

# El Paso County Parcel Information

File Name: VA-17-008

PARCEL	NAME
7302000022	SCHAEFER DAN A

Zone Map No.: --

ADDRESS	CITY	STATE
1250 W WOODMEN RD	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80919	2727

Date: December 27, 2017



Please report any parcel discrepancies to:  
El Paso County Assessor  
1675 W. Garden of the Gods Rd.  
Colorado Springs, CO 80907  
(719) 520-6600



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September 30, 2017

Dan A Schaefer and Mary Jo Schaefer  
Colorado Springs, CO 80919  
Dan cell: 719-271-5617  
Mary Jo: 719-271-5618

Site Location: 1250 West Woodmen Rd  
Size: 2 acres  
Zoning: A-5

RE: Schaefer Letter of Intent for a Minor Use Variance for a 2<sup>nd</sup> Dwelling

Request:

We are requesting a permanent variance which would allow us to rent one of the two existing houses on our property so as to have the ability to have family members or other occupants live in the second home. The variance is required because the property's current zoning does not allow more than one home on each lot. The property is located in Woodmen Valley on the north side of Woodmen Road, approximately ½ mile east of Peregrine.

*The proposed use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the surrounding area, not detrimental to the health, safety, or welfare of the inhabitants of the area and County.*

When we bought the property the house was run down, had an ugly lean-to and was unattractive. We believe we have demonstrated our desire to have an attractive house for the neighborhood by tearing down old fencing and the lean-to and also stuccoing and roofing the house. A photo of the house we want to rent (which is the one closest to Woodmen Rd) is shown below:



The proposed use is compatible with the surrounding area because we are seeking to have an existing single-family home occupied as a second home for family members or used as a rental property. Single family use is a very low impact use that is identical to the use in the area surrounding our property, which is also comprised of single family homes. As the home size allows for occupation by a single family and is not large enough to be divided into any multi-family units,



the use will be harmonious with the single-family homes on adjoining property, in fact it will be identical. Importantly, the property contains 2 acre of land and the presence of a second home occupied as a single-family residence on that amount of land will not be detrimental to the surrounding properties. This use will also not be detrimental to the health, safety, or welfare of the inhabitants of the area and County because it will utilize an existing structure for the exact same use as the surrounding area and the use will not cause any detrimental health impacts as the home complies with all required health and safety codes as it has been issued a certificate of occupancy.

Further, the use will not negatively affect safety of the occupants, the other inhabitants of surrounding properties or inhabitants of the County in general because of the low impact nature of the single family home use, the property's current compliance with County occupancy, health, and safety requirements, the very good line of sight visibility of the home and driveway for both vehicles approaching the property on Woodmen Road from each direction and for drivers of vehicles exiting the property, and the fact that the driveway has been in that location for decades and is well known to travelers along Woodmen Road.

The homes to the South (just on the other side of Woodmen Road) are all in a much higher density subdivision with a unit density of many units per acre. Thus, this unit per acre density of 1 unit to 1 acre is not injurious to those neighboring homes either. See attached image.

Finally, the property is not far to the East of the Peregrine subdivision which subdivision is comprised of single family homes in a much higher density development with smaller, city sized lots. Therefore the fact that the two homes will, on average, be each occupying over an acre of land is in keeping with the surrounding area in general and is still a significantly lower density than the homes not far to the West, especially the homes in Peregrine closest to our property which are higher-density patio style homes at the entry to Peregrine.

*The proposed use will be able to meet air, water, odor or noise standards established by County, State or Federal regulations during construction and upon completion of the project.*

This requirement is already met as the variance is for a property with a completed home and thus there will be no construction that can violate such standards. Furthermore, the home has been occupied in the past pursuant to a variance granted to the prior owner by the County and so the continued use of the home for single family occupancy means it will remain in compliance with all required County, State, and Federal air, water and environmental regulations in the future.

*The proposed use will comply with all applicable requirements of this Code and all applicable County, State and federal regulations except those portions varied by this action.*

Once again, this requirement is already met as the variance is for a property with a completed home that has been occupied as a second home in the past pursuant to a prior variance. If granted, we will limit the property to the existing single-family use in perpetuity and thus ongoing compliance with the regulatory scheme will be assured.

*The proposed use will not adversely affect wildlife or wetlands.*

The property slopes gently upwards from Woodmen Road and contains no natural waterways or courses, ponds, or wetlands that could be affected if the variance is granted. Wildlife



will not be affected in any manner by the variance as the home has been in that location for a significant period of time, the home has been occupied in the past and such occupancy has not negatively or adversely affected wildlife, and there will be no new construction and so no disturbance of any natural habitat of the area wildlife. A continuation of the same use in the future will not be detrimental to area wildlife.

*The applicant has addressed all off-site impacts.*

\* One existing driveway passes by both houses on the east side and provides access to Woodmen Road. There will be no off-site impacts from an approval of this variance as no construction is required since the home is complete and thus construction traffic will not be an issue, no curb cuts or access approvals are required due to this existing driveway that provides access to and from a public thoroughfare to the home, enumeration has approved the addresses and the postal service is aware of the two homes and mail delivery is not a problem, all utilities are already located inside the property boundary which obviates the need to access utility lines in Woodmen Road or otherwise, the use will not burden utility providers, and the fact that the low impact use will generate very few additional vehicular trips per day on Woodmen Road and so will not impact traffic flow.

*The site plan for the proposed variance of use will provide for adequate parking, traffic circulation, open space, fencing, screening and landscaping.*

Because the property is located in Woodmen Valley, which is a rural environment, and this application is for use of an existing second home and is not a commercial project, some of these requirements do not apply as much in this case as they would normally apply in commercial or large scale, high density residential projects. There is adequate parking as 2 or 3 cars can be easily parked on the east side of the house on an existing concrete & blacktop pad. Turning around in this same area can be easily done so cars can enter Woodmen Road with the car nose first and no cars will need to back onto Woodmen Road. For these reasons, and because this is an existing single-family home, traffic circulation is adequate.

Furthermore, this particular application does not require any open space dedication as the home is a permitted home that has been lawfully occupied in the past. Any fees in lieu of an open space dedication were paid long ago. The property will continue to contain significant open space in keeping with surrounding properties as the developed footprint of this home is negligible compared to the 2 acre parcel size. Fencing is not required nor desired in the neighborhood or on this site and there are no utility installations or trash receptacles that require screening per County codes.

*The strict application of any of the provisions of this Code would result in peculiar and exceptional practical difficulties or undue hardship.*

The strict application of the Code, to deny two homes to be occupied on this parcel of land, would in fact lead to significant undue hardship. This is a **peculiar** situation because there are already two houses on the property and they have existed for about 20 years. If the variance is not approved, there are really no good options. The home would have to be left vacant and that would invite vandalism and crime as word got out that the home was unoccupied and, as it is located a good distance from our home it cannot be easily monitored. See attached image showing the homes



as located on the property. The home could also be used for storage, but that also invites vandalism and crime and maybe even more so, as people could be tempted to break in to see what is being stored and steal items if they have any value. It could become a blight on the neighborhood.

The other alternative is tearing the home down but that would create significant and unnecessary pollution control requirements during demolition, significant and unnecessary costs to us, an increased but avoidable burden on the roads, infrastructure, and landfill sites, and most importantly, a huge amount of social waste as a perfectly good home, suitable for occupancy for decades to come, would be needlessly torn down. That is an undue hardship on us as well as the County and the City of Colorado Springs.

On the other hand, approval of the variance would turn the current situation, (2 houses on one lot), into an asset for the neighborhood by making the best use of the second house...letting a family live in it. With the aging population, approval of the variance would also support the national trend toward multi-generational housing units. A family could live in the main home while a parent or special needs family member could occupy the home that is the subject of this request and, while still living independently, that parent or individual could be safely monitored by being in close proximity to family. Approving the variance is strongly supported on this basis as it would avoid the significant undue hardship of a denial and the loss of a dwelling unit to vandalism, crime, or demolition.

*Sewer, water, storm water drainage, fire protection, police protection, and roads will be available and adequate to serve the needs of the proposed variance of use as designed and proposed.*

The home that is the subject of this variance request has existing water, sewer, gas and electric services already provided by Colorado Springs Utilities and these utility services are adequate for future occupancy as would be allowed by an approved variance.

Because the variance applies to an existing home in a rural environment, and the developed footprint is nearly completely inconsequential as a percentage of the overall drainage area, there will be no new impervious surfaces that will modify the existing drainage and so the proposed use will not negatively affect storm water drainage nor require the installation of any storm water drainage infrastructure. The volunteer firehouse is a few hundred feet to the East on Woodmen Road and the property is easily accessed by City fire department personnel from the firehouse located a few miles to the northwest, close to the corner of Vindicator Drive and Centennial Blvd.

The home is located along the north side of Woodmen Road and police protection is more than adequate. The only road needed to provide access to this property is Woodmen Road which is already constructed and thus is available and adequate to serve the use of the home that is the subject of this request.

In summary, this request meets all of the criteria for approval. This is a unique property offering a chance for an existing and beautiful home to provide for third party, family, or extended multi-generational family housing in a rural setting. The social benefits of an approval significantly outweigh the loss of a perfectly good home that, while technically not being in compliance with the current zoning requirements, is not a detriment to the surrounding property owners, not a detriment to the County nor to wildlife or to the environment, and which poses no additional demands on County resources.



1250 W Woodmen Rd 2<sup>nd</sup> Home

Our Home



# SITE PLAN

Dan Schaefer

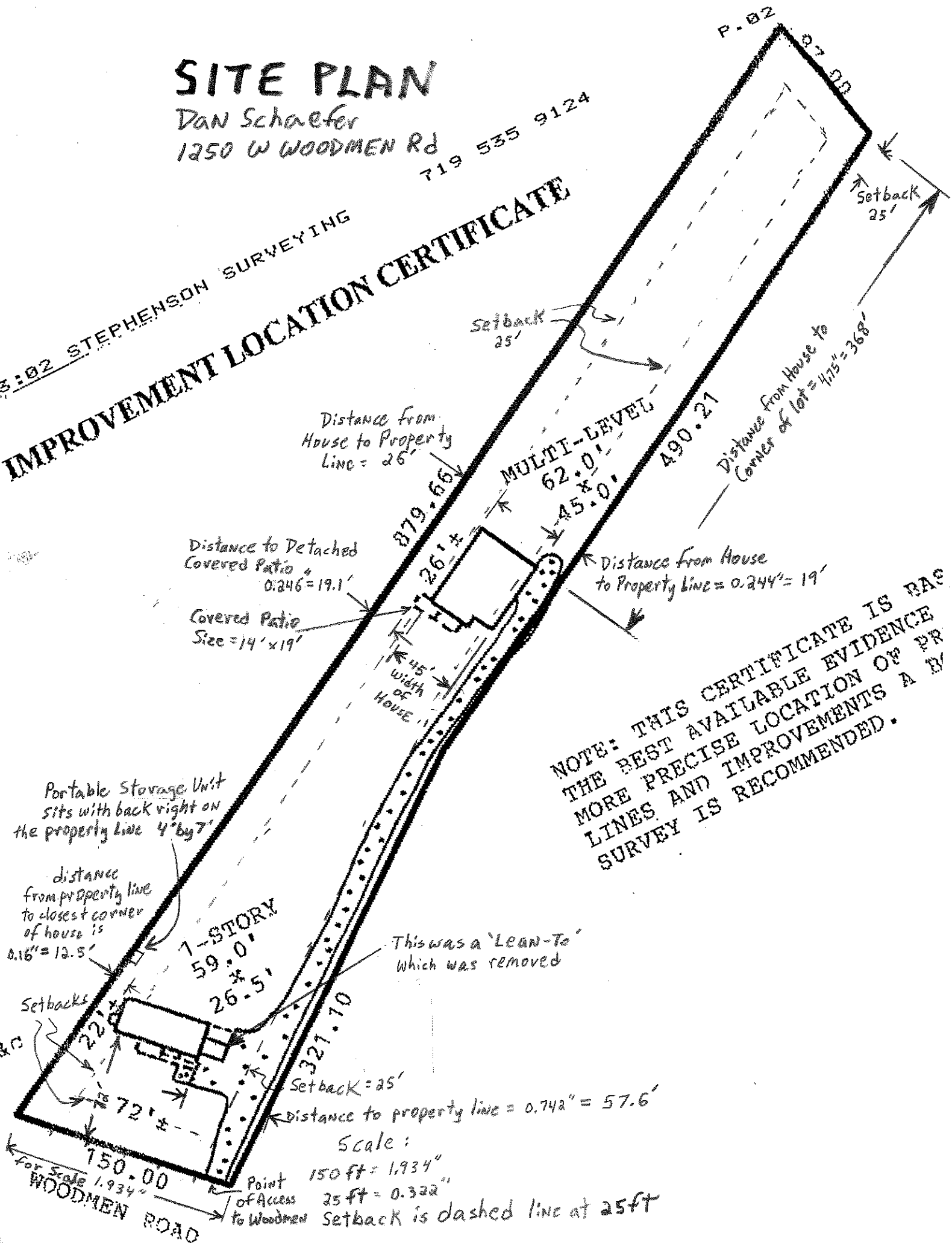
1250 W WOODMEN RD

719 535 9124

P. 02

3:02 STEPHENSON SURVEYING

## IMPROVEMENT LOCATION CERTIFICATE



ARDIS W. SCHMITT  
EL PASO COUNTY CLERK & RECORDER

DODDER

**AGREEMENT PROVIDING FOR WATER SERVICE TO LAND  
LOCATED OUTSIDE THE CITY LIMITS OF THE  
CITY OF COLORADO SPRINGS  
AND  
ANNEXATION AGREEMENT  
(WOODMEN VALLEY)**

45'

**WHEREAS**, the undersigned property owner, hereinafter "Owner," is the owner of the real property in El Paso County, Colorado, described in Exhibit "A" hereto attached and made a part hereof (hereinafter the "Property"); and

**WHEREAS**, the Owner owns or desires to obtain water service from the City of Colorado Springs, hereinafter called "the City"; and

**WHEREAS**, the City has considered the Owner's application for water and has determined that the Property sought to be served is not presently eligible for annexation to the City or, if eligible for annexation, has determined that it is not in the best interests of the City to annex said premises at this time; and

**WHEREAS**, the City is under no obligation to furnish but is agreeable to furnishing water service upon the terms and conditions hereinafter set forth as the City has determined that to provide this service under the terms of this Agreement constitutes a community benefit.

