



## 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)

### 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 (2<sup>nd</sup> 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:	

#### For PCD Office Use:

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

**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.
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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: \_\_\_\_\_