



Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

THSP-18-003

Type A and B Application Form (1-2a)

Please check the applicable application type (note that separate completed forms are required for each request):

- ☐ Administrative Determination
- ☐ Administrative Relief
- ☐ Billboard Credit
- ☐ Code Interpretation
- ☐ Combination of Contiguous Parcels by Boundary Line Adjustment
- ☐ Determination of Non-conforming Use
- ☐ Merger by Contiguity
- ☐ Voluntary Merger
- ☐ Zoning Compliance
- ☐ Other: _____

This application form shall be accompanied by all required support materials.

NOTE: The following applications are processed without the use of this application form. Each of the following requires use of a separate request-specific application form:

- BESQCP
- Driveway Permit
- Home Occupation
- Group Home, Adult Care, & Child Care Permit
- Residential Site Plan
- Sign Permit
- Temporary Mobile Home
- Temporary Use, Minor

PROPERTY INFORMATION: Provide information to identify properties and the proposed development. Attached additional sheets if necessary.

Property Address(es):	
Tax ID/Parcel Numbers(s)	Parcel Size(s) in Acres:
Existing Land Use/Development:	Zoning District:
Legal Description (can be provided as an attachment):	

- ☐ 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. Attached additional sheets if there are multiple property owners.

Name (Individual or Organization):	
Mailing Address:	
Daytime Telephone:	Fax:
Email or Alternative Contact Information:	

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

The shed will require a separate permit.

For 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):	
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):	
Mailing Address:	
Daytime Telephone:	Fax:
Email or Alternative Contact Information:	

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: _____

Date: _____

Owner (s) Signature: _____

Date: _____

Applicant (s) Signature: _____

Date: _____



Planning and Community Development Department - SITE PLAN

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

Applicant Name MIKE MORAN / L. LAMOREUX 719 217-2573 719 LONALIC70@gmail.com
 Contractor Name SELF
 Property Address 1230 SHERWOOD LN
 Zoning MHS Parcel Number 6503307025 Legal Description LOT 13, 81K5, STRATFORD VALLEY 5 LOTS 10-15
 Proposed Structure & Use 408 SF TINY HOME 360 SF shed = 768 sq. ft. New Structure 131K2 STRATFORD 768 SF TOTAL
 Lot sq. ft. 8700 SF Existing + new structures sq. ft. 1344 SF % Lot coverage 8% New Structure height 12'

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% NA
- ☒ Building coverage calculation (% of lot coverage) 8%

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.

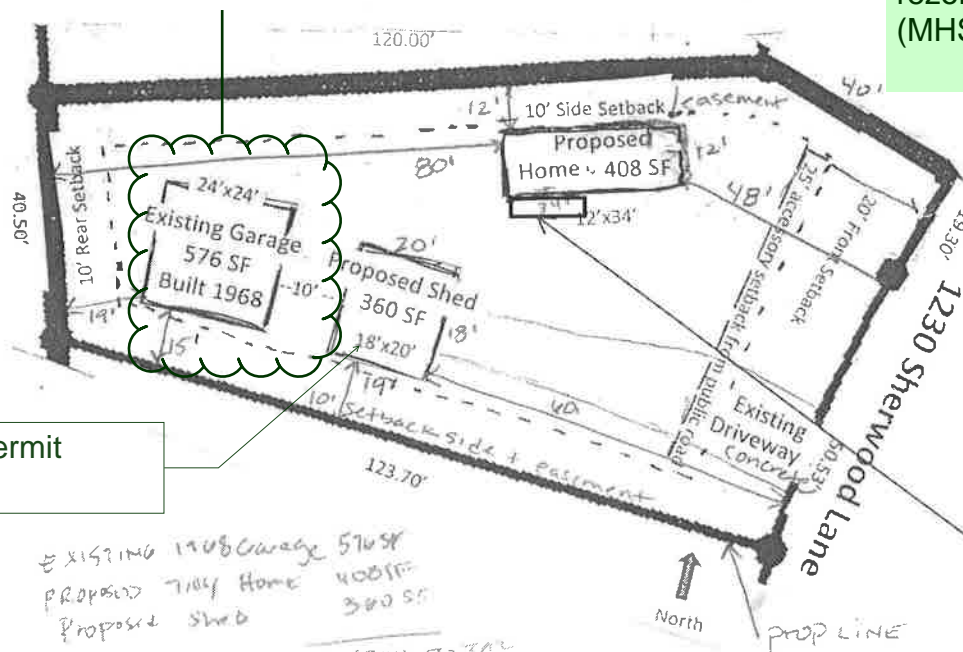
Fees are payable at the time of submittal and are **NON-REFUNDABLE**, regardless of approval or denial. Site Plans may be delayed or denied if information is omitted. APPLICANT IS RESPONSIBLE FOR ACCURACY OF SITE PLAN

Signature [Signature]

Date 9-5-18

The existing garage exceeds the size of the home and is considered legal nonconforming due to it predating the home. The garage will be subject to the Nonconforming Section of the Land Development Code.

