



Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

Legal Description
totals 38.036 acres in
size. Clarify and
revise.

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): Vacant Land, See Attached	
Tax ID/Parcel Numbers(s) See Attached	Parcel size(s) in Acres: 37.262
Existing Land Use/Development: Vacant Land	Zoning District: F-5, CC

- ☐ 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): Colorado Springs Equities LLC	
Mailing Address: 90 S Cascade Ave, Suite 1500, Colorado Springs, CO 80903	
Daytime Telephone: 7194007320	Fax:
Email or Alternative Contact Information: kelly@theequitygroup.net	

For PCD Office Use:

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

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

Rezone 37.262 ac of Rock Creek Mesa from F-5/CC to RS-5,000



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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): Matrix Design Group Attn: Jason Alwine	
Mailing Address: 2435 Research Parkway, Suite 300, Colorado Springs, CO 80920	
Daytime Telephone: 7195750100	Fax:
Email or Alternative Contact Information: jason.alwine@matrixdesigngroup.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): Colorado Springs Equities LLC Attn: Kelly Nelson	
Mailing Address: 90 South Cascade Ave, Suite 1500, Colorado Springs, CO 80903	
Daytime Telephone: 7194007320	Fax:
Email or Alternative Contact Information: kelly@theequitygroup.net	

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: Kelly Nelson

Date: 11/19/2020

Owner (s) Signature: _____

Date: _____

Applicant (s) Signature: J. Alwine

Date: 11/19/2020



November 25, 2020

Subject: Authorization to Submit Entitlements to El Paso County Rock Creek Mesa Subdivision

To Whomever it Concerns,

I/ We hereby authorize **Colorado Springs Equities LLC and its consultant Matrix Design Group** to process zone change, preliminary plan and final plat submittal documents for the Rock Creek Mesa Development on behalf of Golden Eagle Ranch, L.L.C. for the parcels known as **Lots 1 - 4 Rock Creek Mesa Subdivision**, to the El Paso County Planning and Community Development Department.

Thank you for your cooperation.

The Golden Eagle Ranch

Lynda G Senko

Printed Name

Lynda G Senko 11/24/2020

Signature, Date

Owner Name	Parcel #	Property Address	Ex. Zoning	Existing Land Use	Legal Description Parcel #
GOLDEN EAGLE RANCH LLC	6530300022	0 PAWNEE RD	F-5	VACANT LAND = 10 AND < 35 ACRS	1, 2
GOLDEN EAGLE RANCH LLC	7500000236	710 ROCK CREEK CANYON RD	F-5	SINGLE FAMILY RES	3
GOLDEN EAGLE RANCH LLC HARRIS LIVING TRUST HARRIS CARLA M TRUSTEE	6531200007	0 31-15-66	F-5	AG GRAZING LAND	4
NEW DIRECTION IRA INC FBO DANNY MIENTKA IRA	6530400009	285 PAWNEE RD	F-5	SINGLE FAMILY RES	5
COLORADO SPRINGS EQUITIES LLC	6530300017	0 PAWNEE RD	CC F-5	VACANT LAND = 5 AND < 10 ACRES	6
COLORADO SPRINGS EQUITIES LLC	6530401001	SIOUX RD	F-5	VACANT RESIDENTIAL LOTS	9