

Prop tax schedule # 5208224010

current zoning of prop # RRSE

Legal description

05/03/2024

Anthony + LaDawna Smith

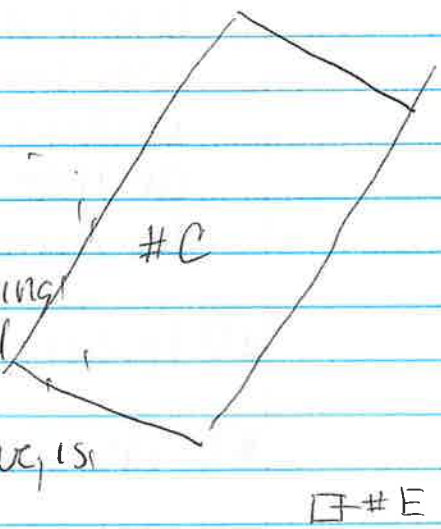
6875 Juanita St.

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' ^{North} to south... that is the only fact that I believe is sure.



This is the measurement in question.

1) Survey says 22.5

2) Ashly Mathy says 11'

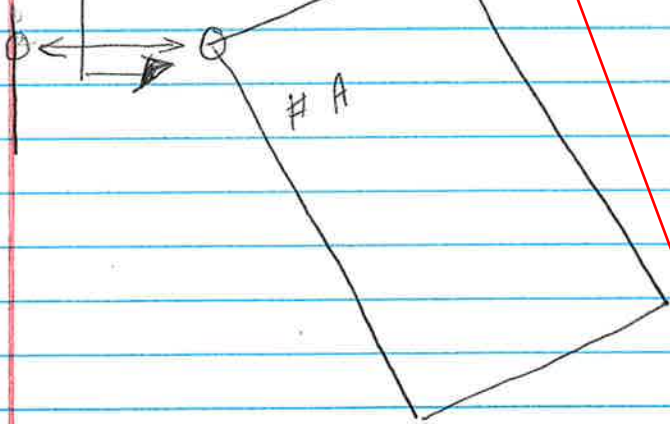
3) We measured 26'

N

#A

#B

5



From what point is this measurement taken from. This needs to be shown on the site plan. Use the LOI for text discussion.

#B

My kids would like this to be restructured to be a nunga 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

