



# Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910  
Phone 719.520.6300 | Fax 719.520.6695 | [www.elpasoco.com](http://www.elpasoco.com)

Assessor indicates a total of 113 acres.  
Please verify

## Type C Application Form (1-2B)

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

- Administrative Relief
- Certificate of Designation, Minor
- Site Development Plan, Major
- Site Development Plan, Minor
- CMRS Co-Location Agreement
- Condominium Plat
- Crystal Park Plat
- Early Grading Request associated with a Preliminary Plan
- Maintenance Agreement
- Minor PUD Amendment
- Resubmittal of Application(s) (>3 times)
- Road or Facility Acceptance, Preliminary
- Road or Facility Acceptance, Final
- Townhome Plat

### Administrative Special Use (mark one)

- Extended Family Dwelling
- Temporary Mining or Batch Plant
- Oil and/or Gas Operations
- Rural Home Occupation
- Tower Renewal
- Other \_\_\_\_\_

### Construction Drawing Review and Permits (mark one)

- Approved Construction Drawing Amendment
- Review of Construction Drawings
- Construction Permit
- Major Final Plat
- Minor Subdivision with Improvements
- Site Development Plan, Major
- Site Development Plan, Minor
- Early Grading or Grading
- ESQCP

### Minor Vacations (mark one)

- Vacation of Interior Lot Line(s)
- Utility, Drainage, or Sidewalk Easements
- Sight Visibility
- View Corridor

Other: Replat

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): See attached Exhibit A	
Tax ID/Parcel Numbers(s) See Exhibit A	Parcel size(s) in Acres: 50.8341
Existing Land Use/Development: Tracts and Lots	Zoning District: RS 20000

- 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. Attached additional sheets if there are multiple property owners.

Name (Individual or Organization): See Exhibit A	
Mailing Address:	
Daytime Telephone:	Fax:
Email or Alternative Contact Information:	

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

Request a replat of 54 non-open space tracts owned by 54 adjacent property owners that were platted as part of South Woodmoor Preserve filing no. 1, to be replatted with the owners' adjacent lots in this second filing of South Woodmoor Preserve.

### For PCD Office Use:

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



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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): WOSC LLC (Tish Norman, Director)	
Mailing Address: 902 Caribou Drive W., Monument, CO 80132	
Daytime Telephone: 719-534-3495	Fax:
Email or Alternative Contact Information: tishnorman@gmail.com	

**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): Jane B. Fredman	
Mailing Address: 13511 Northgate Estates Drive, Suite 250, Colorado Springs, CO 80921	
Daytime Telephone: 719-434-5607	Fax:
Email or Alternative Contact Information: jane@fredmanlawco.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: \_\_\_\_\_

Date: \_\_\_\_\_

Owner (s) Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Applicant (s) Signature: Ray Sullivan