**NOW, THEREFORE**, in consideration of the premises and in further consideration of the benefits which will accrue to the City and the Owner, the City and the Owner have entered into this Agreement providing for water service to land located outside the City limits of the City of Colorado Springs and Annexation Agreement (hereinafter "the Agreement") under the following terms and conditions:

1. Consent to Annexation. The Agreement shall constitute the unqualified and irrevocable consent of the Owner to annex the Property to the City, and the City shall not be required to seek legal action to compel specific performance of this Agreement to annex, but may proceed by ordinance to annex all or any part of said Property in the same manner as if the Owner had petitioned therefor or as otherwise permitted by law at such time as the City in its sole discretion shall see fit whenever the Property shall become eligible for annexation and pursuant to the Municipal Annexation Act of 1965, Part 1 of Article 12 of Title 31, C.R.S. (hereinafter "the Annexation Act") and Section 30 of Article 2 of the Colorado Constitution or any amendments thereof or subsequent annexation legislation then in effect in the State of Colorado. Upon request of the City Council of the City, the Owner further agrees to execute a petition for annexation, execute annexation plats, and execute any other documents that the City determines are necessary to annex the Owner's Property to the City. The Owner agrees that the provisions of this Agreement are applicable to the Property as described in Exhibit A or any portion thereof. It is further agreed that the Owner will not annex the Property or any portion thereof, or incorporate the same with any other municipality or special service district without the prior written consent of the City.



2. Provision of Water Services. It is specifically understood that the water services to be furnished by the City are for only single family residential uses and shall be in conformity with the regulations of the City in furnishing water outside its corporate limits as modified by this Agreement and except as expressly provided herein, will be in conformity with all resolutions, codes, ordinances, regulations and policies of the City applicable thereto. The City will provide water service taps to the Owner or the Owner's successor in interest for the same water development charges as applicable to the provision of such services within the corporate limits of the City. Charges for water actually used will be at the City's standard rates for water service provided outside the City limits, subject to the provisions of Article 16 below.

3. Other Property Uses. If the Owner or the Owner's successor in interest desire to put the Property to other than single family residential uses, a request therefor shall be made to the City Council of the City, and such request, if granted at all, shall be upon such terms and conditions as may be imposed by the Council. If the use of the Property for which the request for the changed water use is made involves the subdivision of the Property or development of the Property for multi-family residential, commercial or industrial purposes, the conditions for granting such request, if granted, shall include full compliance with the Code, Ordinances, Resolutions, Regulations and Policies of the City.

4. Application For Water Tap. The Owner, or Owner's successor in interest, may apply to the City for one single-family equivalent water tap for the Property at any time after the date of this Agreement. Subject to the provisions of paragraph 2 above, the charges for such tap will be at the City's prevailing rates at the time it receives the application. It is acknowledged that the right to this tap will be tied to the Property, and may not be transferred to or otherwise utilized on any other lands.

5. Extension of Service Onto the Property. The Owner will extend water service to the Property in accordance with the ordinances and regulations in effect at the time of the specific water request. The first-come served policy will govern availability of supply.

6. Wells and Existing Water Rights. Subject to the provisions herein, the Owner grants and conveys in perpetuity to the City the sole and exclusive right to use any and all ground water underlying or appurtenant to and used upon the Property. The Owner irrevocably consents in perpetuity, on behalf of itself and any and all successors in title, pursuant to Section 37-90-137(4) of the Colorado Revised Statutes, as now existing or later amended, to the withdrawal and use by the City of all ground water underlying said lands, and agrees to execute any additional or supplemental consents thereto or instruments of conveyance thereof that may be required to vest in the City said right to appropriate, withdraw and use any and all said ground water. Furthermore, the Owner agrees to convey to the City on or before the effective date of this Agreement, by a satisfactory irrevocable consent and/or a satisfactory instrument of conveyance, the right to withdraw for beneficial use any and all ground water underlying or appurtenant to and used upon the Property. Notwithstanding any of the above, Owner and their successors in interest shall have the sole and exclusive right to use water from any wells existing on the Property on the date hereof (including any future replacement or relocated wells consistent with

existing well permits) for domestic and non-potable purposes. However, upon the Property tapping into the City water system, the Property Owner will physically separate the well water system from the City water system so that no commingling of well and City water supply can occur. The City will have the right to inspect and approve the separation of the well water system as a condition to allowing the Owner to tap into the City system.

7. Compliance With City Codes. With respect to any new construction or land development commenced after the date the Property is annexed, Owner will comply with all Codes, Resolutions, and Regulations and Policies of the City including but not limited to the City's Subdivision Code, Building Code, Fire Code, Drainage Ordinance, Utility Extension policies, and Comprehensive Land Development Plan as now existing or subsequently amended, except to the extent that such compliance is specifically altered or waived by this Agreement. Notwithstanding anything to the contrary herein, Owners will not be required to pay any park, school, drainage or bridge fees, nor comply with any of the City's subdivision code so long as the Property is not subdivided. Additionally, because of the topography and long service lines to many properties, the City will approve Owner installing booster pumps or other devices to increase water pressure to customary levels for single family residential uses. The installation and maintenance of such pumps or other devices will be Owner's responsibility.

8. Provisions To Preserve Character of Valley. The City recognizes that the Property is part of the lands initially included within the boundaries of the Woodmen Valley Local Improvement District (the "Woodmen Land"). The Woodmen Land is an area which consists of large lots and a semi-rural environment. To maintain this environment, the City agrees:

a) That if the City annexes the Property, the City will establish a large-lot zoning classification requiring a minimum lot size of five acres and single-family residential uses (except that properties currently of a smaller size will be grandfathered), and will include the Property in such zoning classification. The City will also be required to obtain the consent (whether in writing or by vote) of 51% of all Owners whose Property is within the Woodmen Land before it can reduce this minimum lot size or change this permitted use for any property located within the boundary of the Woodmen Land.

b) The City will not, without a majority vote of Owners of properties within the Woodmen Land, undertake any upgrading of existing street, drainage, or other public infrastructure within the Woodmen Land if such activity would, in any manner, result in assessments against, or charges to, either the Owner or the Property, except for general *ad valorem* taxes uniformly applicable to all real property within the City.

9. The District. Owner hereby irrevocably consents to the inclusion of the Property within the Woodmen Valley Local Improvement District (the "District"), a local Improvement



District established pursuant to Part 5 of Article 25 of Title 31, CRS, and to the City of Colorado Springs (the "City"). Subject to Section 10, below, Owner also hereby waives any requirement for an election to authorize bonded indebtedness of the District and hereby authorizes and consents to the District issuing bonded indebtedness not to exceed \$2,525,000 to finance the design and construction of the City water system for Woodmen Valley, as well as all expenses associated with installation of such system, formation of the District and issuance of the above bonded indebtedness. Owner hereby acknowledges and agrees that the City has fully complied with all laws, regulations and other requirements with respect to formation of the District and issuance of the above bonds. The provisions of this paragraph 9 shall be binding on any successor in interest in the Property as fully as if such successor had executed this Agreement.

10. Election. Owner acknowledges the District is being formed, and its bonded indebtedness is being issued, for purposes of installing a water system as part of the City's utility system, and with the prior written consent of 100% of the properties being included within its boundaries. Consequently, Owner acknowledges and agrees that no election is required for the formation of the District, or the issuance of the bonded indebtedness contemplated herein. However, in order to clarify that revenue of the District will not be included as general revenues of the City under the Colorado Constitution, Article X, Section 20, or under Section 7-90 of the Charter of the City of Colorado Springs, Colorado, Owner acknowledges the City will hold an election of members of the District in November, 1994 to ratify and confirm the District's bonded indebtedness. Owner will vote in favor of this indebtedness at such election.

11. Easements. Owner will, without compensation and upon request by the City, grant the City such easements as are reasonably required for construction, installation and operation of the City's water system, provided such easements are located so as to not unreasonably interfere with the use and enjoyment of Owner's Property. The City will be responsible for restoring the easement area to as near its pre-existing state as reasonably practicable after the installation work is completed. The city must identify and deliver to Owner any such proposed easements on Owner's Property by no later than 60 days after the date of the execution of this Agreement.

12. Assessments. The City will establish uniform assessments for all Properties within the District sufficient to fully amortize its bonded indebtedness in equal annual payments over a 15-year period. Owner acknowledges the bonded indebtedness of the District is being authorized and issued to finance and facilitate expansion of the City's water service to Woodmen Valley, and as such revenues received by the District from assessments or otherwise will be deemed revenues of City Utilities for expansion of its enterprise activities, and will not be deemed to be general revenues of the City.

13. Excluded Properties. All properties within the unincorporated area of Woodmen Valley which have not been included in the District on the date of its formation ("Excluded Properties") will be subject to the provisions of this Paragraph 13. If an Excluded Property requests the City supply City water to such Property, the City will, as a condition to supplying City water, require that the Excluded Property pay an additional tap fee to the District for each single-family residential equivalent tap equal to the "pro-rata share" of the District's cost of the

water system, as certified by the City to the District upon completion of the water system. The "pro-rata share" will be established by taking the total cost of the water system and dividing it by the number of properties initially within the District (including those Properties that elect to pre-pay their share of District debt, as provided in paragraph 14 below). The amount of this pro-rata share will then be increased by a simple interest factor of 8% per annum from the date of the District's sale of its bonds until the date the Excluded Property's pro-rata share is paid to the District. The Excluded Property's pro-rata share as computed above shall be collected by the City and paid to the District. After establishing a reserve for reasonably anticipated operating expenses, the District will then periodically disburse at such times as the District determines the balance of such funds to the then owners of the Properties initially within the District on a pro-rata basis. Upon the District's bonds being paid, the City may either elect to continue keeping the District in place for purposes of collecting future payments from Excluded Properties, or dissolve the District, in which case City Utilities will be responsible for collecting future payments from Excluded Properties and making the pro-rata distributions to Property Owners as provided above.

14. Right to Pre-Pay. When the City determines the amount of bonded indebtedness necessary to fund the District's activities, it will give Owners of all Properties within the District written notice of the total amount, and the per lot amount. The Owners will then have the option of pre-paying to the District their Property's per lot amount in cash. This payment must be received by the District no later than 30 days after the date of the City's notice described above. If an Owner pre-pays their Property's per lot amount as provided above, their Property will thereafter be exempt from any assessments to retire bonded indebtedness of the District.

15. Settlement of Claims. By executing this Agreement, Owners, for themselves and their successors in interest, hereby fully release and discharge the City from any and all claims Owners may have against the City arising from any actions of the City through the date hereof relating to any impairment of Owner's existing wells and water rights, including, but not limited to, any such claims described in a Notice of Intent to File Suit delivered to the City on February 13, 1989.

16. More Favorable Agreements. If the City enters into any other annexation agreements or water service agreements with owners of other unannexed lands within the Woodmen Valley area of El Paso County, on terms more favorable than those in this Agreement, the City will, on the effective date of such other agreement, make the more favorable terms available to Owners.

17. Covenants Run With Land. The covenants and agreements hereinabove set forth shall run with the land hereinabove described and affected by this Agreement and shall extend to and be binding upon the heirs, assigns, legal representatives and successors of the Owner, and the Owner for himself and his heirs, assigns, legal representatives and successors in interest, expressly accepts and approves the aforesaid covenants and agreements. This Agreement shall be recorded with the El Paso County Clerk and Recorder.



18. Faihire To Comply. As further consideration for the City providing water, if all or part of the Property is eligibie for annexation and if for any reason the Owner or his snccessor in interest to the reai Property does not or cannot abide hy the terms and eonditions of this Agreement, then the services provided by the City under this Agreement may be terminated by and at the sole option of the City.

19. Future Poiicies. Except as otherwise expressly provided herein, nothing in this Agreement shall abridge or shall he construed as a limitation on the authority of the City to adopt different ordinances, rules, regulations, resolutions, policies or codes that apply to the Property.

20. City Policies. Except as otherwise expressly provided herein, the Owner will comply with all ordinances, codes, resolutions, and policies of the City as such now exist or are amended or adopted in the future as such are applicable to the Property under the terms of this Agreement or otherwise applicable to the Property after the annexation of the Property to the City.

21. No Third-Party Rights. Extension of water service under the terms of this Agreement is for the sole henefit of the Property Owner and shall not he construed to create rights in a third-party beneficiary or constitute the determination by the City Council of any policy pertaining to extension of water service to others similarly situated.

22. Subseuquent Owners. Wherein as used herein, the term "Owner" shall also mean any of the heirs, executors, personal representatives, successors, transferees or assigns of the Owner. The subsequent owner of the Property shall have the right to enforce this Agreement subject to its provisions to the same extent as the original owner of the Property.

23. Amendments. This Agreement may be amended by the Owner and the City, provided that the provisions of paragraphs 2, 6, 8, 9, 12 and 13 may not he amended without the consent of a majority of the Owners of the Woodmen Lands. Any amendment shall be recorded in the records of El Paso County and shall run with the land and shall be binding upon all persons or entities now or hereinafter having interest in the Property subject to the amendment unless otherwise specified in the amendment.

24. Specific Enforcement. The parties to this Agreement agree that for breach of any covenant, term or condition of this Agreement by any Owner, damages are not to be considered an adequate or exclusive remedy, and the City may have specific performance for the enforcement of any covenant, term, or condition of this Agreement.

