



Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

Type D Application Form (1-2C)

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

- Appeal
- Approval of Location
- Board of Adjustment
- Certification of Designation
- Const. Drawings, Minor or Major
- Development Agreement
- Final Plat, Minor or Major
- Final Plat, Amendment
- Minor Subdivision
- Planned Unit Dev. Amendment, Major
- Preliminary Plan, Major or Minor
- Rezoning
- Road Disclaimer
- SIA, Modification
- Sketch Plan, Major or Minor
- Sketch Plan, Revision
- Solid Waste Disposal Site/Facility
- Special District
- Special Use
 - Major
 - Minor, Admin or Renewal
- Subdivision Exception
- Vacation
 - Plat Vacation with ROW
 - Vacation of ROW
- Variations
 - Major
 - Minor (2nd Dwelling or Renewal)
 - Tower, Renewal
- Vested Rights
- Waiver or Deviation
- Waiver of Subdivision Regulations
- WSEO
- Other: _____

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

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

Property Address(es): 10155 Chipita Park Rd. Cascade, CO 80809	
Tax ID/Parcel Numbers(s) 8309302002	Parcel size(s) in Acres:
Existing Land Use/Development: Residential single family use	Zoning District: R-T

- 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. Attach additional sheets if there are multiple property owners.

Name (Individual or Organization): David & Crystal Moore	
Mailing Address: 10155 Chipita Park Rd, Cascade, CO 80809	
Daytime Telephone: 817-888-2551	Fax:
Email or Alternative Contact Information: davidmooresemail@gmail.com	

For PCD Office Use:	
Date:	File :
Rec'd By:	Receipt #:
DSD File #:	

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

See Attached



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): McCracken Professional Builders, Inc.	
Mailing Address: PO Box 235 Woodland Park, CO 80866	
Daytime Telephone: 719-491-6198	Fax:
Email or Alternative Contact Information: matt4mpi@gmail.com	

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:	

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

An owner signature is not required to process a Type A or B Development Application. 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: <u>Daniel Moore</u>	Date: <u>4-17-19</u>
Owner (s) Signature: <u>Cynthia Moore</u>	Date: <u>4-17-19</u>
Applicant (s) Signature: _____	Date: _____

February 20, 2019

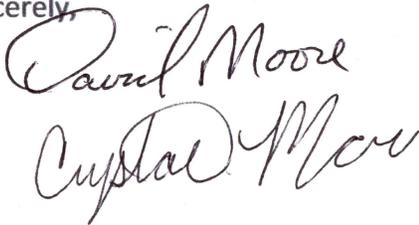
RE: Notice to Adjacent Property Owners

To whom this may concern:

"This letter is being sent to you because David & Crystal Moore is proposing a land use project in El Paso County at the referenced location (10155 Chipita Park Road, Cascade, CO 80809, 10500Sq. Ft., Schedule #8309302002, Zoned R-T). This information is being provided to you prior to a submittal with the County. Please direct any questions specific to this project to David or Crystal Moore at 817-888-2551. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal."

Project: Detached garage with above living quarters.

Sincerely,

Handwritten signatures of David Moore and Crystal Moore. The signature for David Moore is written above the signature for Crystal Moore.

David Moore

Crystal Moore



March 8, 2019

Dear Crystal Moore:

The following is in response to your request for proof of delivery on your item with the tracking number:
7018 3090 0000 2695 5430.

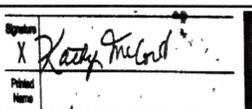
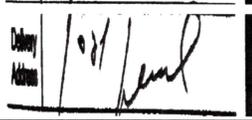
Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	March 4, 2019, 1:50 pm
Location:	OKLAHOMA CITY, OK 73116
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

Shipment Details

Weight:	1.0oz
----------------	-------

Recipient Signature

Signature of Recipient:	
Address of Recipient:	

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



March 8, 2019

Dear Crystal Moore:

The following is in response to your request for proof of delivery on your item with the tracking number:
7018 3090 0000 2695 5416.

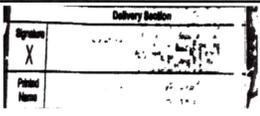
Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	March 5, 2019, 2:59 pm
Location:	CLEVELAND, TN 37311
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

Shipment Details

Weight:	1.0oz
----------------	-------

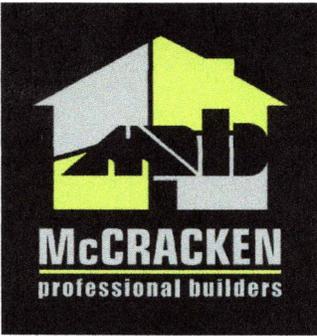
Recipient Signature

Signature of Recipient:	
Address of Recipient:	

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



April 18, 2019

To whom this may concern:

Please find the below letter of intent for 10155 Chipita Park Rd., Cascade, CO 80809.

1. **Owners:** David & Crystal Moore – 817-888-2551 – 10155 Chipita Park Rd. - davidmooresemail@gmail.com
2. **Site Location:** 10155 Chipita Park Rd., Cascade, CO 80809 – Site Size: 10500 Sq Ft – Schedule #8309302002 Zoned: R-T
3. **Request and Justification:** We are requesting permission to build a new garage with walk-out upper level guest house within the front setback but further back than the existing garage. Due to site limitations and the need for safe off street parking we are requesting a setback variance.
4. **Existing and proposed:** The existing historic structure is 3'-6" from the front property line, where-as the existing garage is 3'-0" from the property line. We are proposing a front yard setback of 3'-6" (distance from property line to existing residence including roof projections).
5. **Waiver Requests:** Front yard setback to match existing structure – 3'-6" from property line. Proposed new garage and guest house will be 6'-0" from property line including roof projections.

Sincerely,

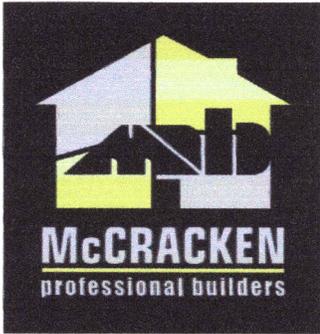
A handwritten signature in black ink, appearing to read "Matt McCracken", is written over the word "Sincerely,".

Matt McCracken

President

McCracken Professional Builders, Inc.

*PO Box 235 Woodland Park, CO 80866
750 E US Hwy 24
Suite 200C
Woodland Park, CO 80863 USA
(719) 491-6198 (855) 539-6161
www.mccrackenprofessionalbuilders.com*



February 20, 2019

To whom this may concern:

Description of the request for variances at 10155 Chipita Park Rd., Cascade, CO 80809.

Applying for a property line setback varaiance along the front property line parrell to Chipita Park Road. This request would allow for the new guest house structure to infringe on the front setback due to existing site size limitations and align with the existing house. All lot coverages and square footage limitations are still maintained.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt McCracken", written over a white background.

Matt McCracken

President

McCracken Professional Builders, Inc.

*PO Box 235 Woodland Park, CO 80866
750 E US Hwy 24
Building # 2
Woodland Park, CO 80863 USA
(719) 491-6198 (855) 539-6161
www.mccrackenprofessionalbuilders.com*