



**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): Along Settlers Ranch Road	
Tax ID/Parcel Numbers(s) See Attached	Parcel size(s) in Acres: 78.71 Acres
Existing Land Use/Development: Vacant / Platted	Zoning District: RR 2.5

- 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): Hodgen Settlers Ranch LLC, Mark Davis, MM	
Mailing Address: PO Box 1488, Monument, Co. 80132-1488	
Daytime Telephone: 719-338-3116	Fax:
Email or Alternative Contact Information: markdavis.oaksbury@gmail.com	

For PCD Office Use:	
Date:	File :
Rec'd By:	Receipt #:
DSD File #:	

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

See Attached.
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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: 719-4819071
Email or Alternative Contact Information: hannigan.and.assoc@gmail.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): 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: \_\_\_\_\_  
 Owner (s) Signature: J.W. Hannigan  
 Applicant (s) Signature: J.W. Hannigan

Date: \_\_\_\_\_  
 Date: 03-15-24  
 Date: 03-15-24

For and on behalf of the owner.  
 See attached letter of authorization.

**Settlers Ranch Subdivision Filing No. 3  
Attachment to Rezoning and Subdivision Request  
El Paso County, Colorado.**

Assessor Parcel Numbers for Rezoning and Subdivision:

61230-07-024 Tract A-1, Settlers Ranch Subdivision Filing No. 2C, 3.26 Acres  
61240-04-003 Tract A-2, Settlers Ranch Subdivision Filing No. 2C, 15.59 Acres  
61240-05-001 Tract A-3, Settlers Ranch Subdivision Filing No. 2C, 31.54 Acres  
plus Settlers Ranch Road Right of Way which is 3.14 acres.

Assessor Parcel Numbers for Subdivision only. Currently zoned RR2.5:

Those above and add:

61230-04-048 Tract B, Settlers Ranch Subdivision Filing No. 2C, 22.51 Acres  
including the proposed Boundary Basin Court right of way which is 1.76 acres.

**Description of the Request:**

This is a proposed rezoning and subdivision of all remaining Settlers Ranch Property.

Settlers Ranch Subdivision Filing No. 2 is an approved final plat consisting of a number of phases intended to be completed and recorded individually. Several Phases have been completed and recorded and now the undeveloped remainder is proposed for completion. The original Phase 4, consisting of Tracts A-1, A-2 and A-3, is zoned PUD and approved for 10 single family residential lots ranging from 3.02 acres to 5.55 acres in area on a total of 50.39 acres.

The owner is requesting a rezoning of these parcels from PUD to RR2.5 allowing a minimum single family residential lot of 2.50 acres. If successful, the current 10 lots will be amended to 16, ranging from 2.50 acres to 4.24 acres. The average proposed lot size here is 3.15 acres exclusive of road.

The 22.51 acre Tract B is currently zoned RR2.5 and will be platted with 8 lots from 2.50 acres to 2.74 acres. The average proposed lot size here is 2.60 acres exclusive of road.

In sum, the project consists of 78.71 acres of land either currently or proposed to be zoned RR2.5, subdivided and platted into a total of 24 single family residential lots ranging from 2.50 acres to 4.24 acres in area with an average lot size of 2.96 net acres. A total of 7.57 acres is devoted to County road rights of way.

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

Date: February 12, 2024

Re: Letter of Authorization  
Job No. 23-004

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 El Paso County Land Use Applications for rezoning and subdivision of our property described generally as follows:

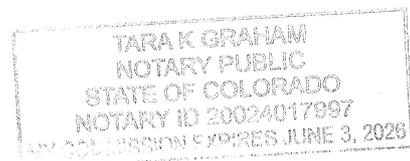
Settlers Ranch Subdivision Filing No. 3, located in Sections 23 & 24, T 11 S, R 66 W of the 6<sup>th</sup> P.M., El Paso County, Colorado.

Property Owner: [Signature]  
Hodgen Settlers Ranch, LLC, Mark Davis/MM.

State of Colorado  
SS:  
County of El Paso

The above Letter of Authorization was executed before me this 16 day of Feb 2024, 2024 by Mark Davis, Managing Member of Hodgen Settlers Ranch, LLC.

Witness my Hand and Official Seal:  
Date: Feb 16, 2024



Notary Public: [Signature]  
My Commission Expires: 6/3/26