Date: 24 November 2021

**EXHIBIT A**

**TO**

**SOUTH WOODMOOR PRESERVE**

**FILING NO. 2**

**APPLICATION FORM**

<b>NAME</b>	<b>LOT</b>	<b>Tax Schedule Numbers</b>	<b>ADDRESS</b>
ARTLEY, ANDREA L & DAVID D	401	7124103025	17155 EARLY STAR DR
BAILEY, BENNY L JR & RUTH R	400	7124103026	17215 EARLY STAR DR
BATTLE, JOY ANNE & TOM J	472	7124204006	867 CARIBOU CIR
BEKKER, JOHN E & STACEY ANN	343	7124103030	645 W CARIBOU DR
BELL, RAYMOND & MIKI	412	7124204016	17290 EARLY STAR DR
BIRD, JOHN M & ALLISON M	406	7124204022	17160 EARLY STAR DR
BOEHM, RACHEL L & TIMOTHY A	459	7124203007	17330 CLOVERLEAF RD
BOHLER, JOSEPH S & VIRGINIA A	481	7124103020	650 HARNESS RD
BOONE, JAY B & ROBIN R	417	7124201004	740 W CARIBOU DR
BRUCHS, AMY G & MIKE R	426	7124201013	916 W CARIBOU DR
CHAMBERS, TIMOTHY B & ROBIN L BARKER-	358	7113302012	775 BOWSTRING RD
CHESLOCK, LEONARD C & SUSAN M	494	7123102022	1595 BOWSTRING RD
COOK, JULIANA & CHARLES	345	7124107005	17440 MUZZLE LOADER WAY
COOPER TRUST, GEORGE A	520	7113302031	1105 BOWSTRING RD
CORDOVA, RICARDO & BOBBI LYNN	475	7124204009	835 W CARIBOU DR
COSH, MELINDA & DOUGLAS G	464	7124203015	17310 CLOVERLEAF RD
DAVID, KEVIN E & JENNIFER A	365	7113302019	925 BOWSTRING RD
DAVIS, JENNIFER & MICHAEL SMITH	435	7113302049	1080 W CARIBOU DR
DUFOUR, STEPHANIE ERNST & HILLMAN VICTOR	439	7113302045	1085 W CARIBOU DR
DUMOND, JOHN D & KRISTIN F	473	7124204035	861 CARIBOU CIR
ECKLUND, ERIC & SUSAN	517	7124202004	1165 BOWSTRING RD
ELLIOTT, CHARLES R & VICKI L	355	7113302009	741 BOWSTRING RD
ERIKSON, ANNE & MARK	434	7113302050	1070 W CARIBOU DR
EWING, KEVIN & JERI	508	7123102008	1325 BOWSTRING RD
FRITZSCHE, MARK H & NANCY H	428	7124201015	954 W CARIBOU DR
GAUDLIP, FRED W & BETH A	411	7124204017	17270 EARLY STAR DR
HAYES, SHEILA S & JAMES P	432	7113302052	1050 W CARIBOU DR
HOFF, BRIAN T & KIMBERLY B	330	7124103011	475 SCRUB OAK CIR
HOLMES, TERRY J & SUSAN L	391	7124201002	720 W CARIBOU DR
HOVANEC, DENISE M & KURT F	443	7113302041	1049 W CARIBOU DR
JONES FAMILY TRUST DATED FEBRUARY 19, 2021	349	7113302057	17550 MUZZLE LOADER WAY
JONES, REID A & ANGELA L	548	7123102034	17310 LEGGINS WAY
LAMB, RICHARD E & SANDY L	337	7124103004	17320 FAIRPLAY DR
LARSEN, MARGARET-PATRICIA & KARL M	433	7113302051	1060 W CARIBOU DR
LUNDY, ROBERT W & JENNIFER D	409	7124204032	17230 EARLY STAR DR
M&AM LIVING TRUST	501	7123102015	1445 BOWSTRING RD
MAHDER, DAVID M & GERALYN M	509	7123102007	1305 BOWSTRING RD
MCFADDEN, GEORGE J & AGNIESZKA M	526	7113302025	1035 BOWSTRING RD
MCGRATH, DAVID J. III AND ANGELA G.	527	7113302024	1025 BOWSTRING RD
McKEOWN, JAY M & KAREN C	454	7124203002	953 W CARIBOU DR
MENDELL, THOMAS A & DELORES D	341	7124103029	625 W CARIBOU DR
MORGAN, GREGORY K & LESLIE A	399	7124103032	17235 EARLY STAR DR
NORMAN, DANIEL J & TISH A	425	7124201012	902 W CARIBOU DR
OLEZESKI, STEPHANIE K & THOMAS A	364	7113302018	905 BOWSTRING RD
RULLA, TERRENCE P	363	7113302017	885 BOWSTRING RD
SEGLEM, MARK K & ANNE E	339	7124103035	17340 FAIRPLAY DR
SMALL, THOMAS R	444	7113302040	1041 W CARIBOU DR
SMYTH, RICHARD & RENEE	448	7113302036	1009 SLATE WAY
STEVENS, RANDY L & JILL S	515	7123102001	1205 BOWSTRING RD
SUSTAITA, BRENT E & LAURA L	554	7123102040	17370 LEGGINS WAY

SZYMANSKI, DEBORAH L & JAMES W	438	7113302046	1093 W CARIBOU DR
VANLANDINGHAM, MARK & AMBER	359	7113302013	815 BOWSTRING RD
WEESE, KEVIN S & REBECCA S	368	7113302022	985 BOWSTRING RD
WILLIAMS, CHRIS & JESSICA	362	7113302016	865 BOWSTRING RD
TOTAL		54	