



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
- ☐ Boundary Line Adjustment
- ☒ 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):

5050 Little Turkey Creek Road

Tax ID/Parcel Numbers(s)

7600000051, 7600000053

Parcel size(s) in Acres:

each parcel ~20 acres

Existing Land Use/Development:

VACANT LAND, 10.0 TO 34.99

Existing Zoning District:

A-5

Proposed Zoning District (if
applicable):

A-5

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):

Rocky Dysart and Laura Hunter

Mailing Address:

4856 Saddle Iron Road, Castle Rock, CO 80104

Daytime Telephone:

770-713-0263

Email or Alternative Contact Information:

hunterlaura@hotmail.com

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

This Boundary Line Adjustment is requested to reconfigure the boundaries of an existing 20-acre parcel to facilitate a partial conveyance between adjoining property owners while retaining the portion necessary for continued access and existing infrastructure associated with the applicant's remaining property.

This adjustment will:

- Create a more logical and functional parcel configuration for both properties.
- Align property boundaries with existing land use, including the area containing existing cattle pens shown on the draft survey.
- Allow conveyance of the portion containing the existing cattle pens, along with the portion located south of the main road.
- Retain the northwestern portion of the parcel to maintain direct access between the applicant's remaining contiguous properties without requiring creation of access easements or future access agreements.
- Preserve the portion of the parcel containing the existing permitted constructed well associated with the retained property.
- Reduce ambiguity regarding long-term land use, maintenance responsibilities, and access between adjoining owners.

This adjustment will not:

- Create any new parcels.
- Adversely affect access, utility easements, rights-of-way, or drainage.
- Increase any existing nonconformity.
- Compromise applicable planning or zoning standards established by El Paso County.
- Result in additional development or intensification of land use as part of this request.

Additional findings:

- No changes to drainage are proposed under this application that would adversely affect neighboring or downstream properties.
- This request is limited to boundary reconfiguration between contiguous parcels.
- The property is not located within a regulatory floodplain, per FEMA FIRN Map No. 08041C0925G, effective December 7, 2018.



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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):

Mailing Address:

Daytime Telephone:

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):

Mailing Address:

Daytime Telephone:

Email or Alternative Contact Information:

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: 5/26/26

Owner (s) Signature: _____

Date: 5/26/2026

Applicant (s) Signature: _____

Date: _____