



**Planning and Community Development Department**  
**2880 International Circle, Colorado Springs, CO 80910**  
**Phone 719.520.6300 | Fax 719.520.6695 | [www.elpasoco.com](http://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 (2<sup>nd</sup> 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): Grinnell Blvd	
Tax ID/Parcel Numbers(s) 5507200003	Parcel size(s) 16.783
Existing Land Use/Development: Vacant	Zoning District: RM-30

Area shown does not match area on application and closure sheet. Please update

- 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): CYGNET LAND, L.L.C.	
Mailing Address: 630 SOUTHPOINTE CT, SUITE 200 Colorado Springs, CO 80901	
Daytime Telephone: 206.890.9887	Fax:
Email or Alternative Contact Information: STEICHEN.RANDALL@GMAIL.COM	

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

Final plat of Outlook at Powers, comprised of 16.783-Acres of vac
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For PCD Office Use:	
Date:	File :
Rec'd By:	Receipt #:
DSD File #:	



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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): Evergreen Devco, Inc.	
Mailing Address: 1873 S. BELLAIRE ST, STE 1200 DENVER, COLORADO 80222	
Daytime Telephone: 303-757-0472	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): N.E.S. INC. KIMBERLY JOHNSON	
Mailing Address: 619 N. Cascade Ave, Suite 200 Colorado Springs, CO 80906	
Daytime Telephone: 719.884.1371	Fax:
Email or Alternative Contact Information: kjohanson@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:   
C16E23E7219048B

Date: 5/17/2023

Owner (s) Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Applicant (s) Signature: Kimberly Johnson  
Digitally signed by Kimberly Johnson  
 DN: C=US, E=kjohanson@nescolorado.com, O=N.E.S.,  
 Inc., OU=N.E.S., Inc., CN=Kimberly Johnson  
 Date: 2023.05.08 16:24:06-00'

Date: 5/8/23

# EL PASO COUNTY LAND DEVELOPMENT CODE

## Chapter V - Section 55 Subdivision Summary Form

Date: May 8, 2023

SUBDIVISION NAME:

Outlook at Powers Filing No. 1

County El Paso

Type of Submittal:

Request for Exemption \_\_\_\_\_  
 Preliminary Plan \_\_\_\_\_  
 Final Plat

SUBDIVISION LOCATION: Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ 1/4

OWNER(S) NAME

Cygnnet Land, LLC ADDRESS  
630 Southpointe Ct, Suite 200  
Colorado Springs, CO 80906

SUBDIVIDER(S) NAME

EVERGREEN DEVCO, INC.

ADDRESS 1873 S. BELLAIRE ST, STE 1200  
DENVER, COLORADO 80222

	Type of Subdivision	Number of Dwelling Units	Area (Acres)	% of Total Area*
	Single Family			
	Apartments	318	16.783	90
	Condominiums			
	Mobile Homes			
	Commercial	N/A		
	Industrial	N/A		
	Other (specify)			
	Street		16.783	90
	Walkways		16.783	90

	Dedicated School Sites		0	0
	Reserved Park Sites		0	0
	Private Open Areas		0	0
	Easements		0	0
	Other (specify) CDOT R.O.W.		0	0
	<b>TOTAL</b>			

\* (By map measure)

Estimated Water Requirements \_\_\_\_\_  
(gallons/day).

Proposed Water Source(s)  
Security Water District \_\_\_\_\_

Estimated Sewage Disposal Requirement \_\_\_\_\_  
(gallons/day).

Proposed Means of Sewage Disposal  
Security Sanitary District \_\_\_\_\_

**ACTION:**

Planning Commission Recommendation  
Approval \_\_\_\_\_ Date \_\_\_\_\_

Disapproval \_\_\_\_\_

Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Board of County Commissioners  
Approval \_\_\_\_\_ Date \_\_\_\_\_

Disapproval \_\_\_\_\_

Exemption under C.R.S. 30-28-101 (10) (d) \_\_\_\_\_

Remarks (if exemption, state reason): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Note: This form is required by C.R.S. 30-28-136 (4), but is not a part of the regulations of El Paso County, Colorado.