



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) 5233000013, 5200000364	Parcel size(s) in Acres: 76.52
Existing Land Use/Development: Vacant	Zoning District: RS-5000 CAD-O

- ☐ 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): SR Land LLC.	
Mailing Address: 20 Boulder Crescent St. Suite 102, Colorado Springs, CO.	
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):*

Sterling Ranch Phase 2 Preliminary Plan for 212 single-family lots and 12 tracts



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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): SR Land LLC	
Mailing Address: 20 Boulder Crescent Suite 102, Colorado Springs, CO. 80903	
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): NES Inc.	
Mailing Address: 619 N. Cascade Ave. Suite 200	
Daytime Telephone: 719-471-0073	Fax:
Email or Alternative Contact Information: eganaway@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: May 27, 2020

Owner (s) Signature: _____

Date: _____

Applicant (s) Signature: _____

Date: May 27, 2020



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- ☐ 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) 5233000012, 5300000173	Parcel size(s) in Acres: 76.52
Existing Land Use/Development: Vacant	Zoning District: RS-5000 CAD-O

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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): Challenger Communities, LLC	
Mailing Address: 8605 Explorer Dr. Suite 250, Colorado springs, CO. 80920	
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):

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Mailing Address:

20 Boulder Crescent Suite 102, Colorado Springs, CO. 80903

Daytime Telephone:

Fax:

Email or Alternative Contact Information:

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Name (Individual or Organization):

NES Inc.

Mailing Address:

619 N. Cascade Ave. Suite 200

Daytime Telephone:

719-471-0073

Fax:

Email or Alternative Contact Information:

eganaway@nescolorado.com

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Owner (s) Signature: _____

Date: 5.27.20

Owner (s) Signature: _____

Date: _____

Applicant (s) Signature: _____

Date: _____

ATTACHMENT A

80 FOOT ACCESS & UTILITY EASEMENT

AN 80 FOOT STRIP OF LAND LYING WITHIN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, THE CENTERLINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., MONUMENTED AT ITS EAST AND WEST ENDS BY A 3/4" REBAR AND 3.25" ALUMINUM CAP, STAMPED PLS 10376 , THE LINE BETWEEN THEM IS ASSUMED TO BEAR N89°04'30"E.

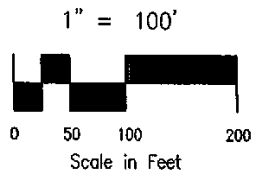
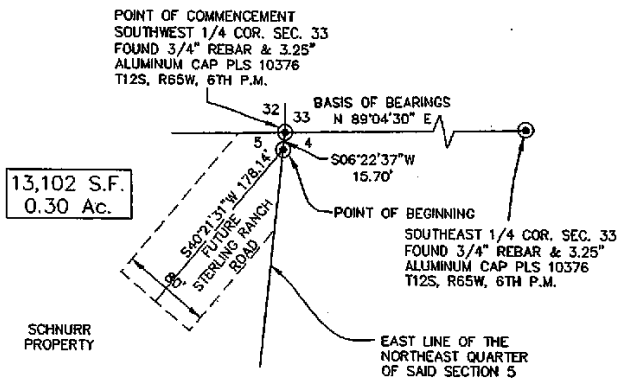
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5; THENCE S06°22'37"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 15.70 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE S40°21'31"W, A DISTANCE OF 178.14 FEET TO THE POINT OF TERMINUS, SAID POINT LYING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD AND BEARS S37°43'50"W, A DISTANCE OF 191.36 FEET FROM THE POINT OF COMMENCEMENT, CONTAINING A CALCULATED AREA OF 13,102 SQUARE FEET (0.30 ACRES) OF LAND, MORE OR LESS.

THE SIDE LINES OF SAID STRIP ARE TO BE LENGTHENED OR SHORTENED TO TERMINATE AT THE NORTH AND EAST LINES OF THE NORTHEAST QUARTER OF SAID SECTION 5 AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD.

