



Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | 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 (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): Attached	
Tax ID/Parcel Numbers(s) Attached	Parcel size(s) in Acres: 49.02
Existing Land Use/Development: Vacant Residential	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): Joy & Matt Russell	
Mailing Address: 11810 Goodson Road, Colorado Springs, Co. 80908	
Daytime Telephone:	Fax:
Email or Alternative Contact Information: Hannigan.and.assoc@gmail.com	

For PCD Office Use:

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

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

Vacate Lots 6-14; Dark Sky Trail; Twin Pines Road and easements <i>IN ARMONIA RANCHA</i>



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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): Jerome W. Hannigan and Associates, Inc,	
Mailing Address: 19360 Spring Valley Road, Monument, Co. 80132	
Daytime Telephone: 719-481-8292	Fax: 719-481-9071
Email or Alternative Contact Information: <i>HANNIGAN.AND.ASSOC@GMAIL.COM</i>	

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): Jerome W. Hannigan and Associates, Inc.	
Mailing Address: 19360 Spring Valley Road, Monument, Co. 80132	
Daytime Telephone: 719-481-8292	Fax: 719-481-9071
Email or Alternative Contact Information: Hannigan. and. assoc @ Gmail.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: *J.W. Hannigan, Pres.*

Date: *9-14-23*

Owner (s) Signature: _____

Date: _____

Applicant (s) Signature: *J.W. Hannigan, Pres.*

Date: *9-14-23*

*J.W. HANNIGAN AND ASSOCIATES, INC.
 FOR & ON BEHALF OF THE OWNERS.
 SEE ATTACHED LETTER OF AUTHORIZATION*

To: El Paso County Planning & Community Development
2880 International Circle Suite 110
Colorado Springs, Colorado. 80910-3127

Date: June 01, 2023

Re: Letter of Authorization

To Whom it May Concern:

This letter authorizes Jerome W. Hannigan and Associates, Inc, 19360 Spring Valley Road, Monument, Co., 80132, to represent our interests with respect to a County Land Use Application for a Vacation and Replat of our property described generally as follows:

Lots 6 to 14, Armonia Ranch together with Dark Sky Trail and Twin Pines Road, located in Section 14, T 12 S, R 65 W of the 6th P.M., El Paso County, Colorado.


Owner: Joy M. Russell


Owner: Matthew T. Russell

State of Colorado

SS:

County of El Paso

The above Letter of Authorization was executed before me this 30th day of June, 2023 by Joy M. Russell and Matthew T. Russell.

Witness my Hand and Official Seal:

Date: June 30, 2023

Notary Public: Anne E. DeVries

My Commission Expires: 6/27/2026

ANNE E DEVRIES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224025081
MY COMMISSION EXPIRES JUNE 27, 2026

Armonia Ranch Vacation Plat
H&A Job No. 23-003

Addendum to Application Form

Property Addresses:

10612 Twin Pines Road, Lot 13, Armonia Ranch
10613 Twin Pines Road, Lot 12, Armonia Ranch
10647 Twin Pines Road, Lot 11, Armonia Ranch
10681 Twin Pines Road, Lot 14, Armonia Ranch

10783 Dark Sky Trail, Lot 6, Armonia Ranch
10747 Dark Sky Trail, Lot 7, Armonia Ranch
10711 Dark Sky Trail, Lot 8, Armonia Ranch
10710 Dark Sky Trail, Lot 9, Armonia Ranch
10746 Dark Sky Trail, Lot 10, Armonia Ranch
10782 Dark Sky Trail, Lot 10, Armonia Ranch

All but Lot 13 are included in Tax Parcel Number 52140-04-014.
Lot 13 is Parcel Number 52140-03-001