



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): Vollmer Road	
Tax ID/Parcel Numbers(s) See attached for list of TSNs	Parcel size(s) in Acres: Portions of 1443.695 ac.
Existing Land Use/Development: Vacant	Zoning District:

- 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): See attached list of Property Owners and TSNs	
Mailing Address:	
Daytime Telephone:	Fax:
Email or Alternative Contact Information:	

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

See attached for: - Description of the request. - List of all Property Owners. - List of all TSN by Owner.

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): Challenger Communities, LLC.	
Mailing Address: 8505 Explorer Dr. Suite 250, Colorado Springs, CO. 80920	
Daytime Telephone:	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): N.E.S. Inc.	
Mailing Address: 619 N. Cascade Ave. Suite 200	
Daytime Telephone: 719-471-0073	Fax:
Email or Alternative Contact Information: abarlow@nescolorado.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: _____

Date: _____

DESCRIPTION OF REQUEST

Challenger Communities LLC. requests approval of an amendment to portions of the approved Sketch Plan for Sterling Ranch, including:

- a reduction in density of 101 acres from 5-8 du/ac. to 3-5 du/ac.,
- an increase in density of 19 acres from 3-5 du/ac. to 5-8 du/ac.,
- a 2.5 ac. water tank parcel is added to reflect built conditions,
- a 5-ac. parcel for the future MVEA substation is shown in the southeast corner, and
- a 1.5 ac. parcel is shown for the approved lift station in the south portion of the Plan.

Other minor changes have been included to reflect changes since the approval of the original Sketch Plan in 2008.

TSN'S BY PROPERTY OWNER

Challenger Communities LLC.

5232400001
5233000012
5300000173

SR Land LLC.

5200000231
5200000364
5228000030
5233000007
5233000011

Morley – Bentley / Trader Vics Investments LP

5200000360
5200000361
5200000362
5200000363
5228000031
5232400002
5233000009
5233000010

PROPERTY OWNERS AND SIGNATURES

CHALLENGER COMMUNITIES LLC.

8605 EXPLORER DR. STE 250
COLORADO SPRINGS CO 80920

Owner (s) Signature: James Byers Digitally signed by James Byers
Date: 2018.07.16 14:03:07 -06'00'

Date: _____

SR LAND LLC.

20 BOULDER CRESCENT ST STE 102
COLORADO SPRINGS CO 80903

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: 7/16/18

Owner (s) Signature: _____

Date: _____

MORLEY BENTLEY/ TRADER VICS INVESTMENTS LLC.

PO BOX 217
GALENA KS 66739-0217

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: 7/16/18

Owner (s) Signature: _____

Date: _____