25. Severability. If any part of this Agreement is declared void by a court of competent jurisdiction, it is agreed between the parties that such void provision shall not affect the remainder of this Agreement, which remainder shall remain in full force and effect.

IN WITNESS WHEREOF, the Owner and City have caused this Agreement to be executed this 14th day of October, 1994.

CITY OF COLORADO SPRINGS

By: [Signature]

ATTEST:

[Signature]  
City Clerk

STATE OF COLORADO )  
 ) ss.  
COUNTY OF EL PASO )

The foregoing instrument was acknowledged before me this 19th day of October, 1994, by Robert M. Isaac, Mayor of the City of Colorado Springs, on behalf of the City of Colorado Springs.

Witness my hand and official seal.

My commission expires: July 31, 1996

[SEAL]

[Signature]  
Notary Public  
Address: 30 S. Nevada Ave.

APPROVED AS TO FORM  
[Signature]  
ASSISTANT CITY ATTORNEY-CORPORATE  
CITY OF COLORADO SPRINGS



STATE OF COLORADO )  
COUNTY OF EL PASO ) ss.

*[Handwritten signatures]*

The foregoing instrument was acknowledged before me this 27 day of July 1994, by \_\_\_\_\_ and \_\_\_\_\_

Witness my hand and official seal.

My commission expires: My Commission Expires Feb. 2, 1993  
El Paso County, CO



*[Handwritten signature of Notary Public]*

Notary Public

Address: ENT FEDERAL CREDIT UNION  
805 NORTH MURRAY BLVD.  
P.O. BOX 15819  
COLORADO SPRINGS, CO 80935

WILLIAM DODDER

719 591 4328

P. 81

DODDER, Richard and Susan

Richard & Susan Dodder

1250 W. Woodmen Road

Colorado Springs, CO 80919

Tax Schedule # 73020-00-022

Legal Description:

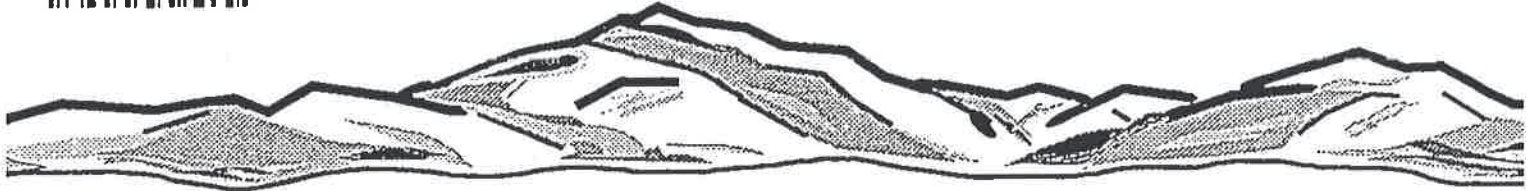
That portion of the Southwest Quarter of Section 1 and of the Southeast Quarter or Section 2, all in Township 13 South, Range 67 West of the 6th P.M., described as follows: Commencing at the intersection of the West line of said Section 1 with the Northerly Right of Way line of the County Road known as the Woodmen Road; run thence Northwesterly on said Northerly Right of Way line 293.1 feet to the Point of Beginning of the tract to be described hereby, thence angle right 97 degrees 25 minutes 40 seconds Northeasterly 321.1 feet; thence angle right 8 degrees 36 minutes 03 seconds Northeasterly 490.21 feet; thence angle left 71 degrees 38 minutes 44 seconds Northwesterly 97 feet; thence angle left 108 degrees 05 minutes 20 seconds Southwesterly 879.66 feet to a point on the Northerly Right of Way line of said Woodmen Road; thence angle left 106 degrees 17 Minutes 39 Seconds Southeasterly on said Northerly Right of Way line 150 feet to the Point of Beginning, El Paso County, Colorado.

EXHIBIT A

NEW DOC



## El Paso County Planning Department



June 17, 1996

*C-96-111  
documents*

Richard C. and Susan D. Dodder  
1250 West Woodmen Road  
Colorado Springs, Colorado 80919-2727

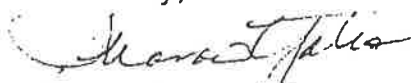
RE: C-96-111

Evidence has been provided to this Department which indicates a second single-family residence has been constructed and is in use on property located at 1250 West Woodmen Road. This property is also identified as Assessor's Tax Schedule No. 73020-00-022.

This second residence is in violation of the A-1 (Agricultural) District Zoning Regulations.

This office would like to solicit your cooperation and community spirit in correcting the violation by contacting this office on or before **June 22, 1996**. If this date is inconvenient or if you have any questions regarding this matter, please call (719) 520-6300 upon receipt of this letter and we will be happy to assist you.

Sincerely,

  
Sharon Yates, Planner I

cc: Files: C-96-111, INT-93-030, COR-96-007  
Dave Jones, Regional Building Department

Balu Bhayani  
City of Colorado Springs  
Water Engineering (Mail Code 1260)  
404 West Fontanero Street  
Colorado Springs, Colorado 80907

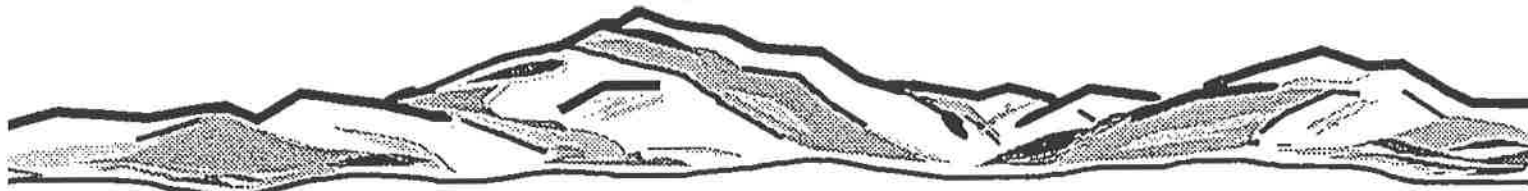


Kenneth G. Rowberg  
Planning Director



Carl Schueler  
Assistant Director - Comprehensive Planning  
Rick O'Connor  
Assistant Director - Current Planning

## El Paso County Planning Department



July 15, 1996

Richard Dodder  
1250 W. Woodmen Road  
Colorado Springs, CO 80919

RE: 1250 W. Woodmen Rd.

Dear Mr. Dodder:

I apologize for taking so long to respond to your letter received in the Planning Department on July 1, 1996. Your letter indicated that you would like to convert the existing residence into a shop/storage area and maintain a sink and toilet-the remainder of plumbing and kitchen fixtures would be removed. In addition, you would convert the "detached garage" structure into your new residence.

Having discussed this matter with the Planning Director, Ken Rowberg, you will be required to submit construction and floorprint plans for both structures as well as a thorough and detailed site plan for your proposal. In addition, please submit an approval letter from the City of Colorado Springs for your hookup to the shed/storage structure and your new residence.

Also, the Director has decided that you will only be allowed to have a sink in the old structure; no other conveniences, i.e., toilet will be allowed.

Once the construction is finished, please call me at 520-6300 for an inspection.

Sincerely,

Terry Rorick  
Planner I/Code Enforcement

cc: C-96-111

Dodder -

as long as this  
is a single family  
residence and the  
structures are used as  
proposed - no problem.

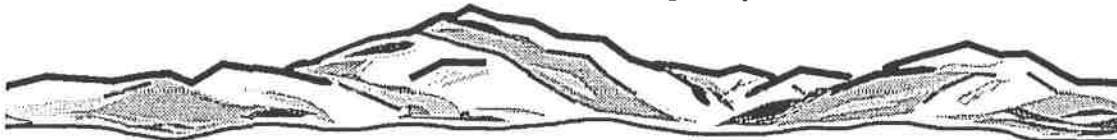
Ed Epler

city utilities.

7-17-96 2:40pm

no Rand

El Paso County Planning Department



Date: Today 6/17/96

TO: RICHARD C. + SUSAN D. DODDER  
1250 WEST WOODMEN ROAD  
C.S. CO 80919-2927

RE: C-96-~~111~~ 111

Dear Mr + Mrs Dodder

EVIDENCE HAS BEEN PROVIDED TO THIS DEPT WHICH INDICATES A SECOND SINGLE FAMILY RESIDENCE HAS BEEN CONSTRUCTED ~~ON~~ AND IS IN USE ON PROPERTY LOCATED AT 1250 WEST WOODMEN ROAD. THIS PROPERTY IS ALSO IDENTIFIED AS ASSASSON'S TAX GEN NO. 73020-20 - 022.

THIS SECOND RESIDENCE IS IN VIOLATION OF A/C DISTRICT ZONING REGULATIONS.

This office would like to solicit your cooperation and community spirit in correcting the violation by CONTACTING THIS OFFICE on or before 6/27/96. If this date is inconvenient or if you have any questions regarding this matter, please call (719) 520-6300 upon receipt of this letter and we will be happy to assist you.

Sincerely,

Sharon Yates  
Planner I

cc: File C-96-111  
INT-93-030  
COR-96-007  
DAVE JONES, RBD  
BALU BHAYANI, ~~City of C.S.~~  
City of C.S.  
WATER ENGINEERING  
404 West FARMERS ST.  
C.S. CO

Ken 6-10  
Here is the  
Dodder complaint  
file + others.  
You said you  
wanted to write  
to him. Let  
me know if  
you need any-  
thing else.  
Sharon





## ZONING COMPLAINT LOG SHEET

FILE NO. 0-96-111

Address or Location of Complaint 1250 W. Woodmen Rd.  
Property Legal (Assessor's Record) Tract in Sec 2-13-67 598-4728  
Property Owner (if known) Dodder Richard C. + Susan D.  
Owner's Mailing Address (if different from above) 1250 W. Woodmen Rd.  
Colo. Springs, Colo.  
Nature of Complaint Two residences on 1 property.  
Date Complaint Filed 6-4-96 Time \_\_\_\_\_ Received by Seq.  
Name of Complainant (if willing to provide) \_\_\_\_\_  
Complainant's Phone No. \_\_\_\_\_ Address \_\_\_\_\_

COR-96-7  
INT-93-30

## ACTION TAKEN

268-9780

File Assigned to: \_\_\_\_\_  
Inspector Seq TR Assessor's Use Code 1112  
Map No. 731.02 Zone A-1 Acreage 2.0 ac.  
Date Inspected \_\_\_\_\_ Tax Schedule No. 73020-00-022  
Type of Violation Observed \_\_\_\_\_ Commissioner's District 3

Verbal \_\_\_\_\_ Inspt. Init. \_\_\_\_\_ Pictures \_\_\_\_\_ Times \_\_\_\_\_  
Certified Mail # \_\_\_\_\_ Date Mailed \_\_\_\_\_ Receipt Date of C.M. \_\_\_\_\_  
Date Closed \_\_\_\_\_ Init. \_\_\_\_\_ County Attorney Review \_\_\_\_\_ Init. \_\_\_\_\_  
Asst. Dir. Planning Review \_\_\_\_\_ Init. \_\_\_\_\_

## LOG OF EVENTS (Field Inspection Notes, Phone Calls, Etc.)

DATE	COMMENTS	INSPECTOR'S INITIALS
6-4-96	Second residence in garage structure verified by RBD. (See photos) Sink in kitchen area / washer + dryer in bath area per Dave Jones, RBD.	Seq
6-4-96	Contact City Water + EPC Health. Seq. Balu Bhayani @ Wtr-636-5632.	
6-10-96	Spoke w/ Mr. Bhayani - he said he would contact the Dodders.	
6-17-96	Letter to the Dodders. In prompt for 6-24-96.	Seq
6-19-96	Mr. Dodder (Bice) phoned. He will meet CBO on site on Monday, June 24, 1996 at 11:00 AM. for inspection of improvements on property.	

INITIAL SIS ENTRY 6-10-96 BK  
DATE/INIT. 6-17-96 BK  
1/28/96 gn

CEO spoke w/ Susan  
Hodder.

Added to workshop  
is enclosed carpet  
No carpet needed to  
it used as storage.  
In line now line  
there.

LOG OF EVENTS (Field Inspection Notes, Phone Calls, Etc.)

DATE	COMMENTS	INSPECTOR'S INITIALS
------	----------	----------------------

6-24-96	11:00am. CEO met with Richard Adder Jr. & his folks. Mr. & Mrs. Adder and was welcomed into the new residential/garage area. At this point, a bedroom and bath-room area was upstairs, a living area, sink, laundry room area, and garage were shown on the ground level. After a lengthy discussion, it was determined that the older residence would be converted to a workshop area while retaining a bathroom area only, and the Adders would finish the newer structure into a fully dwelling unit. It would take 60-90 days to complete, and he will send a letter to this effect (also a site plan and building plans). Prompt 7-15-96 for letter. VR. In prompt. Arp	
---------	--	--

SIS ENTRY/DATE 6/28/96



## ZONING COMPLAINT LOG SHEET

PAGE 3FILE NO. C-96-111

## LOG OF EVENTS (Field Inspection Notes, Phone Calls, Etc.)

DATE	COMMENTS	INSPECTOR'S INITIALS
8-7-10-96	Received letter from the Daddens concerning the conversion of their former residence and relocation to the new one. They requested keeping a sink and a toilet and removing the kitchen unit and other plumbing fixtures, but upon discussing this with the Planning Director, Ken Paulberg, only a sink would be allowed to remain in the old residence. In addition the City of Colo. Sprgs would have to approve the hookup to the new residence and the old sink will write letter to Daddens.	JK
8-7-15-96	Letter to Daddens (see copy). Prompt 10-1-96. On prompt. Acj	JK
8-7-29-96	Ballen Biani from City of CS phoned. They will allow only elec. & gas in the unit closest to Woodman Road.	

(Contd.)