PS

STERLING RANCH

80' ACCESS & UTILITY EASEMENT



CORRECTION
EASMT #12
JOB NO. 02-001
DATE PREPARED MARCH 13, 2014



REGISTERED PROFESSIONAL ENGINEER
CIVIL ENGINEER
COLORADO 6802

7700000000
1700000000

SHEET 1 OF 1

ps

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ATTACHMENT B

160 FOOT ACCESS & UTILITY EASEMENT

A 160 FOOT STRIP OF LAND LYING WITHIN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, THE CENTERLINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

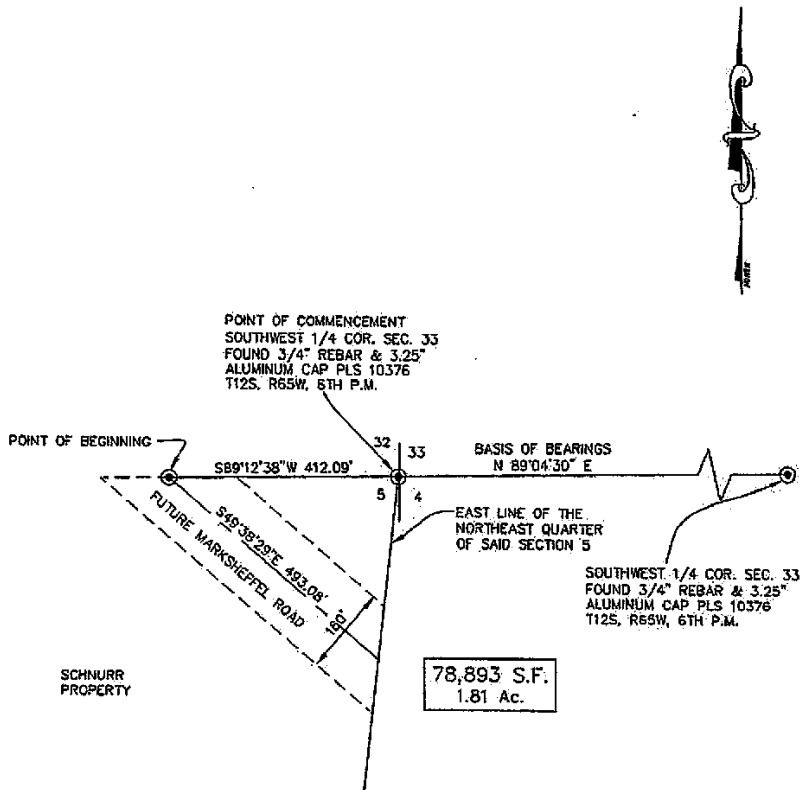
BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., MONUMENTED AT ITS EAST AND WEST ENDS BY A 3/4" REBAR AND 3.25" ALUMINUM CAP, STAMPED PLS 10376, THE LINE BETWEEN THEM IS ASSUMED TO BEAR N89°04'30"E.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5; THENCE S89°12'38"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 412.09 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE S49°38'29"E, A DISTANCE OF 493.08 FEET TO THE POINT OF TERMINUS, SAID POINT LYING ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 AND BEARS S06°22'37"W, A DISTANCE OF 327.01 FEET FROM THE POINT OF COMMENCEMENT, CONTAINING A CALCULATED AREA OF 78,893 SQUARE FEET (1.81 ACRES) OF LAND, MORE OR LESS.

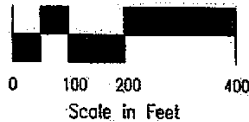
THE SIDE LINES OF SAID STRIP ARE TO BE LENGTHENED OR SHORTENED TO TERMINATE AT THE NORTH AND EAST LINES OF THE NORTHEAST QUARTER OF SAID SECTION 5.

STERLING RANCH

160' ACCESS & UTILITY EASEMENT



1" = 200'



REGISTERED PROFESSIONAL
ENGINEER
NO. 123456789
COLORADO

1/21/2014

DRAWN
CADD 810
JOB NO. 09-001
DATE PREPARED MARCH 13, 2014

SHEET 1 OF 1

STERLING RANCH SITE MAP

FUTURE WATER TANK

FUTURE BRIARGATE PARKWAY

180'

60'

80'

FUTURE STERLING RANCH ROAD

30'

FUTURE DETENTION POND

FUTURE LIFT STATION

FUTURE LARK CREEK RD.

MB
CIVIL CONSULTANTS, INC.

172.14.02

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