



# Planning and Community Development Department - SITE PLAN

Use for Additions to Property/Residence or Placement of Manufactured Homes/Mobile Homes

Applicant Name SEAN WRIGHT 719-641-7040 seanwright417@gmail.com  
 Contractor Name Stone Cabin Designs phone email  
 Property Address 10375 Huntsman Rd B  
 Zoning RR-5 Parcel Number 52280-01-003 Legal Description LOT 1 BISSELL FILING #3  
 Proposed Structure & Use GUEST HOUSE New Structure sq. ft. 840 main  
 Lot sq. ft. 5,9 ac Existing + new structure sq. ft. 3575 % Lot coverage — New Structure height 20'  
440 second

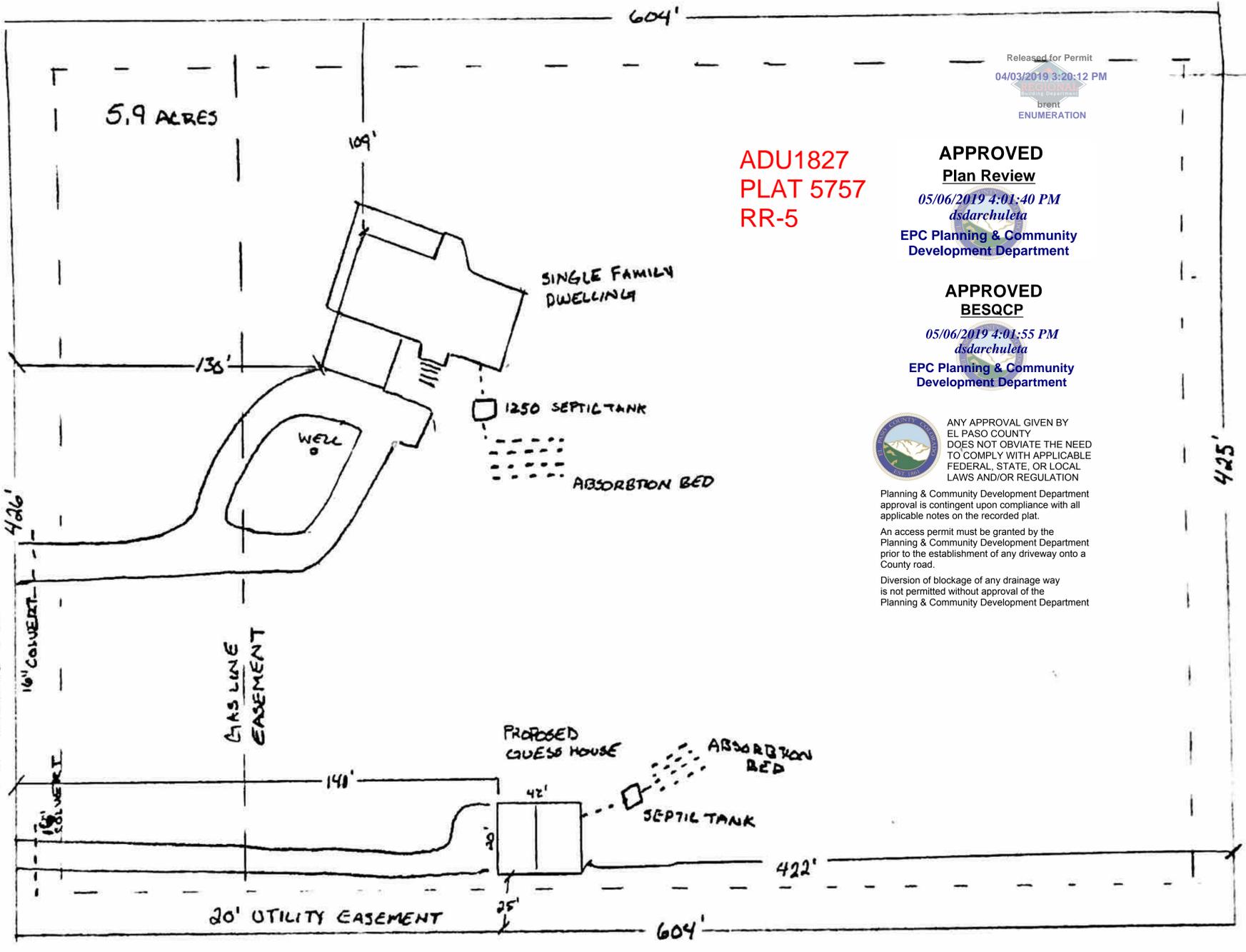
All Site Plans MUST include the following LEGIBLE minimum standards and drawn to a scale determined by applicant:

- Lot configuration and boundary measurements
- All streets, roads, or highways adjoining the property
- Dimensions & square footage of existing and proposed structures
- Building location with reference to distance from property lines
- Location of NO-BUILD areas, watercourses, drainage facilities
- Building setbacks, highways or rights-of-way
- Location of easements, driveway(s), well and septic system
- Contours if slope is greater than 10%
- Building coverage calculation (% of lot coverage)

Any approval given by El Paso County does not obviate the need to comply with applicable Federal, State or Local Laws or regulations. Planning and Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat. An access permit must be granted by the Planning and Community Development Engineering Division prior to the establishment of any Driveway onto a County road, or a waiver granted for access to a private road. Diversion or blockage of any drainage way is not permitted without the approval of the Planning and Community Development Engineering Division.

Fees are payable at the time of submittal and are **NON-REFUNDABLE**, regardless of approval or denial. Site Plans may be delayed or denied if information is omitted. **APPLICANT IS RESPONSIBLE FOR ACCURACY OF SITE PLAN**

Signature Sm Wright Date 1-18-19



Released for Permit  
04/03/2019 3:20:12 PM  
BRENT  
ENUMERATION

ADU1827  
PLAT 5757  
RR-5

APPROVED  
Plan Review  
05/06/2019 4:01:40 PM  
dsdarchuleta  
EPC Planning & Community  
Development Department

APPROVED  
BESQCP  
05/06/2019 4:01:55 PM  
dsdarchuleta  
EPC Planning & Community  
Development Department

ANY APPROVAL GIVEN BY  
EL PASO COUNTY  
DOES NOT OBLVIATE THE NEED  
TO COMPLY WITH APPLICABLE  
FEDERAL, STATE, OR LOCAL  
LAWS AND/OR REGULATION  
Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.  
An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.  
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Office Use  
Plat No. 5757 Note: \_\_\_\_\_

# RESIDENTIAL



2017 PPRBC

Address: 10375 HUNTSMAN RD, COLORADO SPRINGS

Parcel: 5228001003  
Map #: 535G

Plan Track #: 115506 

Received: 29-Mar-2019 (BECKYA)

## Description:

### RESIDENCE

Contractor: HOMEOWNER

Type of Unit:

Main Level	840	
Upper Level 1	440	
	1280	Total Square Feet

## Required PPRBD Departments (4)

### Enumeration

### Floodplain

(N/A) RBD GIS

### Construction

### Mechanical

**APPROVED**

**Plan Review**

*05/06/2019 4:00:26 PM*

*dsdarchuleta*

EPC Planning & Community  
Development Department

## Required Outside Departments (1)

### County Zoning

**APPROVED**

**Plan Review**

*05/06/2019 4:00:29 PM*

*dsdarchuleta*

EPC Planning & Community  
Development Department

Release of this plan does not preclude compliance with all applicable codes, ordinances and other pertinent regulations. This plan set must be present on the job site for every inspection.

ADU 1927



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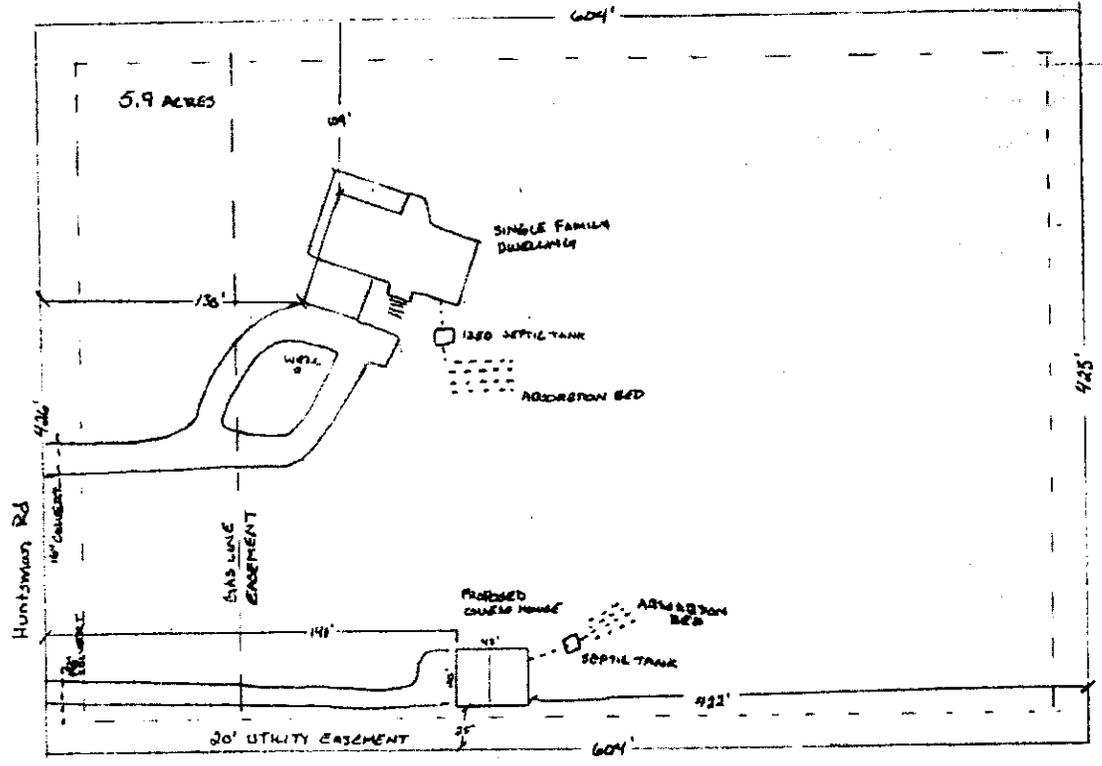
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Signature: Sean Wright Date: 1-18-19