 SIS ENTRY/DATE 8-7-16-96 BK  
 F 8-23-96 DIC

ZONING COMPLAINT LOG SHEET

PAGE

4

FILE NO.

0-96-111

LOG OF EVENTS (Field Inspection Notes, Phone Calls, Etc.)

DATE

COMMENTS

INSPECTOR'S  
INITIALS

(contd).

7-29-96 That the Dadders want to convert to a work shop, while using the garage/apt. as their primary residence. Apparently, the Dadders were in violation of City reg. w/ the existence of two residences on a single lot, therefore Mr. Dodder has elected to have a single dwelling. The City has opted to waive violation fees as this is a first offense. Mr. Biani, Sharon Ytter & Richard Plush (city) on conference call for these issues. Mr. Biani suggested that the City Inspector + County CEO Ronick meet at some point on the site to verify the Dodder conversion. Mr. Dodder will apparently phone us to coordinate this. *ky*

\* 8-2-96 CEO Ronick received a call from Richard Dodder and he stated the city would not allow him to have two (2) master/suiter bedrooms and he could only have electricity in the ~~new~~ old residence (to be

SIS ENTRY/DATE 7-8-23-96 *ky*

ZONING COMPLAINT LOG SHEET

PAGE 5

FILE NO. C-96-111

LOG OF EVENTS (Field Inspection Notes, Phone Calls, Etc.)

DATE	COMMENTS	INSPECTOR'S INITIALS
	convened to a workshop and	
	discussed. Mrs. Dodder	
	will bring the plot plan	
	and building plans in	
	this day and, if OK, a	
	copy will be placed in this	
	file.	SR
8-22-96	Prompt 9-30-96.	SR
	In prompt. My	
10-4-96	CEO made contact with	
	Mrs. Dodder and she	
	stated they have not	
	progressed as far as	
	they wanted. Will	
	reinspect on November	
	25, 1996. In prompt. My	R.
1-15-97	Have had concerns	
	from neighbors about	
	adding on, not losing	
	done, and possible	
	setback violations.	
	CEO drove on site and	
	attempted contact - no one	
	answered the door. Inspected	
	structure up the hill - totally	
	under construction. Placed	
	a phone call in to the	

SIS ENTRY/DATE 8-23-96 PK  
10-9-96 PK  
1-23-97 PK



ZONING COMPLAINT LOG SHEET

PAGE 6

FILE NO. C-96-111

LOG OF EVENTS (Field Inspection Notes, Phone Calls, Etc.)

DATE COMMENTS INSPECTOR'S INITIALS

~~Adler~~ but ~~no~~  
 he answered the phone -  
 left message on recorder  
 for them to call for inspection.  
 Tried to contact  
 Commissioner Brown with  
 this information but will  
 have to call back. J.C.

1-23-97 CTO talked to Richard  
 Adler - again, he  
 stated the project was  
 being delayed because  
 of permitting issues, etc.  
 He is pouring a floor this  
 weekend, for radiant  
 heat, has carpet scheduled  
 for 2-24-97, and hopes to  
 be moved in by end of  
 Feb., 1997. CTO will  
 inspect - prompt 2-11-97. JK  
 In prompt.

1-30-97 CTO called Susan Adler  
 and arranged to meet  
 Richard, or her, onsite  
 sometime this day. CTO  
 made contact with Susan  
 Adler and received

SIS ENTRY/DATE 1-23-97 OK  
 1-31-97 OK

## ZONING COMPLAINT LOG SHEET

PAGE 7

FILE NO. C-96-111

## LOG OF EVENTS (Field Inspection Notes, Phone Calls, Etc.)

DATE

COMMENTS

INSPECTOR'S  
INITIALS

6 appraisal to inspect the new  
 structure at the rear of  
 the property. Upon doing  
 so, CEO observed the  
 lower level under  
 renovation and the  
 upper level finished.  
 It was very dusty  
 however and did not  
 not appear lived in.  
 CEO questioned Mrs. Dodder  
 about Dodder Jr. and  
 she stated they have been  
 in Phoenix for the last  
 year. They did come  
 up for a week at Christmas,  
 but that was it. Mrs.  
 Dodder insists they should  
 be done by the end of February,  
 1997 for an electrician and  
 a dry-waller (electrocker) has  
 been hired. Carpet is still  
 due to be laid on 2-24-97.  
 Prompt 2-28-97. OK  
 In prompt. By  
 4-1-97 CEO made contact with  
 Richard Dodder, onsite, and

SIS ENTRY/DATE

4-1-97 OK  
4-2-97 OK

ZONING COMPLAINT LOG SHEET

PAGE 8

FILE NO. C-96-111

LOG OF EVENTS (Field Inspection Notes, Phone Calls, Etc.)

DATE

COMMENTS

INSPECTOR'S  
INITIALS

7/ He stated there was about  
one month delay but he  
hopes to be done with  
the house in two weeks.  
His wife and children  
moved out of the lower  
house and they are  
living with her parents.  
They had to move the  
remainder of the furniture  
from new area to old house.  
Prompt 4-16-97. JA  
In prompt. At  
\$ 9-2-97 CBO attempted contact  
with the Daddis but  
no one answered the door  
at either structure. CBO  
observed that the structure  
is being converted and  
the new residence is  
being lived in. Will  
call to arrange an  
inspection. Left message  
for them to call and update  
status. In prompt for 9-9-97. SD  
7/ 1-27-98 talked to Susan Daddis,  
they are living in the

SIS ENTRY/DATE

\$ 9-3-97 BK

\$ 4-2-97 BK

## PAGE 9

FILE NO. C-96-111

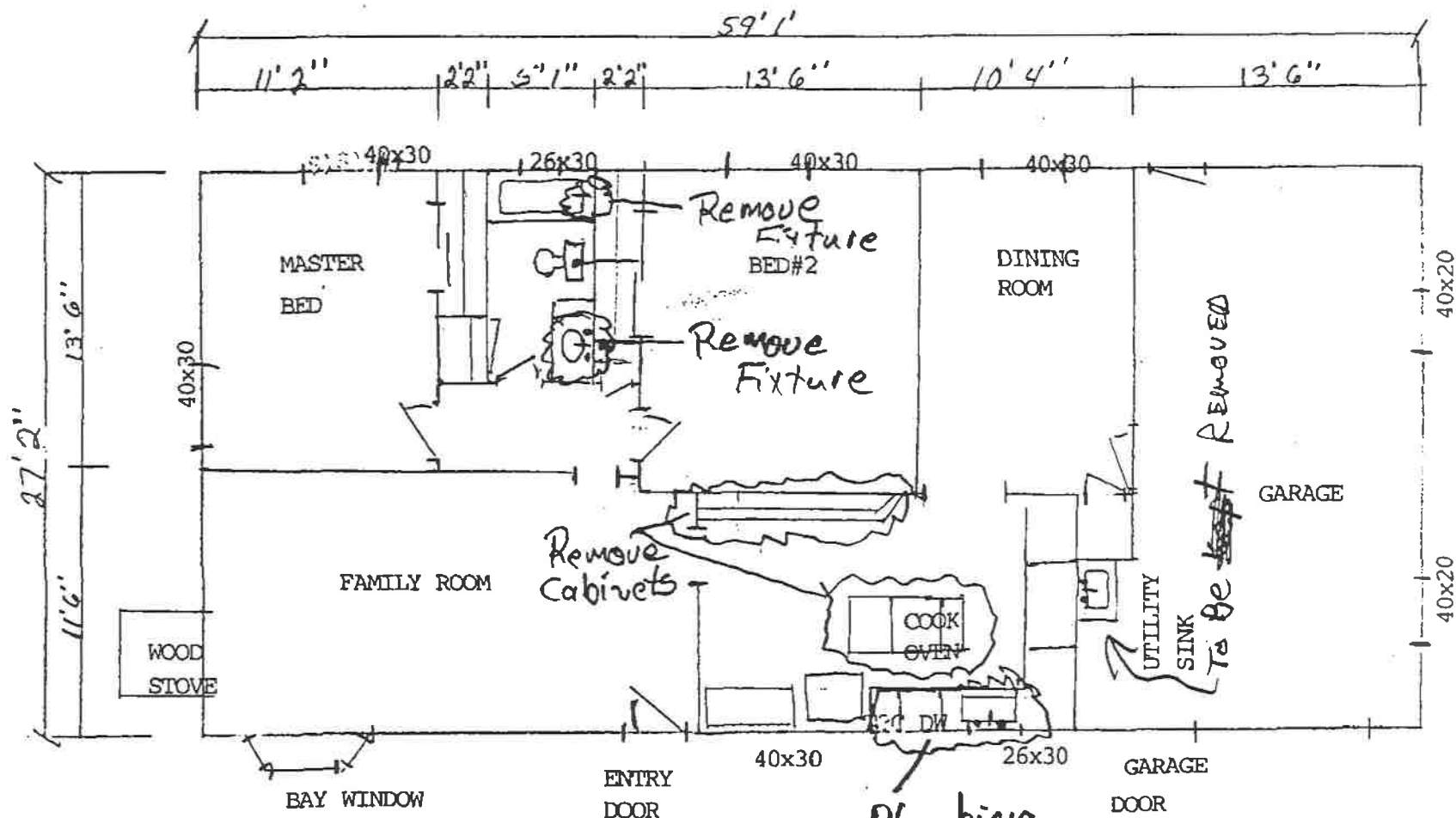
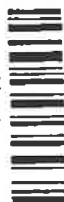
## DATE:

INSPECTOR'S  
INITIALS

★ 5-11-98

✱

SIS ENTRY/DATE A 5/15/98jr



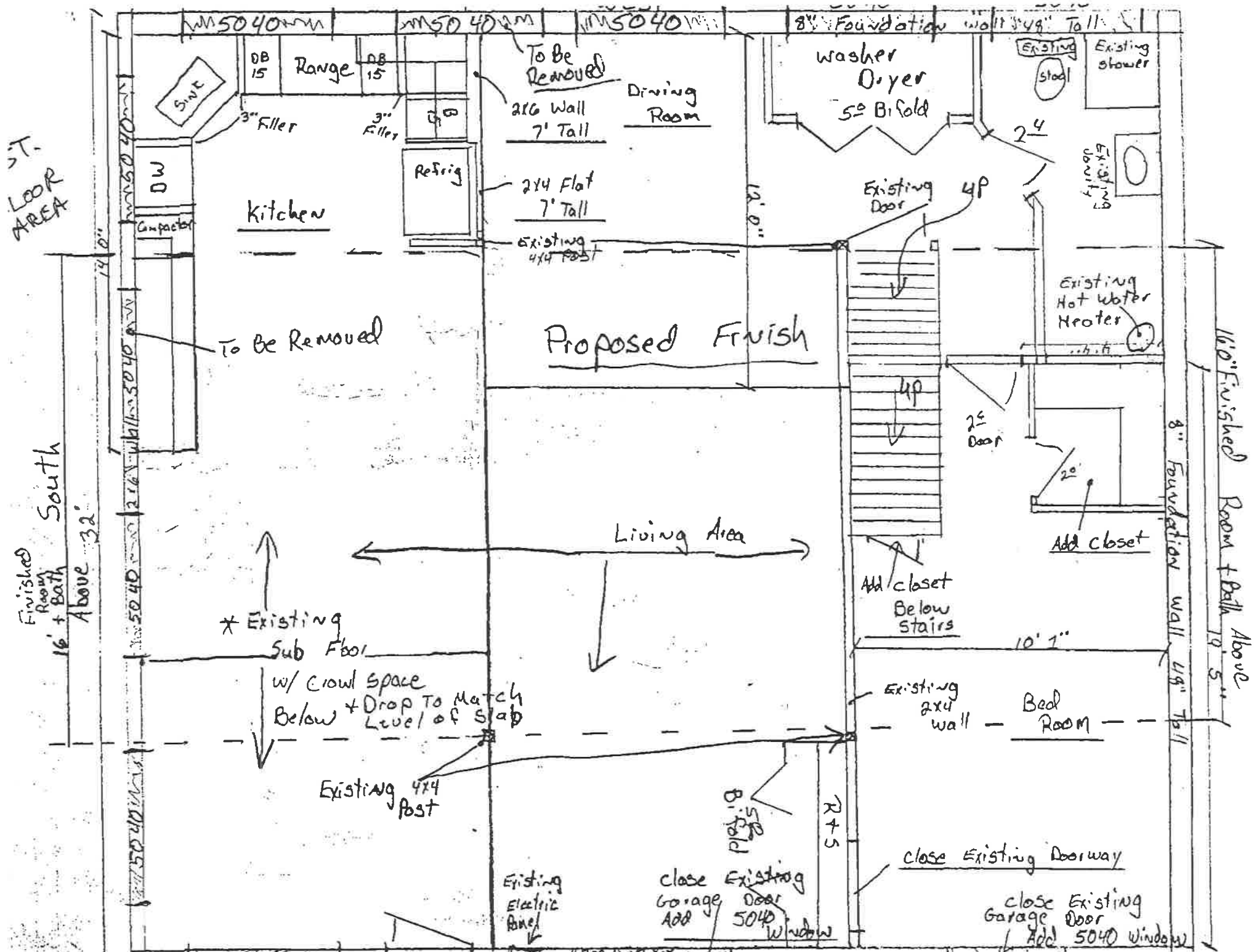
Plumbing

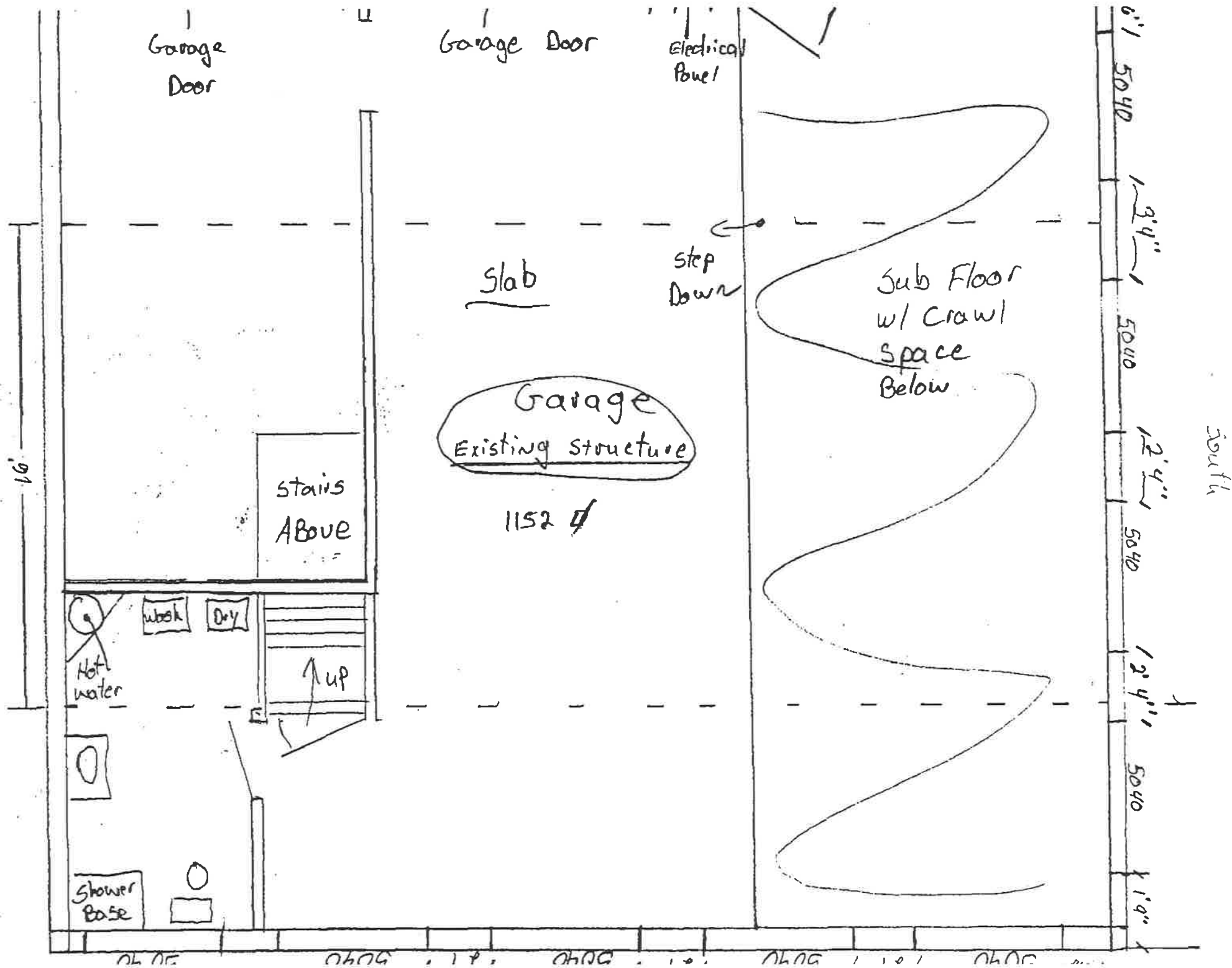
- To Be Disconnected  
Water And Sewer To  
Be Disconnected From  
This Building.

EXISTING RESIDENCE  
1250 W. WOODMEN RD.

07/22/96







RECEIVED  
JUL 01 1996  
Planning Dept.

NEW DOC



RICHARD DODDER  
1250 W. WOODMEN RD  
COLO. SPGS. CO.  
80919

DEAR SIRs;

WE APPRECIATE THE DEMEANOR OF *MR. TERRY RORICK* DURING THE INSPECTION OF OUR PROPERTY THIS PAST MONDAY, IT WAS A PLEASURE WORKING WITH HIM.

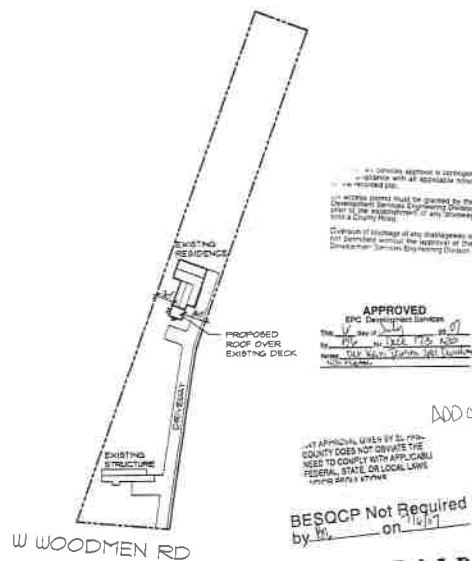
WE WOULD LIKE TO TURN OUR EXISTING DETACHED GARAGE INTO OUR PERMANENT RESIDENCE. TO ACCOMPLISH THIS AND STAY WITHIN THE ZONING REQUIREMENTS FOR OUR AREA, WE ARE GOING TO TURN OUR CURRENT RESIDENCE INTO STORAGE, AND SHOP SPACE. WE WILL BE REMOVING THE PLUMBING AS WELL AS THE APPLIANCES FROM THE KITCHEN. WE WILL ALSO BE REMOVING THE PLUMBING FROM THE BATH TUB. I WOULD LIKE TO KEEP THE TOILET AND SINK TO USE WHEN I AM WORKING IN THE SHOP AREA. IT IS OUR INTENTION TO BEGIN GETTING DRAWINGS TOGETHER AND PROCEEDING TOWARDS GETTING A PERMIT FOR THIS PROJECT PROMPTLY. WE ANTICIPATE BEING ABLE TO COMPLETE THIS PROJECT IN APPROXIMATELY NINETY DAYS, UPON COMPLETION OF THIS PROJECT, WE WILL BE HAPPY TO CONTACT YOUR OFFICE TO HAVE MR. RORICK RETURN TO DO A FOLLOW UP INSPECTION.

SINCERLY

RICHARD DODDER

# DODDER RESIDENCE COVERED DECK

1250 W WOODMEN RD  
COLORADO SPRINGS, CO 80918-2121



1. OFFICIAL APPROVAL IS NECESSARY  
- RESIDENCE WITH AN EXISTING ROOF  
- NO REMODELING

2. ALL ROOFING MUST BE INSTALLED BY THE  
- COVERED DECKING CONTRACTOR OR BY THE  
- OWNER OR A QUALIFIED ROOFER.

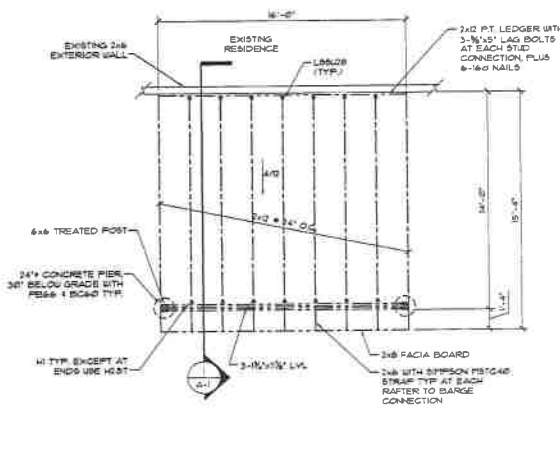
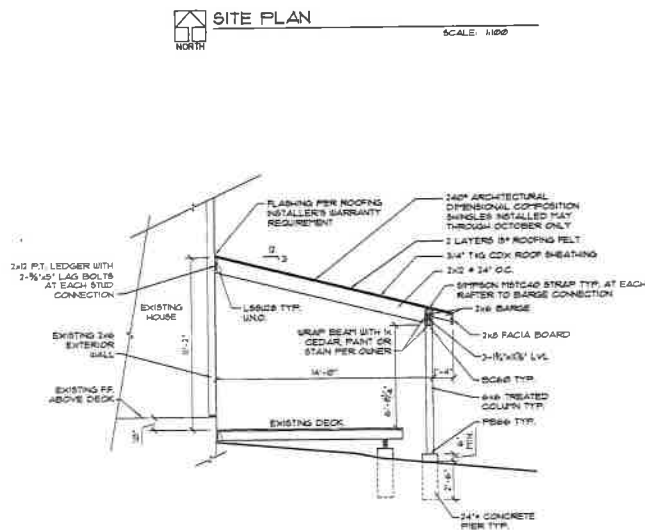
3. ROOFING CONTRACTOR SHALL BE RESPONSIBLE FOR THE  
- STRUCTURAL INTEGRITY OF THE ROOFING SYSTEM.

**APPROVED**  
KPC Development Services  
THE CITY OF COLORADO SPRINGS  
NAME: BILL WOODMAN  
DATE: 10/1/17

NOT AFFORDABLE TO BE PROVIDED  
- COUNTY DOES NOT OWN THE  
- NEED TO COMPLY WITH APPLICABLE  
- FEDERAL, STATE OR LOCAL LAWS  
- VARIOUS STATE STATUTES

**BESOCF Not Required**  
by 10/1/17 on 10/1/17

**P.A.I.D.**  
10/1/17



## DECK PLAN NOTES

OWNER: WILLIAM & PATRICIA DODDER

## CURRENT MAILING ADDRESS

1250 W WOODMEN RD  
COLORADO SPRINGS, CO 80918-2121  
CELL: 719.446.6778

## LEGAL DESCRIPTION

TRACT IN SW4 OF SEC 1 - IN SE4 SEC  
2-13-67 AS TOLS. SEC AT INTERSECT OF W LN  
OF SEC 1 WITH NLY R/W LN OF WOODMEN RD,  
TH NLY ALG SD R/W LN 293.10 FT FOR POS,  
TH AND R 97°25'40" NLY 321.10 FT, AND R  
K36°03' 49.21 FT, ANG L 71°38' 44",  
NLY 97 FT, ANG L 108°05' 20" SWLY 870.66  
FT TO A PT ON NLY R/W OF WOODMEN RD, TH  
ANG L 106°17' 34" SEV 150 FT TO 108

## LOT ADDRESS

1250 W WOODMEN RD  
COLORADO SPRINGS, CO 80918-2121

## EL PASO COUNTY ZONING

A5

## SCHEDULE

130700000000

## AREA OF LOT

81,000 SF (12 ACRES)  
AREA OF EXISTING STRUCTURES: 7,880 SF  
AREA OF PROPOSED ROOF: 347 SF

## NO MAXIMUM ALLOWABLE LOT COVERAGE

ACTUAL LOT COVERAGE: 37% (3,221 SF)

## MAXIMUM BLDG HEIGHT

30'

## SETBACKS PER ZONING

FRONT YARD: 25 FT  
SIDES OF YARD: 25 FT  
REAR YARD: 25 FT

## GENERAL NOTES

ALL ROOF OVERHANGS ARE AT 6" UNLESS NOTED OTHERWISE.  
INSTALL ALL PRODUCTS PER MANUFACTURER'S DETAILS &  
SPECIFICATIONS.

FOR ASPHALT SHINGLED ROOFS, THE ROOF VALLEY FLASHING SHALL  
NOT BE PROVIDED OF LESS THAN NO. 18 GALVANIZED SHEET GULCH  
CORROSION RESISTANT MATERIAL AND SHALL EXTEND A MINIMUM OF 6  
INCHES FROM THE CENTER LINE EACH WAY WITH SECTIONS OVERLAP  
OF NOT LESS THAN 4 INCHES.

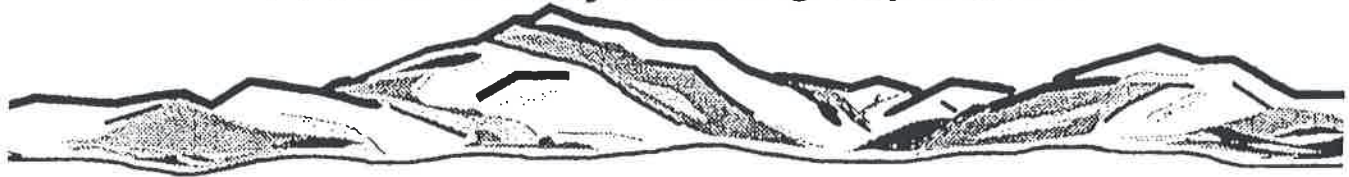
COLORADO DESIGN CONCEPTS WILL NOT BE RESPONSIBLE FOR THE  
STRUCTURAL INTEGRITY AND/OR CORRECT APPLICATION OF THE  
DESCRIBED PRODUCTS. BUILD HERE TO THE CURRENT LOCAL AND  
IRC CODE REQUIREMENTS.

8" x 8" COLUMN  
DESKIN LOADS: (THIS PROJECT IS BELOW 1000' ELEV.)  
30 POUNDS PER SQUARE FOOT LIVE LOAD  
5 POUNDS PER SQUARE FOOT DEAD LOAD  
100 MPH BASIC WIND SPEED (10 PSF MIN.)  
EXPOSURE C

FOR PIERS ASSUME 1500 PSF SOIL BEARING  
PRESSURE AND 2ND PSF SKIN FRICTION

**FRAMING NOTES**  
1. NOTIFY DESIGNER OF RECORD AND REGIONAL BUILDING  
DEPARTMENT PLAN CHECK & PLANS ARE DEVIATED FROM OR REQUIRE  
CHANGES BEFORE FRAMING HAS OCCURRED.  
2. PROVIDE SOLID BLOCKING TO BEARING BELOW AT ALL POST  
LOADS AND COLUMNS

## El Paso County Planning Department



July 19, 2002

William and Patricia Dodder  
1250 West Woodmen Road  
Colorado Springs, Colorado 80919

VA-02-011  
PC Approval Letter

RE: Variance of Use – Second Dwelling (VA-02-011)

This is to inform you that the above-referenced request for Variance of Use for a second dwelling on a two-acre parcel, zoned A-1 (Agricultural) Zone District was heard by the El Paso County Planning Commission on July 16, 2002, at which time a recommendation for approval was made. The parcel (Assessor's Tax Schedule #73020-00-022) is located north of Woodmen Road and east of the Peregrine Subdivisions, in the Woodmen Valley area at 1250 West Woodmen Road.

