

# EL PASO COUNTY LAND DEVELOPMENT CODE

## Chapter V - Section 55 Subdivision Summary Form

Date: 04/28/2023

**SUBDIVISION NAME:**

Copper Chase at Sterling Ranch

County El Paso

**Type of Submittal:**

Request for Exemption \_\_\_\_\_  
 Preliminary Plan X \_\_\_\_\_  
 Final Plat \_\_\_\_\_

SUBDIVISION LOCATION: Township 12S Range 65W Section 32/33 1/4  
SE/SW

**OWNER(S) NAME**

Challenger Homes ADDRESS  
8605 Explorer Drive, Suite 250  
Colorado Springs, CO 80920

**SUBDIVIDER(S) NAME**

Challenger Homes  
 ADDRESS East of Vollmer Road, North of Marksheffel Road  
West of Sterling Ranch Road and Bynum Drive and South of Alzada Drive

	Type of Subdivision	Number of Dwelling Units	Area (Acres)	% of Total Area*
X	Single Family	138	11.83	60.2%
	Apartments			
	Condominiums			
	Mobile Homes			
	Commercial	N/A		
	Industrial	N/A		
	Other (specify)			
X	Street		4.24	21.6%
	Walkways			

UPDATED

Areas and % do not match with what is shown on plat cover sheet. Please revise so both documents match.

Tract H added as a park

there is a park in center

	Dedicated School Sites			
	Reserved Park Sites			
X	PRVT. OPEN AREAS (TRACTS)		3.58	18.2%
	Easements			
	Other (specify)			
	<b>TOTAL</b>		19.65	100%

\* (By map measure)

Estimated Water Requirements 45,039 gal/day  
(gallons/day).

Proposed Water Source(s)  
Sterling Ranch Metro District No. 1

Estimated Sewage Disposal Requirement 22,704 gal/day  
(gallons/day).

Proposed Means of Sewage Disposal  
Sterling Ranch Metropolitan District No. 1

**ACTION:**

Planning Commission Recommendation  
Approval \_\_\_\_\_ Date \_\_\_\_\_  
Disapproval \_\_\_\_\_  
Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Board of County Commissioners  
Approval \_\_\_\_\_ Date \_\_\_\_\_  
Disapproval \_\_\_\_\_  
Exemption under C.R.S. 30-28-101 (10) (d) \_\_\_\_\_  
Remarks (if exemption, state reason): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

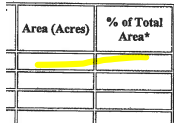
Note: This form is required by C.R.S. 30-28-136 (4), but is not a part of the regulations of El Paso County, Colorado.

# V\_1 Sub Sum review.pdf Markup Summary 6-28-2023

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## CDurham (3)

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Area (Acres)	% of Total Area*

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**Page Label:** 1  
**Author:** CDurham  
**Date:** 6/26/2023 1:30:50 PM  
**Status:**  
**Color:**   
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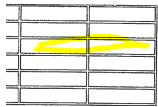


Area (Acres)	% of Total Area*

[Callout Box]

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Areas and % do not match with what is shown on plat cover sheet. Please revise so both documents match.




**Subject:** Highlight  
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**Author:** CDurham  
**Date:** 6/26/2023 1:30:54 PM  
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## dsdparsons (1)

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Area (Acres)	% of Total Area*

there is a park in

**Subject:** Callout  
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**Date:** 6/28/2023 4:08:40 PM  
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there is a park in center