

PROJECT INFORMATION

PROJECT TYPE
Site Plan for Driveway Permit and Special Use Application

OWNER(S)
Anthony Goland
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St. Petersburg, FL 33710
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DESIGNED BY
Innovative Building Solutions, LLC
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GOVERNING AGENCIES
El Paso County Planning & Community
Development Department
2880 International Circle
Colorado Springs, CO 80910
(719) 520-6300

Pikes Peak Regional Building Department
2880 International Circle
Colorado Springs, CO 80910
(719) 321-2880
2018 International Residential Code, 2018
International Mechanical Code, 2020
National Electrical Code, 2018 International
Plumbing Code, 2018 International Energy
Conservation Code

PROPERTY INFORMATION
Site Address: 27680 Big Springs Rd, Calhan,
CO 80863

Schedule #: 2300000110
Zoning: A-35
E26E4 EX RD SEC 27-13-62, El Paso County

Lot Size: 80 acres
Zoning: A-35
Elevation: 6,178

Front Setback: 25'
Rear Setback: 25'
Side Setback: 25'

Max Building Height: 30' (see blog notes)

PROPOSED USES

The PRINCIPAL USE of the property will be the Special Use, "Animal Refuge". The other PRIMARY USE will be "Livestock".

5.1.2. Types of Uses and Limits on the Number of Uses per Lot or Parcel (S.U. - USE & DIMENSIONAL STANDARDS)
Each base zoning district regulates land uses as either a principal use or an accessory use. Only one principal use is allowed per lot or parcel, except in the A-35 zoning district and in commercial and industrial zoning districts where more than one principal use may be established subject to the requirements and limitations of this Code, or where special use approval or variance of use approval has authorized additional uses. An accessory use requires that a principal use is established on the same lot or parcel as the accessory use before the accessory use is established and that the principal use continues on the lot or parcel so long as the accessory use continues, unless otherwise provided by this Code. Multiple accessory uses may be allowed on a lot or parcel subject to the requirements and limitations of this Code.

PROPOSED BUILDINGS

All numbered (lowest building number) and lettered references are from the Land Development Code (LDC), El Paso County 2021 (1816).

BUILDING CODES AND STANDARDS

1.8. - BUILDING PERMITS
Pursuant to BoCC Resolution 18-42, compliance with the Building Code, as amended is required in all unincorporated areas where the County has land use jurisdiction with the following exceptions:
* Buildings or structures specifically exempted in the Building Code, as amended, or which are otherwise exempted by State statute or Federal law.
* Agricultural buildings or structures with an approved agricultural structure exemption from the Building Code.

1.8.2. Building Permits to Conform to Code
No building shall be constructed, reconstructed, or structurally altered, nor shall any building or land be used for any purpose except in conformity with this Code and any BoCC Resolution. No building permit, septic permit, sign permit, use permit or any other permit authorized by this Code shall be issued by the PCD unless the plans for the proposed construction, reconstruction, alteration, or use fully conform to the applicable requirements of this Code. Unless otherwise provided within this Code, PCD authorization of the issuance of a building permit by the Regional Building Department shall only be accomplished after the submission and approval of a site plan or site development plan.

5.2.2. Accessory Use and Structure Standards, General (S.2. - USE SPECIFIC DEVELOPMENT STANDARDS)
(E) Building Permit Required. Any accessory structure exceeding 200 square feet shall obtain a building permit and comply with the Building Code, unless an agricultural structure exemption from the Building Code is granted or when the accessory structure is to be located within the A-35 zoning district.
(F) Principal Structure Required. No building permit for construction of an accessory structure where a building permit is required shall be authorized prior to construction of the principal structure except in the A-35 zoning district.
(K) Square Footage of Residential Accessory Structure Limited. Accessory structures in the A-35 zoning district with a minimum of 35 acres are exempt from the square footage limitation.