The garage was constructed in 1968 under the C-2 zoning. The property was rezoned to MHS in 1985 (MHS-85-001)



separate permit required

Approved

By: Nina Ruiz
Date: 10/23/2018

El Paso County Planning & Community Development



Office Use

Plat No. _____ Note: _____



michael orsillo consulting, inc.

July, 06, 2018

Lonnie Lamoureux
1230 Sherwood Lane
Colorado Springs, CO

RE: Inspection – 1230 Sherwood Lane, Colorado Springs, Colorado

We have inspected the trailer/tiny home located at 1230 Sherwood Lane, and find the following:

The trailer/tiny home is habitable, according to the IRC. It has a kitchen, living area, bedroom, and separated bathroom. The structure is adequate, and in good repair. The exterior is adequate but requires some minor repairs to prevent future water intrusion, and subsequent damage.

Addendum:

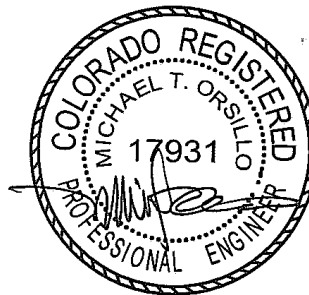
Oct. 12, 2018

Per El Paso County Code 5.2.52 (C), it is unknown if this building was constructed in accordance with ANSI RVIA standards applicable at time of construction. Part of our initial survey of the building included the structural support that exists. This structure has been designed in accordance with all applicable horizontal and vertical loads as required by the local authority having jurisdiction.

Per El Paso County Code 5.2.52 (D), the building has the following features:

1. Permanent faux shutters
2. A 3:12 roof pitch
3. Built-in deck
4. Exterior light sconces.

Respectfully submitted,

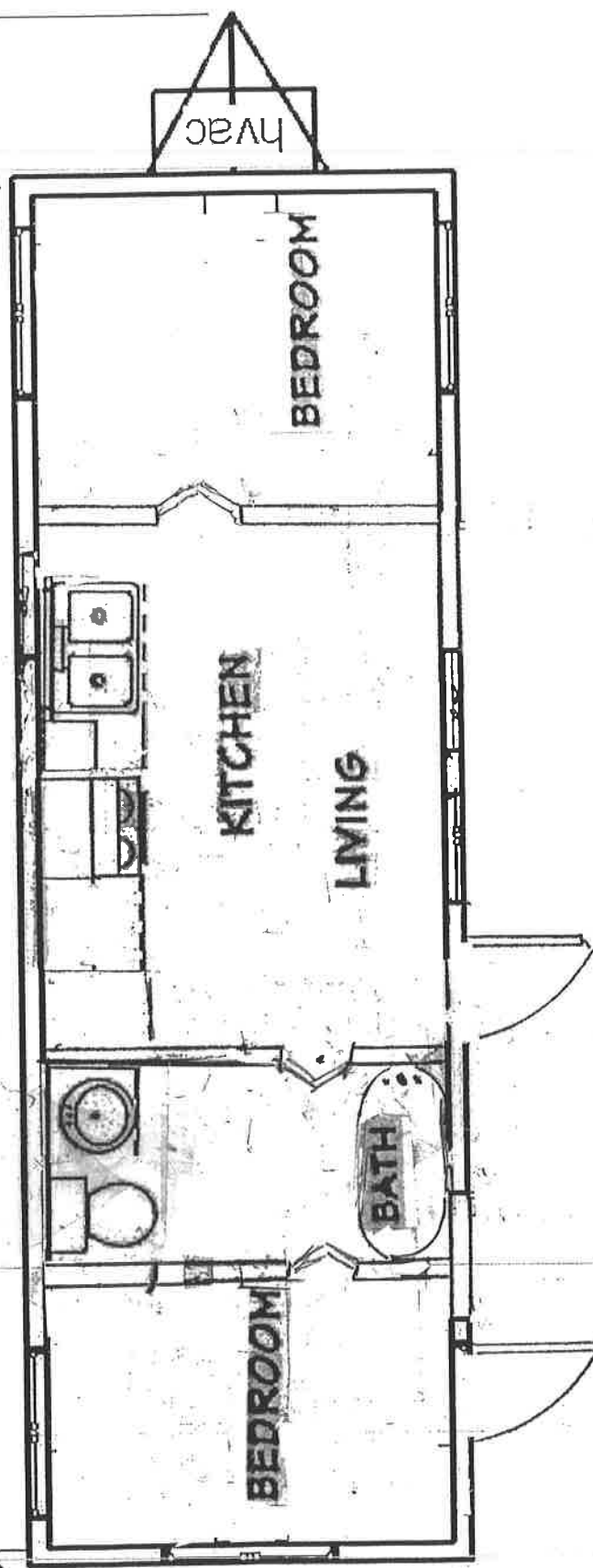


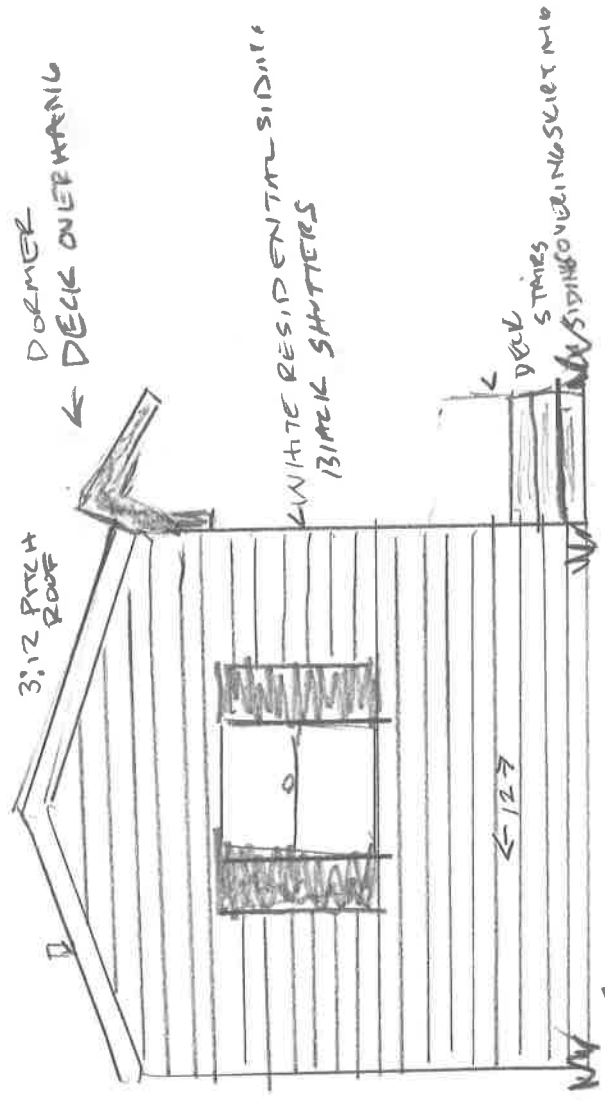
Michael T. Orsillo, P.E.

36' - 0"