This recommendation for approval is subject to the following:

### CONDITIONS

1. Variance of Use approval shall be limited to allow only the requested additional dwelling.
2. The Variance of Use for the second dwelling shall be limited to five years after which time the structure will either be removed or converted to a non-habitable structure or the applicant will re-apply for and obtain an extension of the Variance of Use.
3. Access to the dwelling units shall be from the existing driveway allowed by the El Paso County Department of Transportation.
4. After the need for this Variance of Use expires the second dwelling shall not be used for rental purposes. Occupation of the second dwelling is limited to the applicant's daughter, Kim, and her husband.
5. Approval is contingent upon both houses being served by central water and sewer services.

### NOTATIONS

1. The County will not be responsible for enforcing any conditions of approval for any Well Permit assigned to the subject property.
2. No subsequent enlargement, expansion or modification to the structure shall be allowed unless the proposal is reevaluated and goes through the public hearing process in accordance with the requirements of the El Paso County Land Development Code.



William and Patricia Dodder

July 19, 2002

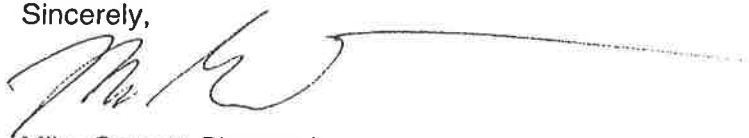
Page 2

3. If the variance of use is abandoned or discontinued for one (1) year or longer the variance of use shall be deemed abandoned and of no further force and effect.
4. Variance of Use requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action shall be deemed withdrawn and shall have to be resubmitted in their entirety.

The Planning Commission is advisory to the Board of County Commissioners. This request has been tentatively scheduled to be heard by the Commissioners on August 8, 2002.

Should you have any questions or if I can be of further assistance, please contact me at 719-520-6300.

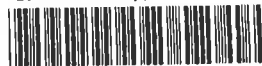
Sincerely,

A handwritten signature in black ink, appearing to be 'Mike Garrott', with a long horizontal line extending to the right.

Mike Garrott, Planner I

cc: File: VA-02-011

ROBERT C. "BOB" BALINK El Paso County, CO  
 11/17/2008 10:26:57 AM  
 Doc \$0.00 Page  
 Rec \$16.00 1 of 3 208123436



ADU-08-012

Recording Requested by and return to:  
 EL PASO COUNTY DEVELOPMENT SERVICES  
 2880 INTERNATIONAL CIRCLE  
 COLORADO SPRINGS CO 80910  
 (719)520-6300

## FOR RECORDER USE ONLY

## GUEST HOUSE COMPLIANCE AFFIDAVIT

File No. ADU08012

I, William A Dodder Jr, applicant or applicant's agent for a  
To use existing 839sf as Guest House  
 (description of development proposal)

under development application number ADU08012, being duly sworn on oath, deposes and says:

I, as applicant, own and hold title to the following described real property (hereinafter referred to as "the PROPERTY"), or have been given authority to represent the owner by an Owner's Affidavit of the PROPERTY for purposes of the above referenced application:

1260 W Woodman Rd Street Address  
80919 Legal Description  
73020-00-032 Assessor Tax Schedule Number

El Paso County, Colorado

## I hereby acknowledge and agree to the following:

"Pursuant to Section 5.2.29(C) of the El Paso County Land Development Code, I understand that a kitchen is not allowed within a guest house unless an affidavit is signed and recorded in the Office of the El Paso County Clerk and Recorder where by I as Owner acknowledge and agree that the guest house proposed as part of this development application and to be located on the above reference property may not be leased or rented. I, hereby agree that I will not lease or rent the guest house.

IN WITNESS WHEREOF, the parties hereto have hereunder set their hands and seal this 12 day of Nov, 2008

## OWNER

STATE OF ColoradoCOUNTY OF El Paso

Owner Signature

Print Name, Mailing Address and Phone Number

William A Dodder Jr

The foregoing instrument was acknowledged before me this 12 day of November, 2008 by  
William A. Dodder Jr, COUNTY of El Paso

Terry Lowderman  
 (Notary Public)

My Commission expires 8/20/2010

El Paso County Procedures Manual  
 Procedure # R-FM-019-07  
 Issue Date: 04/02/07  
 Revision Issued: 7/6/2007



SCANNED

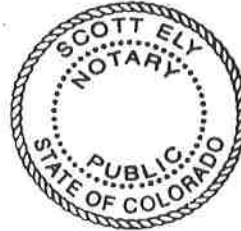
OWNER  
STATE OF Colorado

COUNTY OF El Paso

Patricia J. Dodder 719-268-  
Owner Signature  
PATRICIA J. Dodder 1250 W. Woodnew Rd Col Spgs Co. 80919 9780  
Print Name, Mailing Address and Phone Number

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of NOVEMBER, 2008 by  
PATRICIA J. DODDER, COUNTY of EL PASO

[Signature] My Commission expires My Commission Expires 02-21-10  
(Notary Public)



# EL PASO COUNTY DEVELOPMENT SERVICES SITE PLAN

## for Placement of Manufactured Homes, Mobile Homes and/or Additions

### to the Property or Residence

Site Plans may be delayed or denied if information is omitted. Fees are payable at the time of submittal and are **NON-REFUNDABLE** regardless of approval or denial

**APPLICANT IS RESPONSIBLE FOR ACCURACY OF SITE PLAN**

Property Address 1250 West Woodmen Rd. 80919 Zoning A-5  
 Parcel No. 73020-00-032  
 Legal Description 2-13-67  
 Applicant Name & Ph. No. Williams A Dodder Jr Contractor Name \_\_\_\_\_  
 Proposed Structure & Use Guest House Sq. Footage 850 sq ft

All Site Plans **MUST** include the following **LEGIBLE** minimum standards and drawn to a scale determined by applicant:

- ☐ Lot configuration and boundary measurements
- ☐ Location, height (from finished grade), and dimensions of all existing and proposed structures
- ☐ Building setbacks with reference to property lines, highways or Rights-of-way
- ☐ Location of all Easements, Driveway(s), Well and Septic system
- ☐ Location of NO-BUILD areas, watercourses, drainage facilities
- ☐ Contours if slope is greater than 10%
- ☐ Building coverage calculation (% of lot coverage)
- ☐ All streets, roads, highways adjoining the property
- ☐ Any other requirements as stated by the Development Plan if zoned PUD

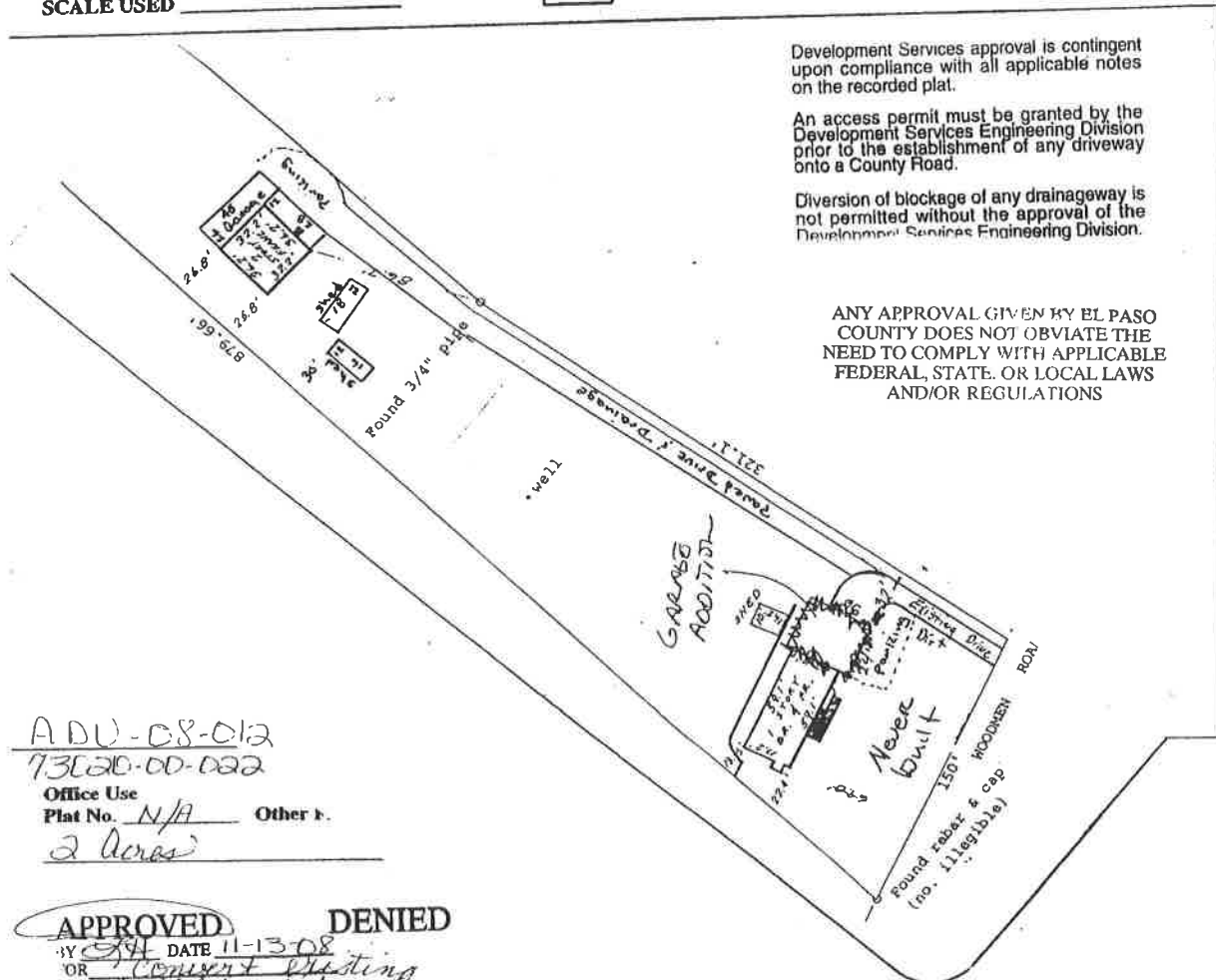
Any approval given by El Paso County does not obviate the need to comply with applicable Federal, State or Local Laws or regulations. Development Services approval is contingent upon compliance with all applicable notes on the recorded plat. An access permit must be granted by the Development Services 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 drainageway is not permitted without the approval of the Development Services Engineering Division.



NORTH

SCALE USED \_\_\_\_\_

Williams A Dodder Jr 13 Nov 08  
 Signature Date



Development Services approval is contingent upon compliance with all applicable notes on the recorded plat.

An access permit must be granted by the Development Services Engineering Division prior to the establishment of any driveway onto a County Road.

Diversion or blockage of any drainageway is not permitted without the approval of the Development Services Engineering Division.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLVATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS

ADU-08-012

73020-00-032

Office Use

Plat No. N/A Other r.

2 Acres

**APPROVED**

**DENIED**

BY SA DATE 11-13-08  
 OR Convert Plotting  
 NOTES building into  
850 sq ft  
Never Built  
 EL PASO COUNTY attached  
 DEVELOPMENT SERVICES 3029

RESQCP Not Required

by SA on 11-13-08

**P A I D**

~~850~~ Guesthouse  
850

~~300~~ L  
300  
Garage

1275 Total

William A. Dodder Sr  
1250 W Woodmen Rd  
Colo Spgs Colo 80919  
719-440-6778





## INTAKE RECEIPT

El Paso County Development Services Department  
2880 International Circle, Colorado Springs, Colorado 80910  
719-520-6300

Ver. 2008

Receipt #	B49637	Payment Type:	Check: <input checked="" type="checkbox"/>
Date:	11/13/08		Check # 1016
Processed by:	Elizabeth Hook		Cash: <input checked="" type="checkbox"/>
Project Name:	1250 W. WOODMEN RD.		
Name:	WILLIAM DODDER		
Address:	1250 W. WOODMEN RD.		
City:	COS	State:	CO
Phone:	X	Zip:	80919
E-Mail:	X	Fax:	X

PROCESS	FEE	Qty	TOTAL
Administrative Plot Plan (Residential)	\$ 140.00	1	\$ 140.00
Surcharge	\$ 37.50	1	\$ 37.50
	TOTAL		\$ 177.50

Comments

--

# RECORDING RECEIPT

El Paso County Planning Department  
2880 International Circle, Colorado Springs, Colorado 80910  
719-520-6300

V 2008

Receipt # **A1581**  
 Date: 11/13/08  
 Processed by: Elizabeth Hook  
 Project Name: 1250 W. WOODMEN RD.  
 Name: WILLIAM DODDER  
 Address: 1250 W. WOODMEN RD.  
 City: COS  
 Phone: X  
 E-Mail: X

Payment Type:	Check: <input checked="" type="checkbox"/>
	Check #: 1016
	Cash: <input type="checkbox"/>
	File #

State: CO Zip: 80919  
Fax: X

DESCRIPTION			FEE	QTY	TOTAL
Pages Miscellaneous Documents			\$5.00	3	\$15.00
Community	Area -				
Neighborhood	Area -				
Regional	Area -				
School Fees	School District:				
Drainage Fees	Basin:				
Drainage Fees	Basin:				
Drainage Fees	Basin:				
Bridge Fees	Basin:				
Bridge Fees	Basin:				
Bridge Fees	Basin:				
Clerk and Recorder Surcharge per Document			\$1.00	1	\$1.00
				<b>TOTAL</b>	<b>\$16.00</b>

