

Prop tax schedule # 5208224010

current zoning of prop # RRSE

Legal description

05/03/2024

Anthony + LaDawna Smith

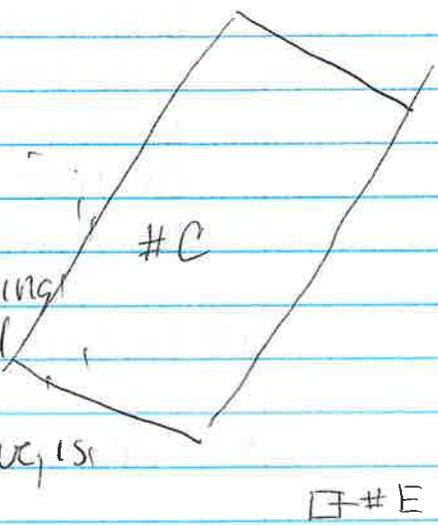
6875 Juanita St.

Colorado Springs, CO 80908

(719) 459-6911 LaDawna

(719) 344-5004 Anthony (Tony)

It appears the "property lines" are determined differently depending on who is measuring. I understand the property is 100' <sup>North</sup> to south... that is the only fact that I believe is sure.

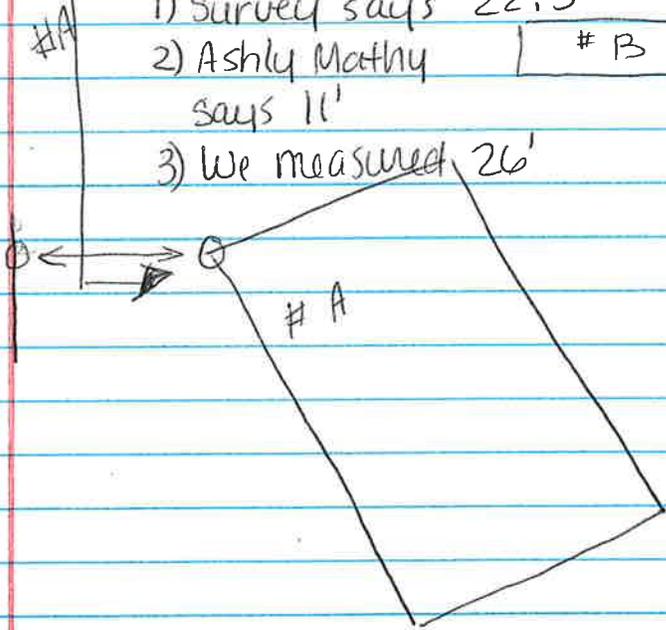
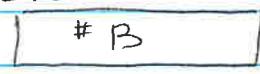


This is the measurement in question.

1) Survey says 22.5

2) Ashley Mathy says 11'

3) We measured 26'



#B My kids would like this to be restructured to be a ninja play course. My husband wants to tear down. It is now covering wood to protect from weather.

W

(over)

#C We are storing tools in this building.  
We plan, in the future (after moving  
into home) to build a garage  
within ~~our~~ our legal limits. apx 27x40.  
At that time, structure #C will  
be demolished.

#D Greenhouse for kids / play house.