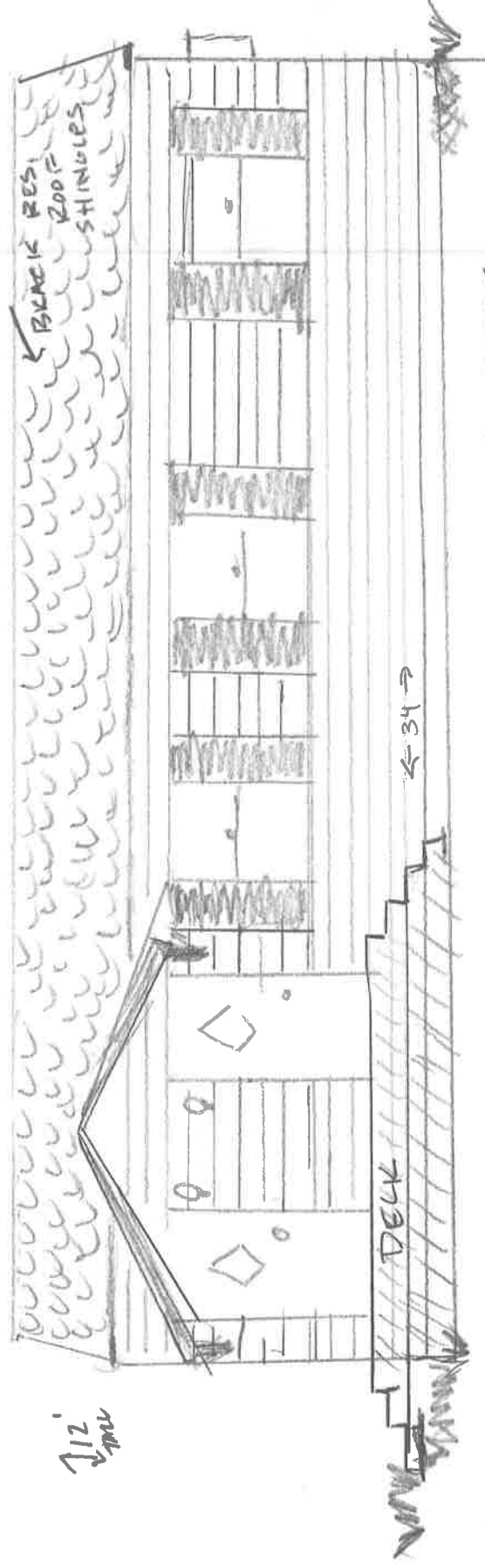
32' - 0"

11' - 9"



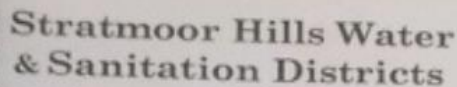


SIDE
SKIRT COVERED W/ WHITE SIDING
TONGUE REMOVED



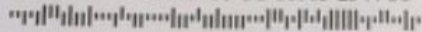
BACK SHUTTERS
2 W/ L SONES
CEPAP DECK W/
OVERHANG
WHITE SIDING SKIRT BY SIDING
TONGUE
REMOVED
HIDDEN BOTTOM

FRONT



1811 B St, Colorado Springs, CO 80906
(719) 576-0311

MICHAEL MORAN
536 WARREN AVE
COLORADO SPRINGS CO 80905-2344-36



PLEASE MAKE CHECKS OR MONEY ORDERS PAYABLE TO
"STRATMOOR HILLS WATER DISTRICT"

AMOUNT PAID

Billing ID

1811 00001320

BILLING DATE

08/06/18

ACCOUNT NUMBER

80123003-05

DUE DATE

08/16/18

AMOUNT DUE

\$55.09

PLEASE MAKE ADDRESS CORRECTIONS BELOW



8012360309

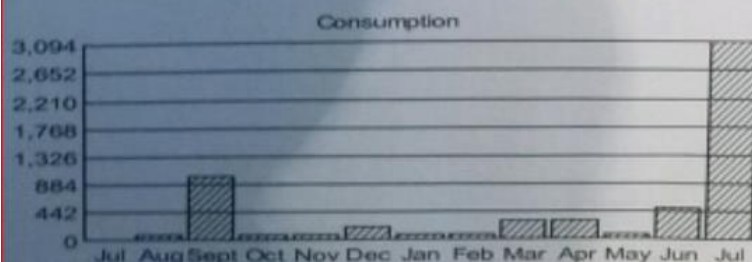
1230 SHERWOOD LN

DETACH AND MAIL ABOVE PORTION WITH PAYMENT. KEEP BOTTOM PORTION FOR YOUR RECORDS

Description	Meter Readings		Usage	Read Code	Reading Dates	
	Previous	Present			Previous	Present
	670	701	3100	Radio Read	6/29/2018	7/31/2018
Previous Balance		\$43.93				
Payment - Check 1007		(\$43.93)				
Previous Balance Due		\$0.00				
Water Usage		\$13.30				
Water Service Charge		\$19.16				
Sewer Service Chg		\$16.23				
Sewer - Avg Cnsm		\$6.40				
Total Current Charges		\$55.09		TOTAL DUE:		\$55.09

AUTOPAY IS AVAILABLE

Please visit our website www.stratmoorhillswater.org to register. If you need assistance, please contact the office at 719-576-0311



CUSTOMER

MICHAEL MORAN

SERVICE ADDRESS

1230 SHERWOOD LN

ACCOUNT NUMBER

80123003-05

BILLING DATE

08/06/18

METER NUMBER

57484554

DUE DATE

08/16/18

BILLING PERIOD

From 06/29/18 to 07/31/18 = 32 Days

Stratmoor Hills Water & Sanitation Districts

1811 B Street, Colorado Springs, CO 80906
www.stratmoorhillswater.org



Colorado Springs Utilities

It's how we're all connected

Please visit www.csu.org for convenient payment options,
My Account access, and location information.