PROPOSED BUILDING INFORMATION
Listed in order of construction sequence
(1) BARN (principal structure)
SIZE: 80' x 100' (8,000 SF) APPROX. HEIGHT: 35'
USAGE: CAT HOUSING/RECREATION AREA, CLINIC, OFFICES & CAT PATIO
PLUMBING: (1) RESTROOM (UNSEK) W/ (1) TOILET & (1) URINAL, (1) SINK & FLOOR DRN
(1) BATHING STATION IN CLINIC, (2) UTILITY SINKS IN CAT HOUSING AREA
5.2.1 Animal Keeping (S.2. - USE SPECIFIC DEVELOPMENT STANDARDS)
(A) Waste Removal and Disposal - Animal waste and other excrement associated with animal keeping shall be removed and disposed of in a regular basis and shall not be accumulated excessively.
(C) Dogs and cats
(2) Exceptions. The following domesticated animals shall not be included in the maximum allowance provided they are kept entirely within a dwelling unit, cats, fish, small reptiles & amphibians, small rodents, or small birds.
* Definition (1.8. - DEFINITIONS OF SPECIFIC TERMS AND PHRASES)
Principal Structure - A structure or combination of structures of chief importance or function on a lot or parcel. In general, the principal use of the site is carried out in a principal structure. The difference between a principal and accessory structure is determined by comparing the size, placement, similarity of design, use of common building materials, and the orientation of the structures on a site.

(2) DWELLING, SINGLE FAMILY (accessory structure)
SIZE: 84' x 40' (3,360 SF) APPROX. HEIGHT: 20'
USAGE: PRIMARY RESIDENCE W/ DOUBLE CAR GARAGE
PLUMBING: (2) BATHROOMS (2) TOILETS

(3) SECONDARY DWELLING, SINGLE FAMILY (accessory structure)
SIZE: 30' x 40' (1,206 SF) APPROX. HEIGHT: 20'
USAGE: SECONDARY RESIDENCE W/ NO GARAGE
PLUMBING: (1) BATHROOMS (1) TOILETS

(4) MAINTENANCE BUILDING (accessory structure)
SIZE: 60' x 40' (2,400 SF) APPROX. HEIGHT: 20'
USAGE: FOR SHOP, MACHINERY REPAIRS AND MAINTENANCE SUPPLIES
PLUMBING: (1) UTILITY SINK, (1) BATHROOM & (1) TOILETS