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## I N D E X    N U M B E R    R E P O R T

INDEX NUMBER: C 96111

Date: 6-MAY-04

Page: 1

\*\*\*\*\*

Acreage	Case	Close Date	Court Date	Credit Date	Last	Lots	Planner	Reception	Record Date	Certified Date
0.000		51198	0	0	51598	1	GEARY	0	0	0

BOA Date	BOA Act	MSC Date	MSC Act	PC Date	PC Act	BCC Date	BCC Act	Rgst Date	Insp Date	File Date	Fil Act	Hold Date	Submit Date	P Plan Date	P Plan Action
0		0		0		0		60496	60496	0	I	0	0	0	
0		0		0		0		0	61796	0	L	0	0	0	
0		0		0		0		0	62496	0	R	0	0	0	
0		0		0		0		0	71596	0	L	0	0	0	
0		0		0		0		0	11597	0	R	0	0	0	
0		0		0		0		0	13097	0	R	0	0	0	
0		0		0		0		0	51198	0	R	0	0	0	
0		0		0		0		0	51198	0	C	0	0	0	

Applicant	Map Nr	Book	Page	Zone	Old Zone	Plat
DODDER RICHARD C. AND SUSAN D.	731.020			A1		0
1250 WOODMEN ROAD W.	0.000					0
COLORADO SPRINGS CO 80919-2727	0.000					0

## Project Information

## Consultant Information

## COMPLAINT

TWO RESIDENCES ON ONE PROEPRTY

Index number affects the following parcel(s):

7302000022

C-03-091  
Chronology

Parcel	Owners Information (Name and address)	House Number - Street
7302000022	DODDER WILLIAM A JR & DODDER PATRICIA J 1250 W WOODMEN RD COLORADO SPRINGS, CO 80919-2727 80919	1250 WOODMEN RD W

to file

# INDEX NUMBER REPORT

INDEX NUMBER: C 96111

Date: 6-MAY-04

Page: 2

Parcel	TXD	Create Date	Plat	Master Parcel	Land Use	Land Area	Area Code	Imp Use	Year Built	Imp Area	Imp DU
7302000022	JB9	0	0		1112	200	1	M2	1958	1152	1
					0	0	0	F2	1993	1152	1

Parcel Number	Doc Fee	Sale Date	Sale Book	Sale Page	Legal Description
7302000022	310	19750601			TRACT IN SW4 OF SEC 1 + IN SE4 SEC 2-13-67 AS FOLS,
	950	19921201	6083	340	BEG AT INTSEC OF W LN OF SEC 1 WITH NLY R/W LN OF
	0	19940208	6377	655	WOODMEN RD, TH NWLY ALG SD R/W LN 293.10 FT FOR POB,
	0	19990329			TH ANG R 97<25'40'' NELY 321.10 FT, ANG R 8<36'03''
					NELY 490.21 FT, ANG L 71<38'44'' NWLY 97 FT, ANG L
					108<05'20'' SWLY 879.66 FT TO A PT ON NLY R/W
					OF WOODMEN RD, TH ANG L 106<17'39'' SELY 150 FT TO POB

## Index Number Comments

\*

### COMPLAINT:

TWO RESIDENCES ON ONE PROPERTY

### DATE COMPLAINT RECEIVED:

6-4-96

### COMPLAINANT:

ANONYMOUS

### ASSESSOR'S USE CODE:

1112

### PARCEL SIZE:

2.0 ACRES

#3

### REF. FILES:

>

### INSPECTOR'S NOTES:

\*

\*\*\*\*\*

I N D E X      N U M B E R      R E P O R T

INDEX NUMBER: C 96111

Date: 6-MAY-04

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Index Number Comments

6-4-96

SECOND RESIDENCE IN GARAGE STRUCTURE VERIFIED BY REGIONAL BUILDING DEPARTMENT (SEE PHOTOS). SINK IN KITCHEN AREA WITH WASHER AND DRYER IN BATH AREA PER DAVE JONES, REGIONAL BUILDING DEPARTMENT. YATES

\*

6-4-96

CONTACT CITY WATER AND EL PASO COUNTY HEALTH (BALU BHAZANI AT WATER (636-5632)). YATES

\*

6-10-96

SPOKE WITH MR. BHAZANI. HE SAID HE WOULD CONTACT THE DODDERS. YATES

\*

6-17-96

COURTESY LETTER TO THE DODDERS. IN PROMPT FOR 6-24-96. YATES

\*

6-19-96

MR. DODDER (BILL) PHONED. HE WILL MEET CODE ENFORCEMENT OFFICER ON SITE ON MONDAY, JUNE 24, 1996 AT 11:A.M. FOR INSPECTION OF IMPROVEMENTS ON PROPERTY. YATES

\*

6-24-96

11:00 A.M.: CODE ENFORCEMENT OFFICER MET WITH RICHARD DODDER JR. & HIS FOLKS, MR. & MRS. DODDER AND WAS WELCOMED INTO THE NEW RESIDENCE/GARAGE AREA. AT THIS POINT A BEDROOM AND BATHROOM AREA WAS UPSTAIRS, A LIVING AREA, SINK, LAUNDRY ROOM AREA AND GARAGE WERE OBSERVED ON THE GROUND LEVEL. AFTER A LENGTHY DISCUSSION IT WAS DETERMINED THAT THE OLDER RESIDENCE WOULD BE CONVERTED TO A WORKSHOP AREA WHILE RETAINING A BATHROOM AREA ONLY, AND THE DODDERS WOULD FINISH THE NEWER STRUCTURE INTO A FULL DWELLING UNIT. IT WOULD TAKE 60-90 DAYS TO COMPLETE AND HE WILL SEND A LETTER TO THIS EFFECT (ALSO SITE PLAN AND BUILDING PLANS). PROMPT 7-15-96 FOR LETTER. RORICK

IN PROMPT.

YATES

\*

7-1-96

RECEIVED LETTER FROM THE DODDERS CONCERNING THE CONVERSION OF THEIR FORMER RESIDENCE AND RELOCATION TO THE NEW ONE. THEY REQUESTED KEEPING A SINK AND A TOILET AND REMOVING THE KITCHEN UNIT AND OTHER PLUMBING FIXTURES, BUT UPON DISCUSSING THIS WITH THE PLANNING DIRECTOR, KEN



\*\*\*\*\*  
INDEX NUMBER REPORT

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\*\*\*\*\*

Index Number Comments

ROWBERG, ONLY A SINK WOULD BE ALLOWED TO REMAIN IN THE OLD RESIDENCE.  
IN ADDITION, THE CITY OF COLORADO SPRINGS WOULD HAVE TO APPROVE THE  
HOOKUP TO THE NEW RESIDENCE AND THE OLD SINK. WILL WRITE LETTER TO  
DODDERS. RORICK

\*

7-15-96

LETTER TO DODDERS (SEE COPY). PROMPT 10-1-96.

RORICK

IN PROMPT.

YATES

\*

7-29-96

BALLEU BIANI FROM CITY OF COLORADO SPRINGS PHONED. THEY WILL ALLOW  
ONLY ELECTRICITY AND GAS IN THE UNIT CLOSEST TO WOODMEN ROAD THAT THE  
DODDERS WANT TO CONVERT TO A WORK SHOP, WHILE USING THE  
GARAGE/APARTMENT AS THEIR PRIMARY RESIDENCE. APPARENTLY THE DODDERS  
WERE IN VIOLATION OF CITY REGULATIONS WITH THE EXISTENCE OF TWO  
RESIDENCES ON A SINGLE TAP, THEREFORE, MR. DODDER HAS ELECTED TO HAVE A  
SINGLE DWELLING. THE CITY HAS OPTED TO WAIVE VIOLATION FEES AS THIS IS  
A FIRST OFFENSE. MR. BIANI, SHARON YATES, AND RICHARD PLUSH (CITY) ON  
CONFERENCE CALL FOR THESE ISSUES. MR. BIANI SUGGESTED THAT THE CITY  
INSPECTOR AND COUNTY CODE ENFORCEMENT OFFICER, TERRY RORICK, MEET AT  
SOME POINT ON THE SITE TO VERIFY THE DODDER CONVERSION. MR. DODDER  
WILL APPARENTLY PHONE US TO COORDINATE THIS. YATES

\*

8-2-96

CODE ENFORCEMENT OFFICER RORICK RECEIVED A CALL FROM RICHARD DODDER AND  
HE STATED THE CITY WOULD NOT ALLOW HIM TO HAVE TWO(2) WATER/SEWER  
HOOKUPS AND HE COULD ONLY HAVE ELECTRICITY IN THE OLD RESIDENCE (TO BE  
CONVERTED TO A WORKSHOP AND STORAGE SHED). MRS. DODDER WILL BRING THE  
PLOT PLAN AND BUILDING PLANS IN THIS DAY AND IF OKAY, A COPY WILL BE  
PLACED IN THIS FILE. RORICK

\*

8-22-96

PROMPT 9-20-96.

RORICK

IN PROMPT.

YATES

\*

Index Number Comments

10-4-96

CODE ENFORCEMENT OFFICER MADE CONTACT WITH MRS. DODDER AND SHE STATED THEY HAVE NOT PROGRESSED AS FAR AS THEY WANTED. WILL REINSPECT ON NOVEMBER 25, 1996.

RORICK

IN PROMPT.

YATES

\*

1-15-97

HAVE HAD CONCERNS FROM NEIGHBORS ABOUT ADDING ON, NOT BEING DONE, AND POSSIBLE SETBACK VIOLATIONS. CODE ENFORCEMENT OFFICER DROVE ON SITE AND ATTEMPTED CONTACT. NO ONE ANSWERED THE DOOR. INSPECTED STRUCTURE UP THE HILL - TOTALLY UNDER CONSTRUCTION. PLACED A PHONE CALL IN TO THE DODDARDS BUT NO ONE ANSWERED THE PHONE. LEFT MESSAGE ON RECORDER FOR THEM TO CALL FOR INSPECTION. TRIED TO CONTACT COMMISSIONER BROWN WITH THIS INFORMATION BUT WILL HAVE TO CALL BACK.

RORICK

\*

1-23-97

CODE ENFORCEMENT OFFICER TALKED TO RICHARD DODDER AGAIN. HE STATED THE PROJECT WAS BEHIND SCHEDULE BECAUSE OF PERMITTING ISSUES, ETC. HE IS POURING A FLOOR THIS WEEKEND FOR RADIANT HEAT. HAS CARPET SCHEDULED FOR 2-24-97 AND HOPE TO BE MOVED IN BY END OF FEBRUARY, 1997. CODE ENFORCEMENT OFFICER WILL REINSPECT. PROMPT 2-11-97.

RORICK

IN PROMPT.

YATES

\*

1-30-97

CODE ENFORCEMENT OFFICER CALLED SUSAN DODDER AND ARRANGED TO MEET RICHARD, OR HER, ON SITE SOME TIME THIS DAY. CODE ENFORCEMENT OFFICER MADE CONTACT WITH SUSAN DODDER AND RECEIVED APPROVAL TO INSPECT THE NEW STRUCTURE AT THE REAR OF THE PROPERTY. UPON DOING SO, CODE ENFORCEMENT OFFICER OBSERVED THE LOWER LEVEL UNDER RENOVATION AND THE UPPER LEVEL FINISHED. IT WAS VERY DUSTY, HOWEVER, AND DID NOT APPEAR LIVED IN. CODE ENFORCEMENT OFFICER QUESTIONED MRS. DODDER ABOUT DODDER SENIOR AND SHE STATED THEY HAVE BEE IN PHOENIX FOR THE LAST YEAR. THEY DID COME UP FOR A WEEK AT CHRISTMAS, BUT THAT WAS IT. MRS. DODDER INSISTS THEY SHOULD BE DONE BY THE END OF FEBRUARY, 1997, FOR AN ELECTRICIAN AND A DRY WALLER (SHEETROCKER) HAS BEEN HIRED. CARPET IS STILL DUE TO BE

\*\*\*\*\*  
INDEX NUMBER REPORT

INDEX NUMBER: C 96111

Date: 6-MAY-04

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\*\*\*\*\*

Index Number Comments

LAI D ON 2-24-97. PROMPT 2-28-97.

RORICK

IN PROMPT.

YATES

\*

4-1-97

CODE ENFORCEMENT OFFICER MADE CONTACT WITH RICHARD DODDER, ON SITE, AND HE STATED THERE WAS ABOUT ONE MONTH DELAY BUT HE HOPES TO BE DONE WITH THE HOUSE IN TWO WEEKS. HIS WIFE AND CHILDREN MOVED OUT OF THE LOWER HOSUE AND THEY ARE LIVING WITH HER PARTNETS. THEY HAD TO MOVE THE REMAINDER OF THE FURNITURE FROM NEW AREA TO OLD HOUSE. PROMPT 4-16-97.

RORICK

IN PROMPT.

YATES

\*

9-2-97

CODE ENFORCEMENT OFFICER ATTEMPTED CONTACT WITH THE DODDERS, BUT NO ONE ANSWERED THE DOOR AT EITHER STRUCTURE. CODE ENFORCEMENT OFFICER OBSERVED THAT THE STRUCTURE IS BEING CONNECTED AND THE NEW RESIDENCE IS BEING LIVED IN. WILL CALL TO ARRANGE AN INSPECTION. LEFT MESSAGE FOR THEM TO CALL AND UPDATE STATUS.

RORICK

IN PROMPT FOR 9-9-97.

YATES

\*

1-27-98

TALKED TO SUSAN DODDER, THEY ARE LIVING IN THE NEW RESIDENCE EVEN THOUGH NOT COMPLETED. SHE WILL HAVE RICHARD CALL AND SET UP A CURSORY INSPECTION.

RORICK

\*

5-11-98

THE KITCHEN AREA & BATHROOM PLUMBING HAS BEEN REMOVED AND WATER DISCONNECTED. CLOSE THIS CASE.

