



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: **Vacate/Replat for a Lot Line Adjustment**

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

Remove this

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

Property Address(es):

3615 Summertime Ct, Monument 80132

Tax ID/Parcel Numbers(s)

7116101027

Parcel size(s) in Acres:

5.97

Existing Land Use/Development:

RR-2.5

Existing Zoning District:

El Paso County

Proposed Zoning District (if applicable):

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):

IRA Financial Custodian FBO EVA HORNUNG IRA

Mailing Address:

5109 S. Broadband Ln, Sioux Falls SD 57108

Daytime Telephone:

1-800-472-1043

Email or Alternative Contact Information:

719-232-2345 Matt Hornung

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

Property in question has always been two lots (Lots 34 & 35 of Sundance Estates, Monument CO). The property is owned by Eva' Hornung's IRA. We are in the process of selling both lots, separately, and have had a survey done as part of this process. The lot to the north, with a home on it, is under contract. The survey determined that the driveway for the lot to the north (Lot 35) was partly on the lot to the south (Lot 34). The prospective purchaser of Lot 34 would like this rectified without using an easement. This would involve either rerouting the driveway so it was entirely on Lot 35, which would involve removing a line of mature trees that provide privacy for both lots, or revising the lot line so that the entire driveway remains on Lot 35. All parties would prefer this latter solution. We have submitted a survey with a proposed lot line revision that would accomplish this and also revises the lot line further to the east, which maintains the same lot size for both parcels. We are asking the county to allow this change, and to record the proposed changes (currently labeled Lots 34A in 35A in the submitted replat document). Thank you for your prompt consideration of this matter,



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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):

IRA Financial Trust Company

Mailing Address:

5109 S. Broadband Ln, Sioux Falls, SD 57108

Daytime Telephone:

800-472-1043

Email or Alternative Contact Information:

fullservice@irafinancial.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):

IRA Financial Custodian FBO EVA HORNUNG IRA

Mailing Address:

4885 Sandstone Dr, Monument CO 80132

Daytime Telephone:

719-232-2345

Email or Alternative Contact Information:

matthornung57@gmail.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.

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: Brenda Benning - Corp Alt Signer Date: 8/21/2026

Owner (s) Signature: _____ Date: _____

Applicant (s) Signature: _____ Date: _____