



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): N/A	
Tax ID/Parcel Numbers(s) See attached	Parcel size(s) in Acres: 44.578 AC
Existing Land Use/Development: Vacant	Zoning District: PUD

- ☐ 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): TimberRidge Development Group, LLC	
Mailing Address: 2138 Flying Horse Club Drive, Colorado Springs, CO 80921	
Daytime Telephone: 719-592-9333	Fax: N/A
Email or Alternative Contact Information: Lorenm@classichomes.com	

For PCD Office Use:

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

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

Filing No. 3 Final Plat that includes 33 single family lots on 44.578 Ac. 3 Rural Lots on well/septic 3 Rural Lots on central water/sewer 27 Urban Lots on central water/sewer
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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): Classic Consulting - Marc A. Whorton, P.E.	
Mailing Address: 619 N. Cascade Ave., Suite 200, Colorado Springs, CO 80903	
Daytime Telephone: 719-785-2802	Fax: N/A
Email or Alternative Contact Information: mwhorton@classicconsulting.net	

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): LOREN J. MORELAND / ELITE PROPERTIES OF AMERICA dba CLASSIC HOMES	
Mailing Address: 2138 FLUING HORSE CLUB DR. COLORADO SPRINGS, CO. 80901	
Daytime Telephone: 719-592-9333	Fax:
Email or Alternative Contact Information: lmoreland@elassichomes.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: 6/8/2022

Owner (s) Signature: _____

Date: _____

Applicant (s) Signature: _____

Date: 6/8/2022

please modify parcel numbers

Retreat at TimberRidge

Filing No. 3

Tax ID / Parcel Numbers:

Property Owner:

52214 00 001

TimberRidge Development Group, LLC

52280 00 032

TimberRidge Development Group, LLC

52272 00 001

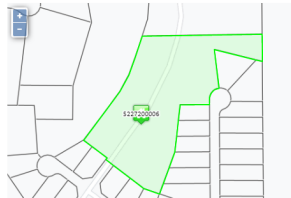
TimberRidge Development Group, LLC

52270 00 001

TimberRidge Development Group, LLC

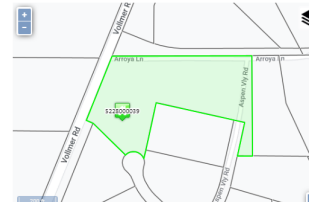
5227200006
VOLLMER RD
Total Market Value
\$125,000

No Photo Available



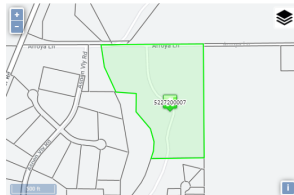
5228000039
VOLLMER RD
Total Market Value
\$120,000

No Photo Available



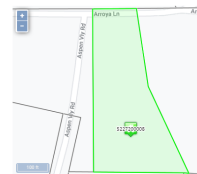
5227200007
ARROYA LN
Total Market Value
\$449,820

No Photo Available



5227000009
ARROYA LN

No Photo Available



5221400001
VOLLMER RD

No Photo Available