For Customer Service call
(719) 448-4800
Toll Free 1-800-238-5434



Representatives are available Monday – Friday 7am to 7pm
24 Hour Self Service available at www.csu.org

Hearing or speech impaired (TDD Service):
Please call Relay at 711 or 1-800-659-2656
and request a call to (719) 448-4800

MESSAGES

- We never require customers to make payments on a credit or prepaid card, and we never make outbound calls and ask for credit card information. Something seem suspicious? Call us at 448-4800 to verify.
- Effective 07/01/2018, Colorado Springs Utilities has applied a City of Colorado Springs Stormwater Fee to most residential water bills. The fee may be prorated during initial billing and is outlined in the residential water service section of the bill.

MORAN, MICHAEL L

Account Number: 9975 1094 53
Billing Date: 08/03/18
Amount Due: \$144.30
Payment Due Date: 08/17/18
Late By: 08/27/18

Previous Account Balance	\$71.84
Payments Received	\$0.00
Previous Balance Due	\$71.84
Adjustments/Fees	\$0.00
Current Utility Charges	

Electric	\$61.06
Gas	\$11.40

Total Current Bill	\$72.46
New Account Balance	\$144.30

Please pay by 08/17/18. Your bill will
be considered late by 08/27/18. \$144.30

PAD
8/15/18
20879
22879498261

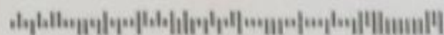
Detach this portion of bill to mail with your payment or pay in person.

Account Number
9975 1094 53

Please Pay By Aug 17

\$144.30

COLORADO SPRINGS UTILITIES
PO BOX 340
COLORADO SPRINGS CO 80901



2990 1 AV 0.375
*****AUTO**SCH 5-DIGIT 80905 089328 3120 14 2990
MORAN, MICHAEL L
536 WARREN AVE
COLORADO SPRINGS CO 80905-2344

1899751094538000000144309

on the lot or parcel, subject to temporary use permit requirements. The duration of the temporary housing shall not exceed 12 months unless a renewal is granted. The temporary housing shall be removed from the site at the end of the 12 month period or following completion of the construction, whichever comes first. An extension of time may be granted by the PCD Director following a finding that significant progress has been made in the construction of the permanent dwelling or there have been circumstances beyond the control of the property owner that have delayed construction. A recreational vehicle or tiny house shall only be used as temporary housing as defined in Chapter 1 of this Code with a temporary use permit if a building permit has been issued and remains active for a permanent dwelling. Tiny houses must also meet the prohibition of interior storage of water and wastewater outlined in the Tiny House, Single Lot section of this Code.

5.2.51 Tiny House, Recreational Vehicle Park

(A) Applicability

The following standards apply to tiny houses within the Recreational Vehicle Park zoning district.

(B) Minimum Construction Standard

Tiny houses shall be constructed to ANSI RVIA standards. Tiny houses not constructed to ANSI RVIA standards shall be allowed with certification by a licensed professional structural engineer certifying that, at a minimum, the unit and support structure has been designed in accordance with all applicable horizontal and vertical loads as required by the local authority having jurisdiction.

(C) Exterior Appearance Single-Family in Character

Tiny houses shall be finished on all sides with finished wood panel siding, vinyl siding, brick or stone veneer siding, stucco finish siding, other architecturally finished veneer, or with other similar types of siding as approved by the PCD Director.

5.2.52 Tiny House, Single Lot

(A) Applicability

The following standards apply to tiny houses used as a guest house or as a principle use on an individual lot or parcel. This section does not apply to tiny houses located in a Recreational Vehicle Park zoning district.

(B) Number of Tiny Houses per Lot or Parcel

One tiny house shall be allowed as a principle use on an individual lot or parcel, except in the A-35 (Agricultural) zoning district where two tiny houses may be

allowed. One additional tiny house may be allowed on an individual lot or parcel where a guest house is permitted.

