



# 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): SE Corner Hwy 83 & Walker Rd	
Tax ID/Parcel Numbers(s) 6100000535 6100000536	Parcel size(s) in Acres: 62.60
Existing Land Use/Development: Vacant	Zoning District: RR-5

- 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): See Attached	
Mailing Address:	
Daytime Telephone:	Fax:
Email or Alternative Contact Information:	

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

See Attached
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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): Same as Owners - See Attached

Mailing Address:

Daytime Telephone: \_\_\_\_\_ 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): Land Resource Associates, David Jones

Mailing Address: 9736 Mountain Rd, Chipita Park, CO 80809

Daytime Telephone: 719 660 1184 Fax: \_\_\_\_\_

Email or Alternative Contact Information: chipita1@comcast.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: Matthew W Dunston

Date: October 23, 2021

Owner (s) Signature: [Signature]

Date: 26 OCT 21

Applicant (s) Signature: \_\_\_\_\_

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

MONUMENT ACADEMY MINOR LAND SUBDIVISION  
APPLICATION ATTACHMENT  
October 19, 2021

PROJECT OWNERS AND APPLICANTS

Parcel Number 6100000535  
Monument Academy Foundation  
1150 Village Ridge Pt.  
Monument, CO. 80132-8992  
Mark McWilliams, President  
[markmcwilliams5@gmail.com](mailto:markmcwilliams5@gmail.com)  
719 237 6455

Parcel Number 6100000536  
Walden Corporation  
1230 Scarsbrook Ct.  
Monument, CO. 80132-8487  
Matthew W. Dunston, President  
[mattdunston@hotmail.com](mailto:mattdunston@hotmail.com)  
719 339 2410

PROJECT DESCRIPTION

The applicants are requesting a Final Plat approval for the 62.60 acre MA minor land subdivision including; 1 Lot totaling 19.38 acres and facilitating the existing Monument Academy Highschool, 2 individual Tracts totaling 35.25 acres to be held for future development, 2 individual Tracts totaling 1.20 acres to be transferred to adjoining property owners as part of a property line survey adjustment, and road Right-of-Way totaling 6.77 acres.

The purpose of this application is to Final Plat the existing roadway and drainage public improvements previously constructed with the Monument Academy Highschool thereby allowing for the County acceptance of the public roadway and drainage improvements. No additional public improvements are anticipated with this Final Plat application.