#E Chicken house

Prop. tax ~~10~~ schedule #: 5208224010 05/03/2024

Current Zoning of property: RR5

Legal description: Lot 1

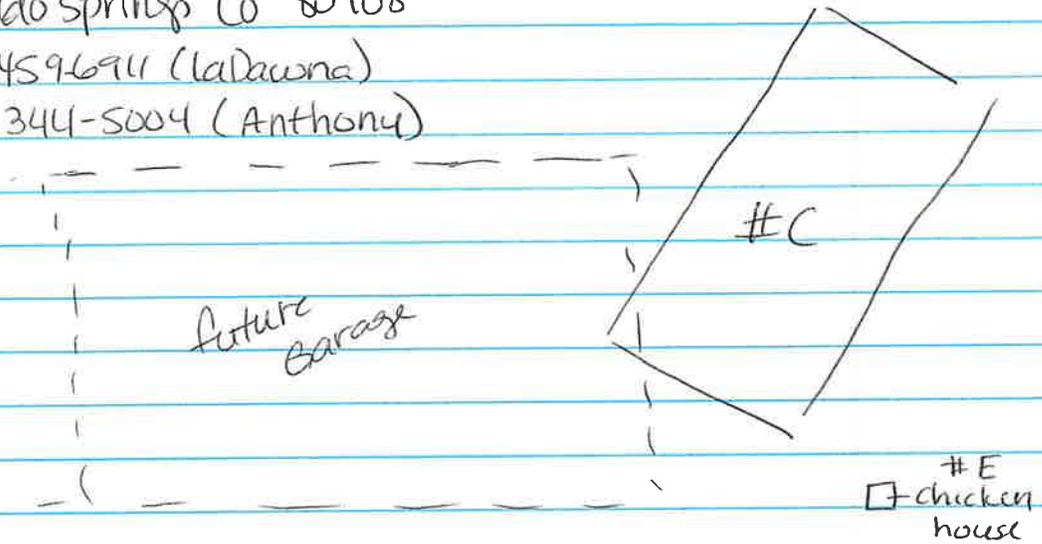
Anthony + LaDawna Smith

6875 Juanita St

Colorado Springs Co 80908

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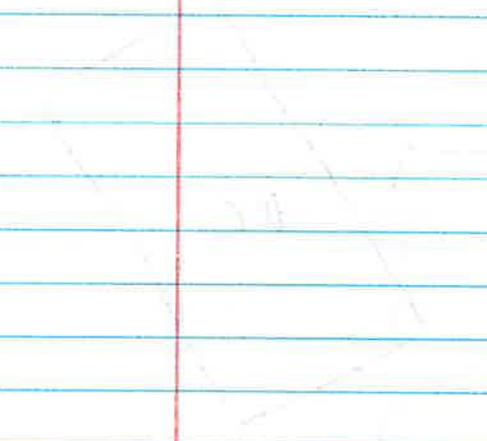
N

S

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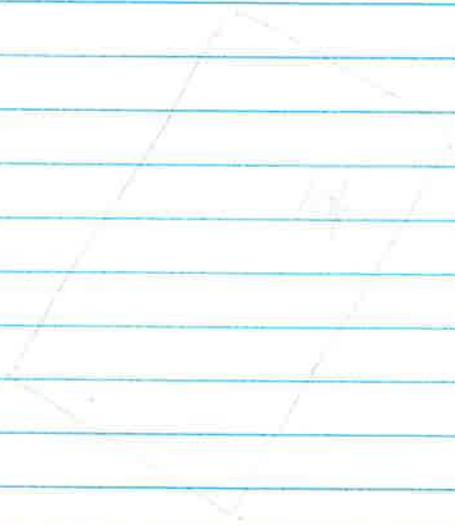
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Handwritten text in the upper right quadrant, including the word "PSOS" and other illegible characters.



Handwritten text located below the first diagram, possibly a label or a note.

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Handwritten text at the bottom center of the page, possibly a signature or a final note.

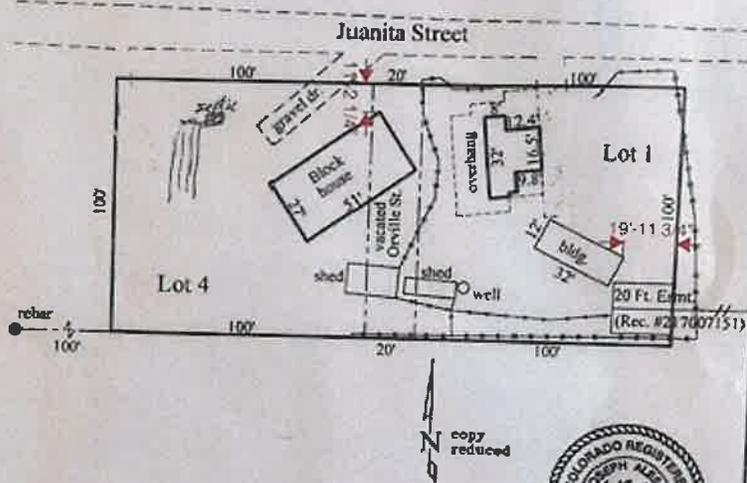
# IMPROVEMENT LOCATION CERTIFICATE

(THIS IS NOT A PROPERTY SURVEY)

- LEGEND**
- Chain Fence
  - Wood Fence
  - Wire Fence
  - Road Markers
  - Overhead Power Line
  - Driveway
  - Pylon Pole

Note: Improvements shown by appraised lines of possession, without sufficient positive monumentation found.