(C) Minimum Construction Standard

Tiny houses shall be constructed to ANSI RVIA standards. Tiny houses not constructed to ANSI RVIA standards shall be allowed with certification by a licensed professional structural engineer certifying that, at a minimum, the unit and support structure has been designed in accordance with all applicable horizontal and vertical loads as required by the local authority having jurisdiction.

(D) Exterior Appearance Single-Family in Character

All tiny houses shall be designed and constructed so as to comply with the following:

- Be finished on all sides with finished wood panel siding, vinyl siding, brick or stone veneer siding, stucco finish siding, other architecturally finished veneer, or with other types of siding as approved by the PCD Director;
- Have no attached motor as the means of propulsion;
- Have premanufactured insulated residential grade exterior doors;
- Have premanufactured insulated residential grade windows; and
- Have residential style/type roofing materials.

Tiny Houses shall have a minimum of four of the following design features:

More than one type of exterior siding listed above in subsection D.1 on a single side in an integrated manner;

- Upgraded entry feature, such as transom or side windows around an exterior door;
- Exterior accessories, such as permanent shutters, or fixed sunshade devices, or gutters/downspouts;
- Pitched roofline (3:12 pitch or steeper);
- Dormers;
- Premanufactured skylights;
- Built-in porch or deck;
- Exterior residential light sconces or downcans; or
- Other features as otherwise approved by the PCD Director.

The provision of more than one item within the same category of design features may be counted independently towards the overall minimum requirements (e.g., including both a sunshade and shutters).

(E) Screening

Tiny house wheels, running gear, and hitch components shall be either:

- Removed and the tiny houses set on a platform;
- Screened from view with skirting of the same exterior siding and materials as the tiny house;
- Screened from view via placement on a subsurface pad serving as a foundation and with integrated plantings and landscaping; or
- Screened with other methods as otherwise approved by the PCD Director.

(F) Interior Storage of Water Prohibited

No interior water storage tank, unless otherwise approved as an integrated water system by the PCD Director in consultation with El Paso County Public Health, shall be allowed within a tiny house.

(G) Storage of Wastewater Prohibited

No interior storage of wastewater, unless approved by the PCD Director in consultation with El Paso County Public Health, shall be allowed within a tiny house.

(H) Proof of Utilities

Proof of electric, natural gas, and/or propane availability is required. Proof of water and wastewater service is required unless otherwise approved by the PCD Director pursuant to subsections F and G above. Electrical, natural gas, propane, water, and wastewater connections must meet the requirements of the utility provider and/or El Paso County Public Health, as appropriate. Individual wells and on-site wastewater treatment systems (OWTS) shall be permitted in accordance with state and local regulations. A permit from the local jurisdiction having authority is required for electrical, gas, propane, and plumbing connections.

(I) Tiny House Site Plan Review Required

A tiny house site plan application shall be applied for and approved prior to the placement of the tiny house on an individual lot or parcel. Tiny house residential site plan applications shall, at a minimum, consist of the following:

- Proof of ANSI RVIA construction or certification by a licensed professional structural engineer;
- Elevation drawings of the tiny house to include the method of screening/skirting and identification of the type of siding material(s);
- Floorplan of the tiny house;
- Proof of utilities;
- Applicable landscaping plan with subsurface pad; and
- Additional documentation as required by the PCD Director that may be necessary, in his or her opinion, to approve the site plan.

(J) Accessory Structure Allowances

Accessory uses to a tiny house used as a principle use are limited to residential accessory uses. Accessory structures exceeding the allowance of two times the size of the footprint of the tiny house may be approved by the PCD Director with the residential site plan review. Accessory structures exceeding the size limitation of the zoning district shall not exceed 500 square feet. An accessory structure exceeding this allowance shall require an application for relief from the dimensional standards.

5.2.53 Tower, Commercial (Non-Commercial Mobile Radio Service Facility)

(A) General

(1) Purpose

The purposes of this Section are to establish standards for the location of commercial towers in the County.

(2) Applicability

The standards in this Section apply to all commercial towers after the effective date of this Code.

(3) Relationship to Other Provisions

A commercial tower shall comply with all applicable provisions of this Code. Where a conflict exists between the requirements of this Section and another applicable standard in this Code, the most restrictive standard shall control.

(B) Design Standards for a Commercial Tower

A commercial tower shall adhere to the following design standards to minimize impacts:

(1) Compatible with Surroundings

The facility shall be designed to be compatible with surrounding buildings and structures and existing or planned uses in the area, subject to any applicable FAA regulations.