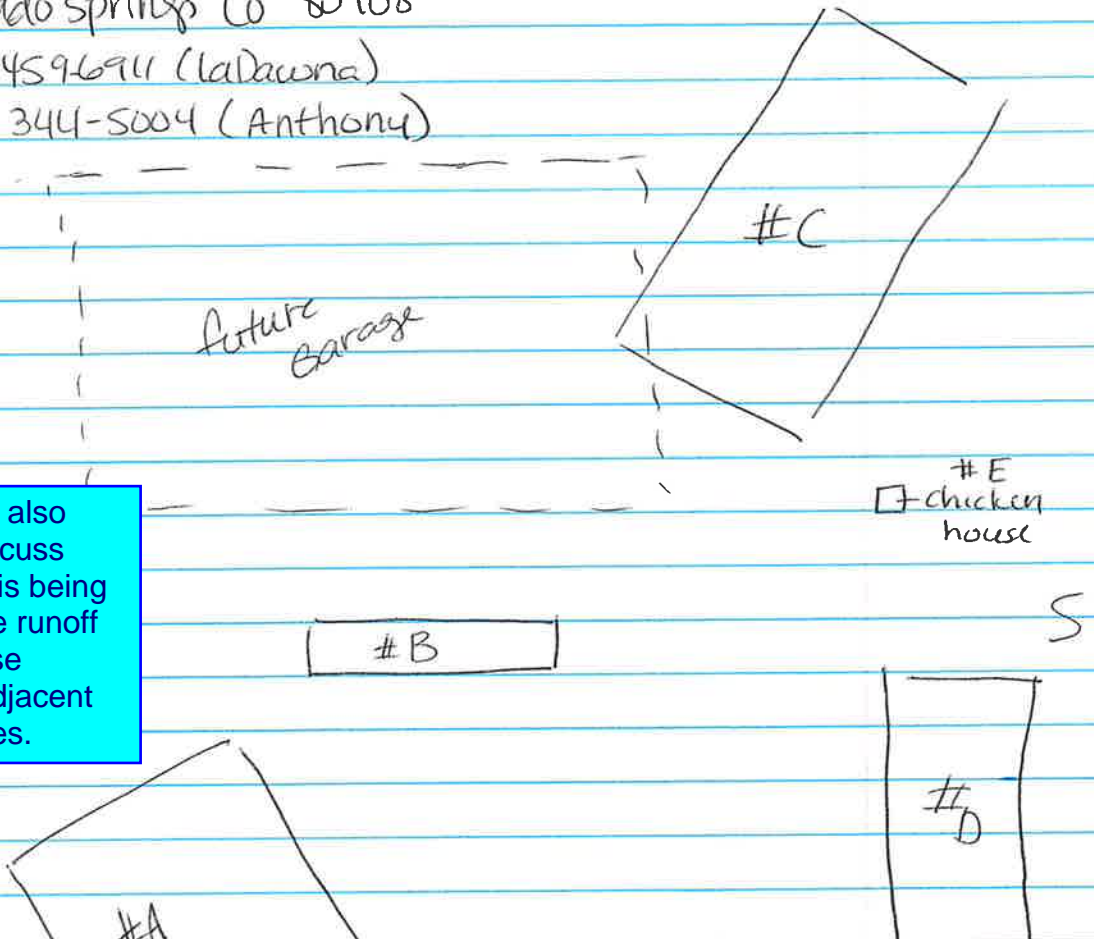
Please address discussion items in the Letter of Intent per BOA checklist. State the LDC setback standard and what you are requesting an BOA allowance for from the setback standard. Use the actual site plan drawing to label buildings not in the LOI.

Letter of Intent

-
- Please address the bullet points below:
-
-
- A discussion detailing the proposed dimensional variance request compared to the applicable requirements of the Land Development Code;
- A discussion detailing any practical difficulties and hardships that exist that cause legal use of the property to be severely restricted due to one of the following:
 - The exceptional narrowness, shallowness or shape of the specific piece of property, or
 - The exceptional topographic conditions or other extraordinary or exceptional situation or condition of the piece of property.
- A discussion detailing any burden that is created or would be caused due to strict compliance with the zoning requirements and which significantly exceed the benefits of such compliance for the specific piece of property and would result in any of the following:
 - The variance provides only reasonably brief, temporary relief, or
 - The variance request includes an alternative plan, standards or conditions that substantially and satisfactorily mitigate the anticipated impacts or serve as a reasonably equivalent substitute for current zoning requirements, or
 - Some other unique or equitable consideration compels that strict compliance not be required.
- A discussion regarding the surrounding area and how the proposal fits within the context of the area and any potential impacts related to granting the requested relief.

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
(719) 459-6911 (LaDawna)
(719) 344-5004 (Anthony)



You letter of intent must also drainage on the lot. Discuss how grading and runoff is being controlled. State that the runoff from the lot will not cause erosion or damage to adjacent or downstream properties.