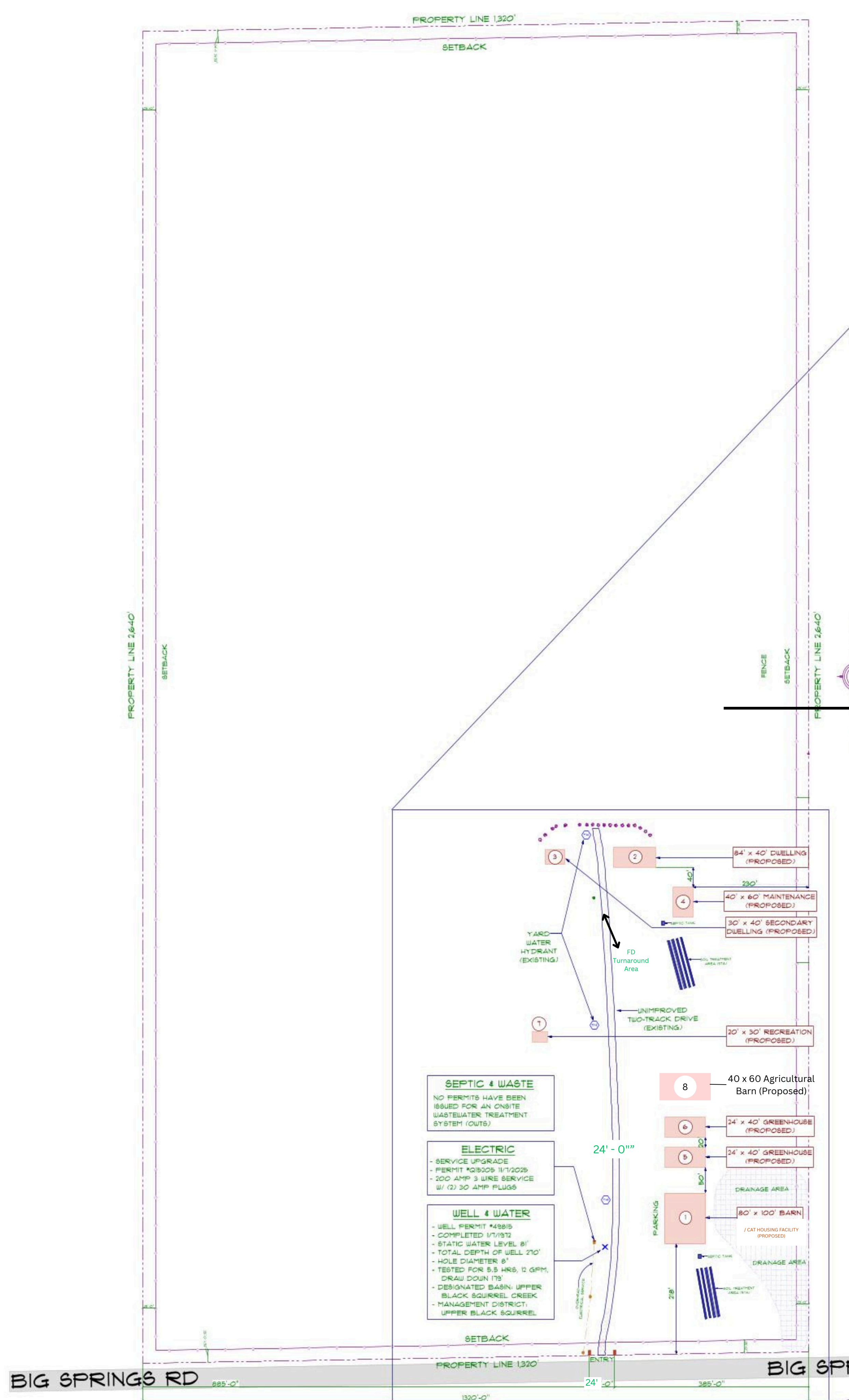
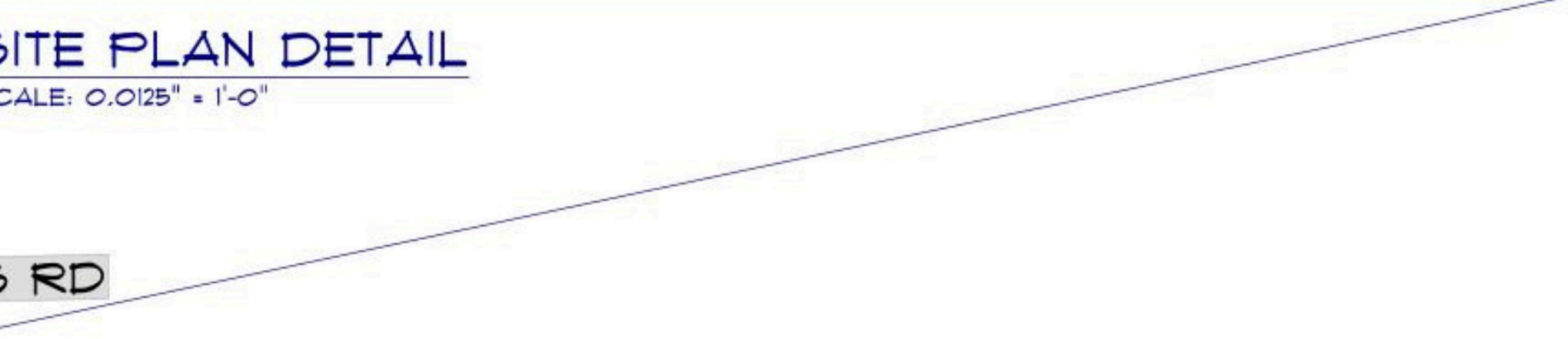
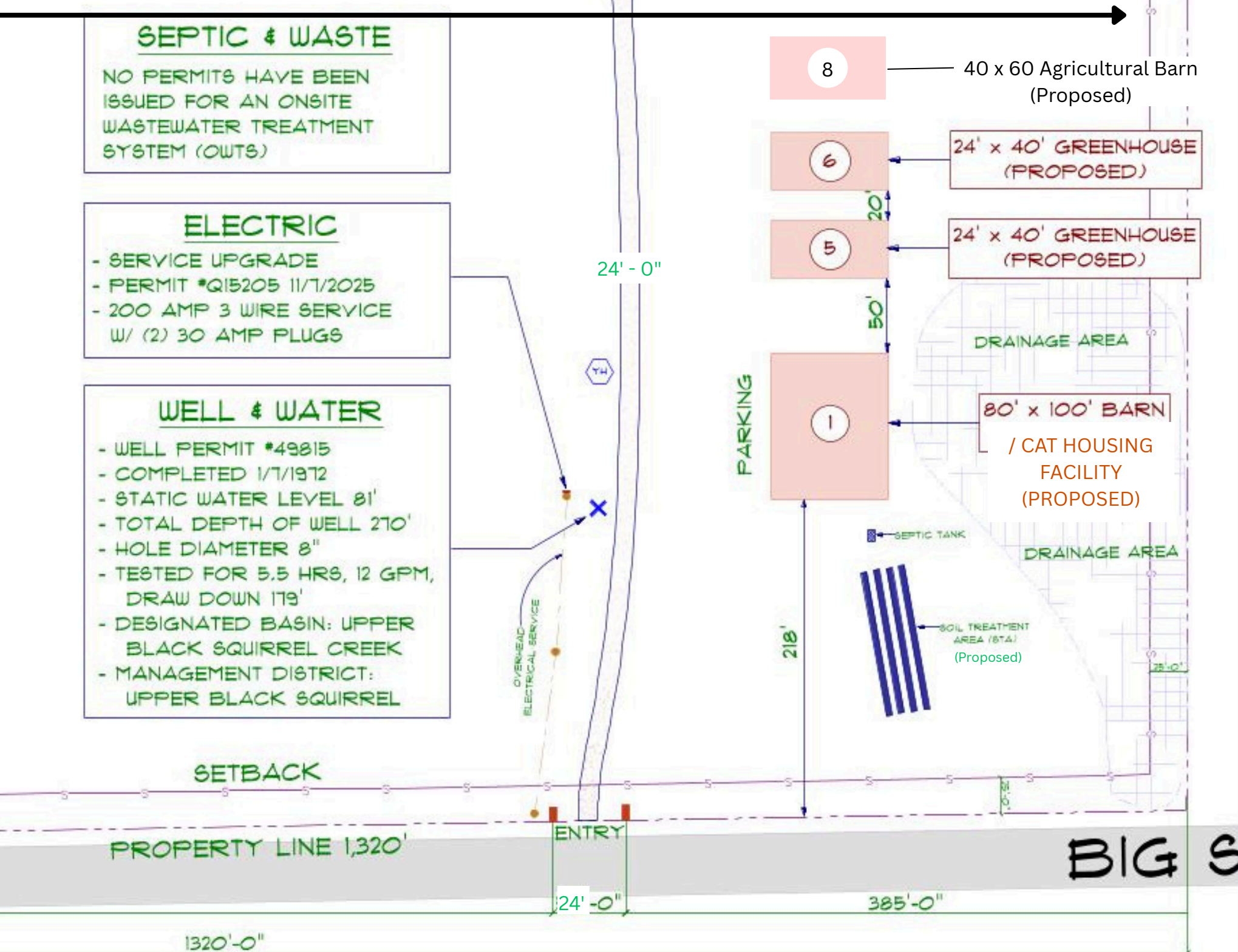
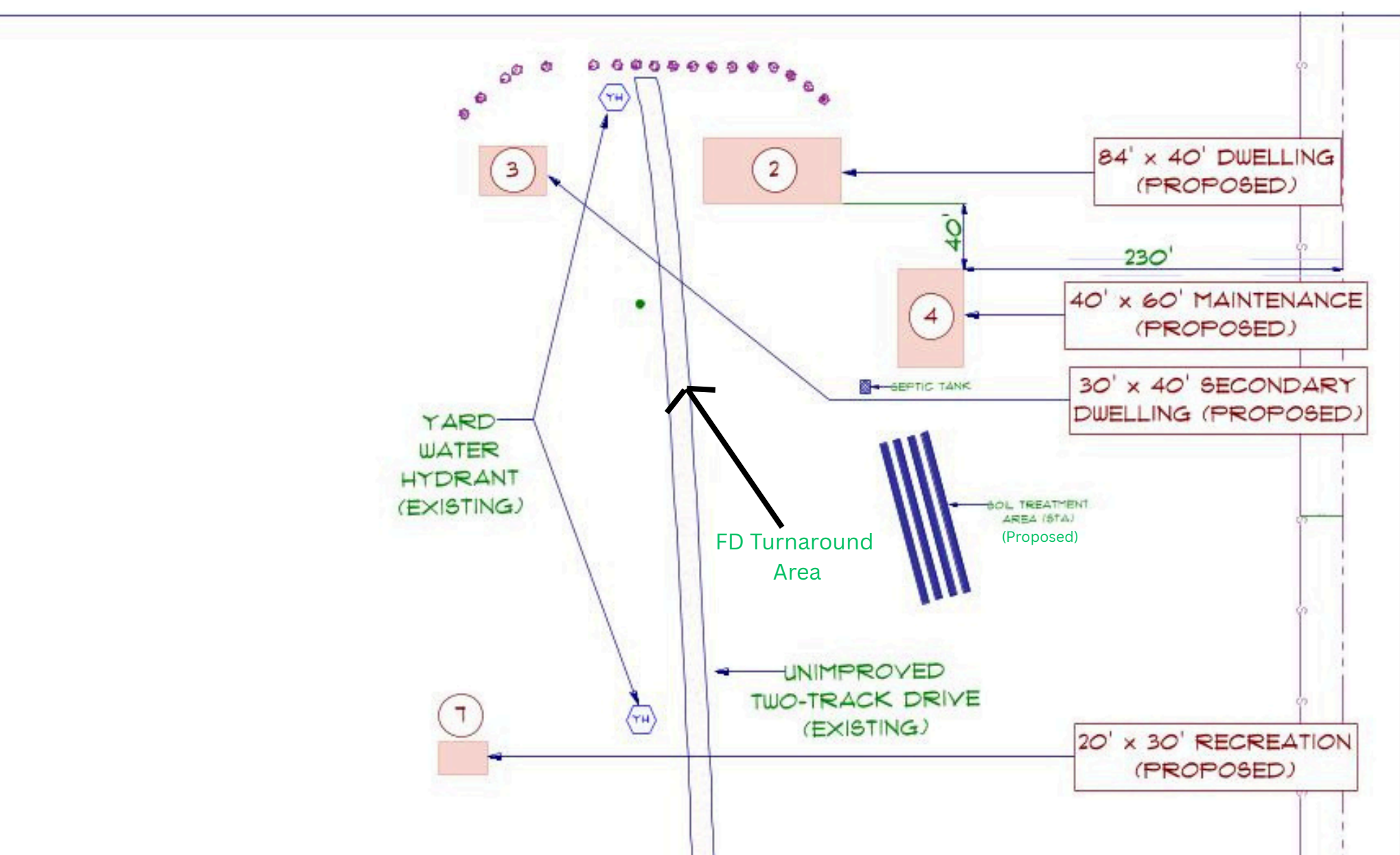
(5) & (6) GREENHOUSES, PERSONAL (accessory structure)
SIZE: 24' x 40' (1,000 SF) APPROX. HEIGHT: 20'
USAGE: HYDROPONICS, FOOD & FRUIT PRODUCTION
PLUMBING: (2) INTERIOR HYDRANTS

