec'd By:	Receipt #:
DSD File #:	

Description of the request: *(submit additional sheets if necessary):*

SEE ATTACHED ADDITIONAL SHEET



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APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s) (attach additional sheets if necessary)

Name (Individual or Organization): PHYLLIS DIDLEAU AND JON DIDLEAUX	
Mailing Address: 8250 FOREST HEIGHTS CIRCLE, COLO SPGS, CO 80908	
Daytime Telephone: 719-440-1949	Fax:
Email or Alternative Contact Information:	

AUTHORIZED REPRESENTATIVE(S): Indicate the person(s) authorized to represent the property owner and/or applicants (attach additional sheets if necessary).

Name (Individual or Organization): DANIEL KUPFERER, LAND DEVELOPMENT CONSULTANTS, INC.	
Mailing Address: 3898 MAIZELAAND ROAD	
Daytime Telephone: 719-528-6133	Fax: 719-528-6848
Email or Alternative Contact Information: dkupferer@ldc-inc.com	

AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S):

An owner signature is not required to process a Type A or B Development Application. An owner's signature may only be executed by the owner or an authorized representative where the application is accompanied by a completed Authority to Represent/Owner's Affidavit naming the person as the owner's agent

OWNER/APPLICANT AUTHORIZATION:

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial or revocation. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal may delay review, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval. I verify that I am submitting all of the required materials as part of this application and as appropriate to this project, and I acknowledge that failure to submit all of the necessary materials to allow a complete review and reasonable determination of conformance with the County's rules, regulations and ordinances may result in my application not being accepted or may extend the length of time needed to review the project. I hereby agree to abide by all conditions of any approvals granted by El Paso County. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I acknowledge that I understand the implications of use or development restrictions that are a result of subdivision plat notes, deed restrictions, or restrictive covenants. I agree that if a conflict should result from the request I am submitting to El Paso County due to subdivision plat notes, deed restrictions, or restrictive covenants, it will be my responsibility to resolve any conflict. I hereby give permission to El Paso County, and applicable review agencies, to enter on the above described property with or without notice for the purposes of reviewing this development application and enforcing the provisions of the LDC. I agree to at all times maintain proper facilities and safe access for inspection of the property by El Paso County while this application is pending.

Owner (s) Signature: Phyllis J. Didleau Date: 5-26-2020

Owner (s) Signature: Jon Didleau Date: 5-26-2020

Applicant (s) Signature: Phyllis J. Didleau Date: 5-26-2020



3898 Maizeland Road
Colorado Springs, CO 80909

Phone: 719-528-6133
Fax: 719-528-6848

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www ldc-inc.com

JULY 2, 2020

FOREST HEIGHTS ESTATES SUBDIVISION APPLICATION
ADDITIONAL SHEET for DESCRIPTION OF THE REQUEST

We are requesting approval of a Minor Subdivision to create 4 lots of a minimum of 5 acres each. This will result in an additional 3 residential lots as we are including APN 52090-00-050, which is an existing 2.5 acre parcel with a residence on it. This parcel is being included in a larger parcel to be known as Lot 4 in this subdivision.

The property is served by an existing private gravel road. We are asking for a Waiver of the Subdivision Regulations requiring frontage on a public road to allow the existing private road to remain. This private road would not be constructed to County Standards but would be widened to 24 feet wide with upgraded drainage culverts. This private road has existed since the 60's and has satisfactorily served the existing 7 parcels during that time. This proposal will increase the number of lots by three and create a formal Road Maintenance agreement among all of the users. There have been meetings with all of the users to get their input and approval of the agreement.