



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):

4303 Pinehurst Circle, Monument, CO 80132

Tax ID/Parcel Numbers(s)

6115009033

Parcel size(s) in Acres:

19.19

Existing Land Use/Development:

EDUCATION - MS/HS

Existing Zoning District:

RR5

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):

Monument Academy Building Corporation

Mailing Address:

1150 Village Ridge Pt., Monument, CO 80132

Daytime Telephone:

719.481.1950

Email or Alternative Contact Information:

cvinchattle@monumentacademy.net

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

Monument Academy, a Colorado Charter School authorized by the Lewis-Palmer School District No. 38, desires to construct phased improvements to the existing middle/high school serving grades 6-12. The school opened in the fall of 2020 with approximately 600 students and anticipates growing its enrollment to 1,000 students at full build out. The existing school consists of approximately 57,500 SF built in phase one, and an additional 30,000 SF to be constructed in future phases. The school will ultimately contain all customary program spaces such as academic spaces, athletic and gymnasium spaces, band, vocal music, art, drama and typical support spaces such as administrative and counseling spaces. While most of these functions were constructed in the first phase, the second phase and future phases will expand the athletic and performance arts spaces including a multi-purpose performance venue.

Phase 2 improvements to the MA campus include completion of the Track and Field at the north end of the campus (approved in the original SDP). MA is also planning construction of a new Performing Arts Center Addition at the northwest corner of the existing school building.

Future phases of campus improvements are planned to include a Field Building along the west side of the Track, North Parking Lot Expansion, Gym Addition (northeast corner of existing school building), 3-Story Academic Addition (west side of existing school building), and Southwest Parking Lot.

The proposed program of phased campus improvements is consistent with the originally approved Site Development Plan.



Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s) (attach additional sheets if necessary).

Name (Individual or Organization): **JPS Engineering, Inc.**
(John Schwab, P.E.)

Mailing Address:
19 East Willamette Ave., Colorado Springs, CO 80903

Daytime Telephone:
719.477.9429

Email or Alternative Contact Information:
john@jpsengr.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):
Matt Kubus

Mailing Address:
100 East St. Vrain Street, Colorado Springs, CO 80903

Daytime Telephone:
719.280.1027

Email or Alternative Contact Information:
matt@crparchitects.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: _____

Date: July 14, 2026

Owner (s) Signature: _____

Date: _____

Applicant (s) Signature: _____

Date: _____