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)

Please create a site plan. This drawing will not meet BOA stds. You may use the ILC to help develop your site plan drawing but this drawing cannot be used for the site plan and the ILC cannot be turned in as the site plan. Note that measurements taken from the center of the Road indicate less than 25ft setback. Locate your property pins if possible. Use the center of Juanita St as a reference point. The road is platted as a 20ft wide road but erosion has made the road wider. The lot lines shown on the accessors page can be shifted on the overlaid imagery.

depict and label the road. Add all property lines and dimensions.

label buildings with existing and type i.e house, garage, shed etc. Label buildings to be removed. Label the driveway which is limited to 24ft max width not the entire frontage. A driveway access permit is on file. Label the setback of the buildings from the property line on the site plan



Juanita St

Nelson St

21.5 ft

2.59

68.75

22.81 ft

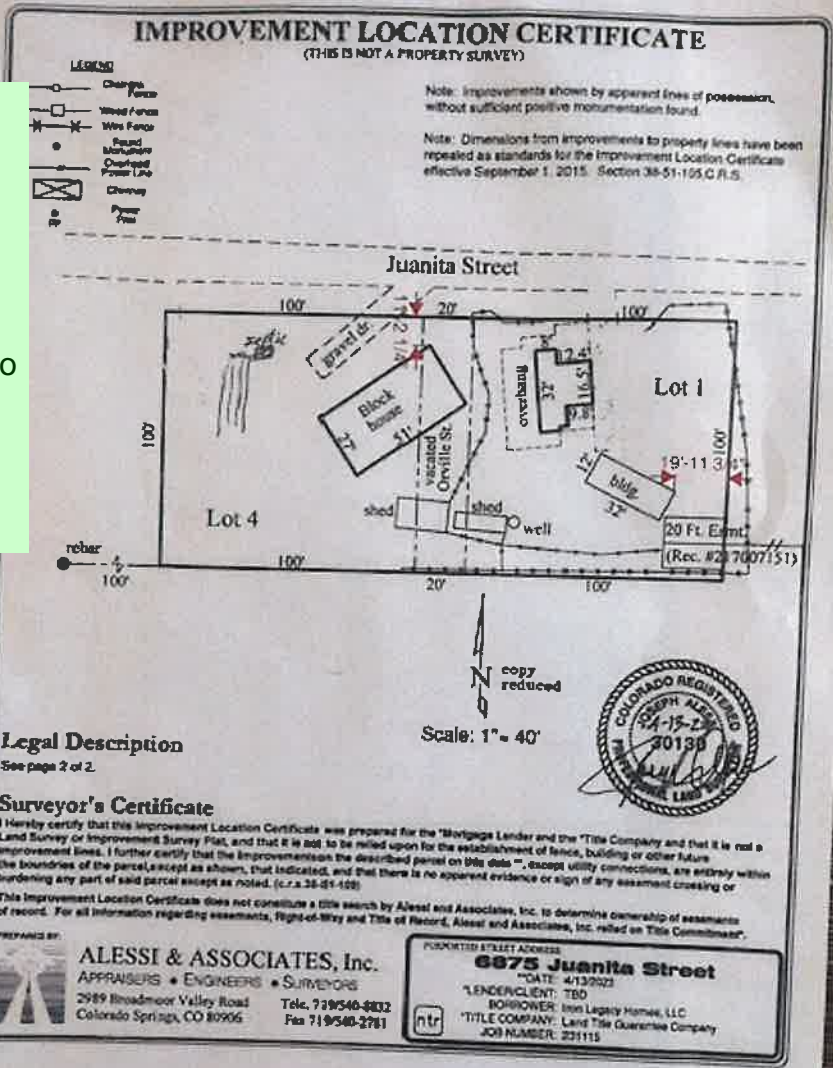
14°

Vertical

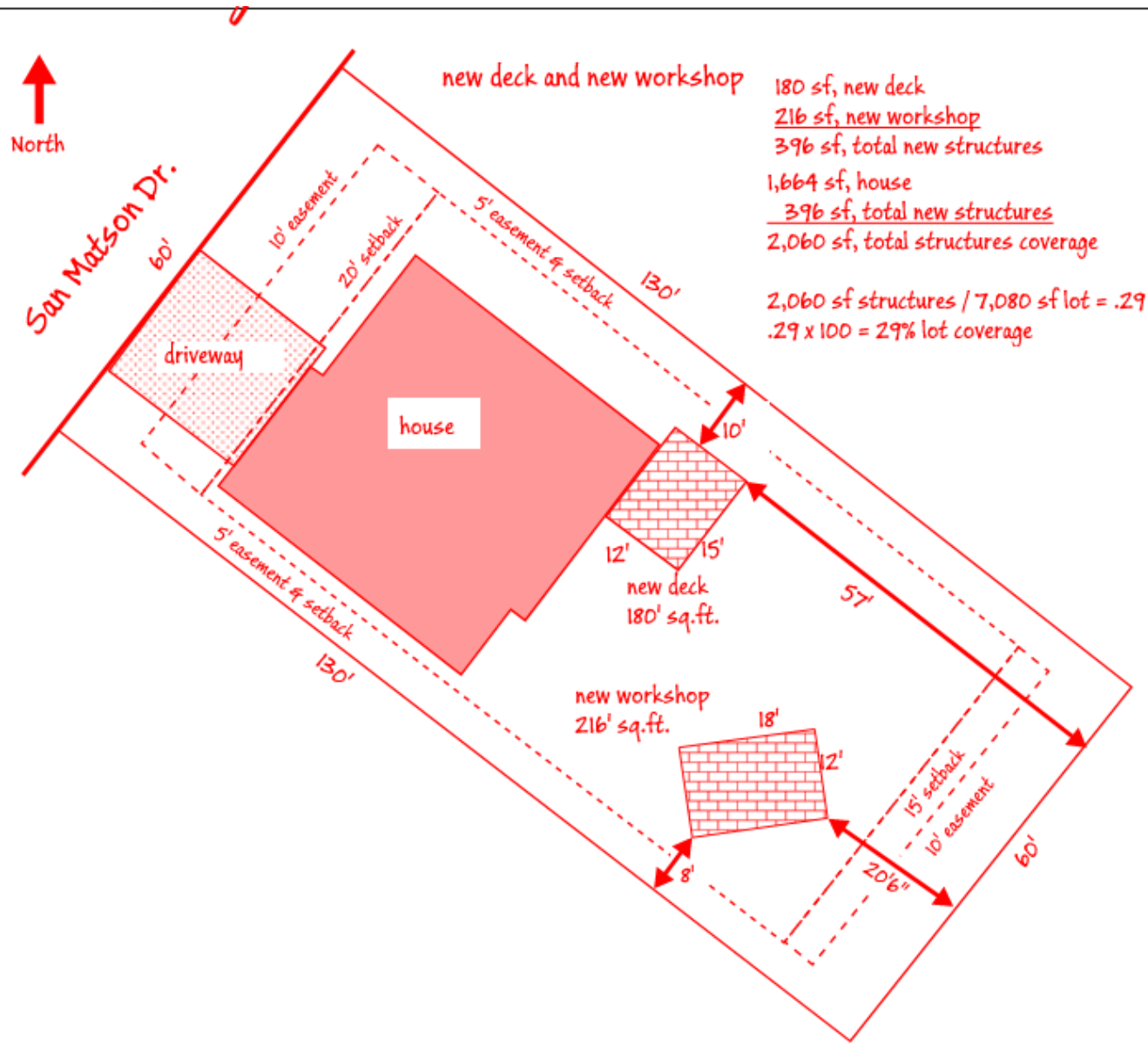
Fri Apr 12 2024

edmap

Please include:
 -what structures are being removed
 -dimensions of property lines
 -all structures setbacks to all property lines
 -location of floodplains or no build areas, if non then specify
 -height and location of fencing



Example site plan





Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | 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: _____



Planning and Community Development Department

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): 4875 Juanita St. Co. Springs CO 80908	
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): LaDawna Kay Smith + Anthony Kay Smith
Mailing Address: 4875 Juanita St. Co Springs CO 80908
Daytime Telephone:
ladawna ksmith@gmail.com
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 (ay)