Office Use  
Plat No. 5757 Note: \_\_\_\_\_

Recording Requested by and return to:  
EL PASO COUNTY PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT  
2880 INTERNATIONAL CIRCLE  
COLORADO SPRINGS CO 80910  
(719)520-6300

FOR RECORDER USE ONLY

GUEST HOUSE COMPLIANCE AFFIDAVIT

File No.. ADU 1927

I, SEAN WRIGHT, applicant or applicant's agent for a

(description of development proposal)

under development application number 52280-01-003 <sup>de</sup> GUEST HOUSE, being duly sworn on oath, deposes and says:

I, as applicant, own and hold title to the following described real property (hereinafter referred to as "the PROPERTY"), or have been given authority to represent the owner by an Owner's Affidavit of the PROPERTY for purposes of the above referenced application:

10375 Huntsman Rd. #B CS 80908 Street Address  
Lot 1 BISSELL FILING #3 Legal Description  
52280-01-003 Assessor Tax Schedule Number

El Paso County, Colorado

I hereby acknowledge and agree to the following:

"Pursuant to Section 5.2.29(C) of the El Paso County Land Development Code, I understand that a kitchen is not allowed within a guest house unless an affidavit is signed and recorded in the Office of the El Paso County Clerk and Recorder where by I as Owner acknowledge and agree that the guest house proposed as part of this development application and to be located on the above reference property may not be leased or rented. I, hereby agree that I will not lease or rent the guest house.

IN WITNESS WHEREOF, the parties hereto have hereunder set their hands and seal this 29 day of Jan, 2019.

OWNER STATE OF Colorado

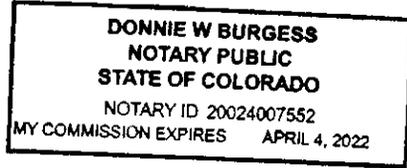
COUNTY OF El Paso

Owner Signature [Signature]

Print Name, Mailing Address and Phone Number SEAN WRIGHT 10375 Huntsman Rd, Colorado Springs, Co 80908 719.641.7016

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of JANUARY, 20 19 by Donnie W Burgess, COUNTY of EL PASO

Donnie W Burgess My Commission expires APR 4 2022  
(Notary Public)



ADU 1927

OWNER  
STATE OF COLORADO

COUNTY OF EL PASO

[Signature]  
Owner Signature

ANN WRIGHT 10375 Huntsman Rd Colorado Springs, Co  
Print Name, Mailing Address and Phone Number 719 641 5115 80908

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of JANUARY, 2019 by  
DONNIE W BURGESS, COUNTY of \_\_\_\_\_

[Signature] My Commission expires APR 4, 2022  
(Notary Public)

**DONNIE W BURGESS**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
NOTARY ID 20024007552  
MY COMMISSION EXPIRES APRIL 4, 2022

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# EL PASO COUNTY



## Receipt for Fees Paid

Planning and Community Development Department

2880 International Circle, Suite 110, Colorado Springs, Colorado 80910  
Office (719) 520-6300

Date 4/16/19

Receipt No. 522169

Processed by JE

Customer: SEAN WRIGHT

Check No.

Payment Method CREDIT CARD

Item	Description	Prefix	Type	Rate	Qty	Amount
K12	Affidavit (1st page) to include Clerk and Recorder Surcharge			13.00		13.00
K13	GUEST HOUSE COMPLIANCE AFFIDAVIT					
2	Affidavit (each additional)			5.00	2	10.00
1	PROJECT NAME: 10375 HUNTSMAN RD #B					0.00
	CUSTOMER NAME: SEAN WRIGHT					0.00

**Total \$23.00**