(7) RECREATION BUILDING (accessory structure)
SIZE: 20' x 30' (600 SF) APPROX. HEIGHT: 18'
USAGE: FOR GATHERING, RECREATION & RELAXATION
PLUMBING: N/A

8 Agricultural Barn (accessory structure)
SIZE: 40 x 60 (2,400 SF) APPROX. HEIGHT: 20'
USAGE: FOR STORAGE OF AGRICULTURAL TOOLS
PLUMBING: N/A

Definition (1.8. - DEFINITIONS OF SPECIFIC TERMS AND PHRASES)
Accessory Structure - A subordinate detached structure, the use of which is customarily incidental to that of the principal structure or to the principal use of the land, which is located on the same lot or parcel (or on a contiguous lot or parcel in the same ownership upon the recording a combination or use agreement that binds the accessory structure to both lots or parcels in common ownership) with the principal structure or use.

AMERICANS WITH DISABILITY ACT (ADA) SITE ACCESSIBILITY
The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications & the proposed plan reflects all site elements required by the applicable ADA design standards & guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws. (6.1. - GENERAL 6.1.3. (B) Added to the Site Plan)



DESIGNED BY
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DRAWING INDEX

SCALE:	1/4" = 1'-0" (UNO)
PLAN DATE	REVISION
PRINT DATE:	12/10/2025

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