Note: Dimensions from improvements to property lines have been repeated as standards for the Improvement Location Certificate effective September 1, 2015. Section 38-51-105,C R.S.



**Legal Description**  
See page 2 of 2.

Scale: 1" = 40'



**Surveyor's Certificate**

I hereby certify that this Improvement Location Certificate was prepared for the Mortgage Lender and the Title Company and that it is not a Land Survey or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building or other future improvements on the parcel, except as shown, that indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel except as noted. (C.R.S. 38-51-102)

This Improvement Location Certificate does not constitute a title search by Alessi and Associates, Inc. to determine ownership of easements of record. For all information regarding easements, Right-of-Way and Title of Record, Alessi and Associates, Inc. relied on Title Commitment.

PREPARED BY:

**ALESSI & ASSOCIATES, Inc.**  
APPRAISERS • ENGINEERS • SURVEYORS  
2989 Broadmoor Valley Road    Tele. 719/540-8832  
Colorado Springs, CO 80906    Fax 719/540-2781

PURSUANT TO STREET ADDRESS:  
**6875 Juanita Street**  
DATE: 4/13/2023  
LENDER/CLIENT: TBD  
BORROWER: Iron Legacy Homes, LLC  
TITLE COMPANY: Land Title Guarantee Company  
JOB NUMBER: 231115





## 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)

**APPLICANT(S):** Indicate person(s) submitting the application if different than the property owner(s) (attach additional sheets if necessary).

Name (Individual or Organization): <i>Ladawna K Smith</i>	
Mailing Address: <i>6875 Juanita St. Colorado Springs CO 80908</i>	
Daytime Telephone: <i>(719) 459-6911</i>	Email or Alternative Contact Information: <i>ladawnaksmith@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):	
Mailing Address:	
Daytime Telephone:	Email or Alternative Contact Information:

**AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S):**

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: *Ladawna K Smith*

Date: *5/3/2024*

Owner (s) Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Applicant (s) Signature: \_\_\_\_\_

Date: \_\_\_\_\_





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2880 International Circle, Colorado Springs, CO 80910

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## Application Form

Please check the applicable application type (Note: each request requires completion of a separate application form):

- Administrative Determination
- Administrative Relief
- Appeal
- Approval of Location
- Billboard Credit
- Board of Adjustment – Dimensional Variance
- Certificate of Designation
- Combination of Contiguous Parcels by Boundary Line Adjustment
- Construction Drawings
- Condominium Plat
- Crystal Park Plat
- Development Agreement
- Early Grading Request
- Final Plat
- Maintenance Agreement
- Merger by Contiguity
- Townhome Plat
- Planned Unit Development
- Preliminary Plan
- Rezoning
- Road Disclaimer
- Road or Facility Acceptance
- Site Development Plan
- Sketch Plan
- Solid Waste Disposal Site/Facility
- Special District
- Special Use
- Subdivision Exemption
- Subdivision Improvement Agreement
- Variance of Use
- WSEO
- Other: \_\_\_\_\_

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

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

Property Address(es): <i>4875 Juanita St. Co. Springs CO 80908</i>	
Tax ID/Parcel Numbers(s)	Parcel size(s) in Acres:
Existing Land Use/Development:	
Existing Zoning District:	Proposed Zoning District (if applicable):

**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): <i>LaDawna Kay Smith + Anthony Kay Smith</i>
Mailing Address: <i>4875 Juanita St. Co Springs CO 80908</i>
Daytime Telephone:
<i>ladawna ksmith@gmail.com</i>
Email or Alternative Contact Information:

**DESCRIPTION OF THE REQUEST:** (attach additional sheets if necessary):

*Dimensional Variance for the B.O.A. at 4875 Juanita St. We are asking for 2 items for relief beyond 20%.*

- Front setback for house*
- lot size in RR-5*

*LS*

