



Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

Application Form

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

- ☐ Administrative Determination
- ☐ Administrative Relief
- ☐ Appeal
- ☐ Approval of Location
- ☐ Billboard Credit
- ☐ Board of Adjustment – Dimensional Variance
- ☐ Certificate of Designation
- ☐ Combination of Contiguous Parcels by Boundary Line Adjustment
- ☐ Construction Drawings
- ☐ Condominium Plat
- ☐ Crystal Park Plat
- ☐ Development Agreement
- ☒ Early Grading Request
- ☐ Final Plat
- ☐ Maintenance Agreement
- ☐ Merger by Contiguity
- ☐ Townhome Plat
- ☒ Planned Unit Development
- ☒ Preliminary Plan
- ☐ Rezoning
- ☐ Road Disclaimer
- ☐ Road or Facility Acceptance
- ☐ Site Development Plan
- ☐ Sketch Plan
- ☐ Solid Waste Disposal Site/Facility
- ☐ Special District
- ☐ Special Use
- ☐ Subdivision Exemption
- ☐ Subdivision Improvement Agreement
- ☐ Variance of Use
- ☐ WSEO
- ☐ Other: _____

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

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

Property Address(es): Black Forest Rd	
Tax ID/Parcel Numbers(s) 5200000570	Parcel size(s) in Acres: 7 AC
Existing Land Use/Development: 7 AC	
Existing Zoning District: RS-5000	Proposed Zoning District (if applicable): PUD

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): Sugar Daddy's LLC
Mailing Address: 1601 N Franklin St Colorado Springs, CO 80907
Daytime Telephone:
Email or Alternative Contact Information: aoyler@quantumcommercial.com

DESCRIPTION OF THE REQUEST: (attach additional sheets if necessary):

Proposing a 58.6-acre PUD Preliminary and Development Plan for detached and attached single-family development. The PUDSP proposes 270 residential lots including 48 attached single-family lots and 222 detached single-family lots. The PUDSP will include public ROW, tracts for private roads, open-space, drainage, and utilities.

Along with the PUD Prelim and Development Plan, this request includes a rezone to PUD, early grading and utilities, and a finding of water sufficiency.

TOTAL AREA: 72.979 ACRES

TOTAL REZONE AREA: 60.763 ACRES

LOI says 72.979ac

make sure acreage matches the LOI and legals for entire boundary of PUD and Prelim Plan

please state which areas are to be zoned to PUD and what is to be preliminary planned



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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):

Sugar Daddy's LLC

Mailing Address:

1601 N Franklin St Colorado Springs, CO 80907

Daytime Telephone:

Email or Alternative Contact Information:

aoyler@quantumcommercial.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):

N.E.S. Inc

Mailing Address:

619 N Cascade Ave Colorado Springs, CO 80903

Daytime Telephone:

719 471 0073

Email or Alternative Contact Information:

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

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: Stu Maib

Date: 5/21/2026

Owner (s) Signature: _____

Date: _____

Applicant (s) Signature: _____

Date: _____



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

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

Property Address(es):

Black Forest Rd

Tax ID/Parcel Numbers(s)

5200000577

Parcel size(s) in Acres:

66.41 AC

Existing Land Use/Development:

Vacant

Existing Zoning District:

RS-5000 & RM-12

Proposed Zoning District (if applicable):

PUD

3 requests in one

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):

TURKEY CANON QUARRY INC

Mailing Address:

20 Boulder Crescent St Colorado Springs, CO 80903

Daytime Telephone:

719 471 0073

Email or Alternative Contact Information:

peggyl@morleycos.com

DESCRIPTION OF THE REQUEST: (attach additional sheets if necessary):

Proposing a 58.6-acre PUD Preliminary and Development Plan for detached and attached single-family development. The PUDSP proposes 270 residential lots including 48 attached single-family lots and 222 detached single-family lots. The PUDSP will include public ROW, tracts for private roads, open-space, drainage, and utilities.

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TOTAL AREA:

72.979 ACRES

TOTAL REZONE AREA:

60.763 ACRES

make sure acreage matches the LO and legals for entire boundary of PUD and Prelim Plan

please state which areas are to be zoned to PUD and what is to be preliminary planned



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Name (Individual or Organization):

Turkey Canon Quarry Inc

Mailing Address:

20 Boulder Crescent St Colorado Springs, CO 80903

Daytime Telephone:

719 884 1374

Email or Alternative Contact Information:

peggy1@morleycos.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):

N.E.S. Inc

Mailing Address:

619 N Cascade Ave Ste 200

Daytime Telephone:

719 471 0073

Email or Alternative Contact Information:

aodom@nescolorado.com

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

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.

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Owner (s) Signature: _____

Date: _____

Owner (s) Signature: _____

Date: _____

Applicant (s) Signature: _____

Date: _____

V1_Application-Petition Form.pdf Markup Summary

Glenn Reese - EPC Stormwater (1)

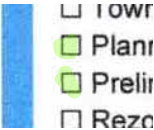
ing a 58.6-acre PUD Preliminary and Develop
ment. The PUDSP proposes 270 residential
and single-family lots. The PUDSP will include
ge, and utilities.

LOI says 72.979ac

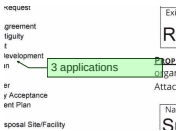
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Author: Glenn Reese - EPC Stormwater
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LOI says 72.979ac

dsdparsons (19)

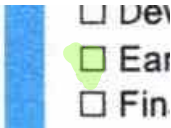


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3 applications

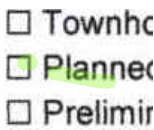


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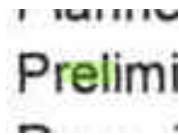
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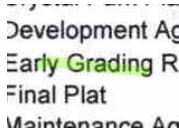


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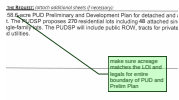
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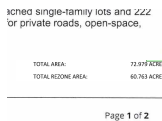


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make sure acreage matches the LOI and legal for entire boundary of PUD and Prelim Plan

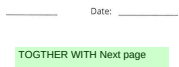


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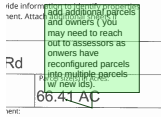
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please state which areas are to be zoned to PUD and what is to be preliminary planned



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TOGHTER WITH Next page

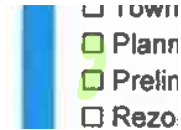


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add additional parcels and owners (you may need to reach out to assessors as onwers have reconfigured parcels into multiple parcels w/ new ids).



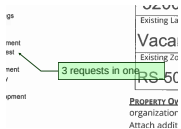
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Page Label: 3
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Space:



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3 requests in one



Subject: Planner
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make sure acreage matches the LO and legals for entire boundary of PUD and Prelim Plan

and utility lines, and the location of existing and proposed utilities.

TOTAL AREA:	22.97 ZONES
TOTAL REZONE AREA:	60.763 ACRES

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Page Label: 3
Author: dsdparsons
Date: 9/8/2026 11:04:22 AM
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4
please state which areas are to be zoned to PUD and what is to be preliminary planned

Subject: Planner
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please state which areas are to be zoned to PUD and what is to be preliminary planned