RORICK

CLOSE.

YATES

\*\*\*\*\*  
INDEX NUMBER: C 02143INDEX NUMBER REPORT  
Date: 6-MAY-04Page: 1  
\*\*\*\*\*

Acres	Case	Close Date	Court Date	Credit Date	Last	Lots	Planner	Reception	Record Date	Certified Date
2.000		100402	0	0	100402	0	RORICK	0	0	0

BOA Date	BOA Act	MSC Date	MSC Act	PC Date	PC Act	BCC Date	BCC Act	Rgst Date	Insp Date	File Date	File Act	Hold Date	Submit Date	P Plan Date	P Plan Action
0		0		0		0		81302	0	0		0	0	0	

Applicant	Map Nr	Book	Page	Zone	Old Zone	Plat
DODDER WILLIAM A JR & PATRICIA J	731.020			A1		0
1250 WOODMEN RD W	0.000					0
COLORADO SPRINGS CO 80919 2727	0.000					0

## Project Information

## Consultant Information

COMPLAINT: PEOPLE LIVING IN THE COTTAGE  
LOCATED ON THE SOUTHERN PORTION OF THE  
PROPERTY & CONTRACTORS EQUIPMENT YARD.  
REF FILES: BOA93081;C96111;C99112;COR96  
007;INT93030;LOG951207;LOG961110;PRE02  
159;VA02011 (W/DRAWN)

Index number affects the following parcel(s):

7302000022

Parcel	Owners Information (Name and address)	House Number - Street
7302000022	DODDER WILLIAM A JR & DODDER PATRICIA J 1250 W WOODMEN RD COLORADO SPRINGS, CO 80919-2727 80919	1250 WOODMEN RD W

# INDEX NUMBER REPORT

INDEX NUMBER: C 02143

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Parcel	TXD	Create Date	Plat	Master Parcel	Land Use	Land Area	Area Code	Imp Use	Year Built	Imp Area	Imp DU
7302000022	JB9	0	0		1112 0	200 0	1 0	M2 F2	1958 1993	1152 1152	1 1

Parcel Number	Doc Fee	Sale Date	Sale Book	Sale Page	Legal Description
7302000022	310	19750601			TRACT IN SW4 OF SEC 1 + IN SE4 SEC 2-13-67 AS FOLS,
	950	19921201	6083	340	BEG AT INT' SEC OF W LN OF SEC 1 WITH NLY R/W LN OF
	0	19940208	6377	655	WOODMEN RD, TH NWLY ALG SD R/W LN 293.10 FT FOR POB,
	0	19990329			TH ANG R 97<25'40'' NELY 321.10 FT, ANG R 8<36'03''
					NELY 490.21 FT, ANG L 71<38'44'' NWLY 97 FT, ANG L
					108<05'20'' SWLY 879.66 FT TO A PT ON NLY R/W
					OF WOODMEN RD, TH ANG L 106<17'39'' SELY 150 FT TO POB

## Index Number Comments

\*

### COMPLAINT:

PEOPLE LIVING IN THE COTTAGE LOCATED ON THE SOUTHERN PORTION OF THE  
PROPERTY & CONTRACTORS EQUIPMENT YARD.

DATE COMPLAINT RECEIVED:

8-8-02

COMPLAINANT:

ANONYMOUS

ASSESSOR'S USE CODE:

1112

PARCEL SIZE:

2 ACRES

#2

REF. FILES:

BOA-93-081; C-96-111; C-99-112; COR-96-007; INT-93-030; LOG-95-1207;  
LOG-96-1110; PRE-02-159; VA-02-011 (WITHDRAWN)

INSPECTOR'S NOTES:

\*

9-17-02

NO VIOLATIONS. HOUSE IN FRONT IS AN OFFICE. KITCHEN HAS BEEN REMOVED.  
NO HEAVY EQUIPMENT (1) TRAILER. CLOSE FILE. CEO SENT A LETTER  
TO MR DODDER OF THESE FINDINGS DATED 10-3-02.  
CLOSE.

JACKSON  
YATES

INDEX NUMBER: C 99112

INDEX NUMBER REPORT  
Date: 6-MAY-04

Page: 1

Acres	Case	Close Date	Court Date	Credit Date	Last	Lots	Planner	Reception	Record Date	Certified Date
0.000		72199	0	0	112503	0	RORICK	0	0	0

BOA Date	BOA Act	MSC Date	MSC Act	PC Date	PC Act	BCC Date	BCC Act	Rgst Date	Insp Date	File Date	File Act	Hold Date	Submit Date	P Plan Date	P Plan Action
0		0		0		0		71499	0	0		0	0	0	

Applicant	Map Nr	Book	Page	Zone	Old Zone	Plat
DODDER WILLIAM A. JR. & PATRICIA J. 1250 WOODMEN ROAD W. COLORADO SPRINGS CO 80919-2727	731.020			A1		0 0 0

Project Information

Consultant Information

COMPLAINT

PEOPLE (RENTERS) LIVING IN GARAGE

Index number affects the following parcel(s):

7302000022

Parcel	Owners Information (Name and address)	House Number - Street
7302000022	DODDER WILLIAM A JR & DODDER PATRICIA J 1250 W WOODMEN RD COLORADO SPRINGS, CO 80919-2727 80919	1250 WOODMEN RD W

Parcel	TXD	Create Date	Plat	Master Parcel	Land Use	Land Area	Area Code	Imp Use	Year Built	Imp Area	Imp DU
7302000022	JB9	0	0		1112 0	200 0	1 0	M2 F2	1958 1993	1152 1152	1 1

*Copy to file*



\*\*\*\*\*  
INDEX NUMBER: C 99112

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Date: 6-MAY-04

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\*\*\*\*\*

Parcel Number	Doc Fee	Sale Date	Sale Book	Sale Page	Legal Description
7302000022	310	19750601			TRACT IN SW4 OF SEC 1 + IN SE4 SEC 2-13-67 AS FOLS, BEG AT INTSEC OF W LN OF SEC 1 WITH NLY R/W LN OF WOODMEN RD, TH NWLY ALG SD R/W LN 293.10 FT FOR POB, TH ANG R 97<25'40'' NELY 321.10 FT, ANG R 8<36'03'' NELY 490.21 FT, ANG L 71<38'44'' NWLY 97 FT, ANG L 108<05'20'' SWLY 879.66 FT TO A PT ON NLY R/W OF WOODMEN RD, TH ANG L 106<17'39'' SELY 150 FT TO POB
	950	19921201	6083	340	
	0	19940208	6377	655	
	0	19990329			

Index Number Comments

\*

COMPLAINT:  
PEOPLE LIVING (RENTERS) IN GARAGE.

DATE COMPLAINT RECEIVED:  
7-14-99

COMPLAINANT:  
ANONYMOUS

ASSESSOR'S USE CODE:  
1112

PARCEL SIZE:  
2.0 ACRES

#4

REF. FILES:  
>

INSPECTOR'S NOTES:

\*

\*

7-20-99

CBO MADE CONTACT WITH SUSAN DODDER, FORMER CO-OWNER OF THIS PARCEL. SHE AND HER HUSBAND, RICHARD, SOLD IT TO HIS PARENTS LISTED ABOVE. SUSAN STATED HER HUSBAND'S PARENTS BOUGHT THE PROPERTY TO ENABLE THEM TO MOVE TO THUNDERBIRD ESTATES SOMETIME THIS YEAR OR NEXT. THE

\*\*\*\*\*  
INDEX NUMBER: C 99112

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Date: 6-MAY-04

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Index Number Comments

PARENTS PRESENTLY LIVE IN ARIZONA AND ARE VISITING AND LIVING IN THEIR  
MOTOR HOME. THE ELDER DODDERS WILL SELL THE PROPERTY WHEN RICHARD AND  
SUSAN MOVE OUT. IN THE MEANTIME, THE FORMER RESIDENTIAL OFFICE IS  
BEING USED AS AN OFFICE BY RICHARD FOR HIS CONSTRUCTION COMPANY. IT IS  
ALSO BEING USED FOR STORAGE. AT THIS POINT, NO VIOLATIONS WERE  
DISCERNIBLE. CLOSE CASE.

RORICK

CLOSE.

YATES

INDEX NUMBER: C 03091

INDEX NUMBER REPORT  
Date: 6-MAY-04

Page: 1

Acres	Case	Close Date	Court Date	Credit Date	Last	Lots	Planner	Reception	Record Date	Certified Date
2.000		0	0	0	32904	1	JACKSON	0	0	0

BOA Date	BOA Act	MSC Date	MSC Act	PC Date	PC Act	BCC Date	BCC Act	Rgst Date	Insp Date	File Date	Fil Act	Hold Date	Submit Date	P Plan Date	P Plan Action
0		0		0		0		60903	0	0		0	0	0	

Applicant	Map Nr	Book	Page	Zone	Old Zone	Plat
DODDER WILLIAM A JR & PATRICIA J	731.020			A1		0
1250 WOODMEN RD W	0.000					0
DODDER WILLIAM A JR & PATRICIA J	0.000					0
1250 WOODMEN RD W	0.000					0
COLORADO SPRINGS CO 80919 2727	0.000					0

Project Information

Consultant Information

COMPLAINT:LIVING IN 2ND DWELLING ON SITE  
REF FILES:BOA93081;C02143;C96111;C99112;  
COR96007

Index number affects the following parcel(s):

7302000022

Parcel	Owners Information (Name and address)	House Number - Street
7302000022	DODDER WILLIAM A JR & DODDER PATRICIA J 1250 W WOODMEN RD COLORADO SPRINGS, CO 80919-2727 80919	1250 WOODMEN RD W

Parcel	TXD	Create Date	Plat	Master Parcel	Land Use	Land Area	Area Code	Imp Use	Year Built	Imp Area	Imp DU
7302000022	JB9	0	0		1112 0	200 0	1 0	M2 F2	1958 1993	1152 1152	1 1

*Copy to file*

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INDEX NUMBER REPORT

INDEX NUMBER: C 03091

Date: 6-MAY-04

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Parcel Number	Doc Fee	Sale Date	Sale Book	Sale Page	Legal Description
7302000022	310	19750601			TRACT IN SW4 OF SEC 1 + IN SE4 SEC 2-13-67 AS FOLS,
	950	19921201	6083	340	BEG AT INTSEC OF W LN OF SEC 1 WITH NLY R/W LN OF
	0	19940208	6377	655	WOODMEN RD, TH NWLY ALG SD R/W LN 293.10 FT FOR POB,
	0	19990329			TH ANG R 97<25'40'' NELY 321.10 FT, ANG R 8<36'03''
					NELY 490.21 FT, ANG L 71<38'44'' NWLY 97 FT, ANG L
					108<05'20'' SWLY 879.66 FT TO A PT ON NLY R/W
					OF WOODMEN RD, TH ANG L 106<17'39'' SELY 150 FT TO POB

Index Number Comments

\*  
6-11-03  
PLANNING DIRECTOR, KEN ROWBERG, TALKED TO MR DODDER AND REQUESTED  
A LETTER EXPLAINING THE SITUATION OF HIS DAUGHTER, WHO HAS CANCER,  
MOVING INTO THE GUESTHOUSE. PROMPT FOR 7/31/03. JACKSON  
IN PROMPT. YATES

\*  
6-26-03  
CODE ENFORCEMENT OFFICER CHECKED WITH KEN ROWBERG. HE RECEIVED A  
LETTER FROM MR DODDER. KEN HAS GIVEN HIM (6) MONTHS TO RECTIFY  
THE SITUATION. PROMPT FOR 1ST OF JANUARY 2004. JACKSON  
IN PROMPT. YATES

\*  
July 31, 2003

William A. Dodder, Jr.  
Patricia J. Dodder  
1250 West Woodmen Road  
Colorado Springs, Colorado 80919-2727

Re: C-03-091

On June 2, 2003, the Planning Department received a telephone call noting  
that the front house on your property was once again occupied as a  
residence. In a conversation with a Planning staff member, you confirmed  
this.

Due to special circumstances surrounding the occupancy of that dwelling  
by a family member, a letter was requested from you explaining an illness  
in your immediate family. Upon receipt of that correspondence, an

\*\*\*\*\*  
INDEX NUMBER: C 03091

INDEX NUMBER REPORT  
Date: 6-MAY-04

Page: 3  
\*\*\*\*\*

Index Number Comments

administrative decision was made on June 26, 2003, granting a six-month extension for the house to be utilized as a residence. As a matter of information to you, please be aware that the house must be returned to a legal accessory building/use on or January 1, 2004.

7-31-03

LETTER FROM KEN ROWBERG TO DODDER'S CONFIRMING FRONT DWELLING WILL RETURN TO ACCESSORY STRUCTURE/USE ON OR BEFORE JANUARY 1, 2004. IN PROMPT FOR DECEMBER 31, 2003.

HOOK

\*  
1/7/04

MR. DODDER SENT IN A LETTER TO KEN ROWBERG REQUESTING AN EXTENSION THE LETTER WAS REVIEWED BY CARL SCHUELER. IT WAS DETERMINED BY CARL THAT THE DODDER'S HAVE TO APPLY FOR A VARIANCE OF USE BY 1/31/04 OR THE MATTER WILL BE PURSUED BY CODE ENFORCEMENT FOR A 2ND DWELLING UNIT. CEO SENT A LETTER TO THAT EFFECT ALONG WITH A VARIANCE PACKET AND A PRE-APPLICATION. PROMPT FOR 1/20/04.

JACKSON

\*  
2/19/04

NO VARIANCE PACKET WAS SUBMITTED. PREPARE FOR BOCC.

JACKSON

\*  
3-5-04

CEO HAS LEFT 3 MESSAGES FOR MR. DODDER. HE CALLED ONCE AND LEFT A MESSAGE BUT NEVER CALLED BACK AFTER THAT. PAPERWORK IS PREPARED FOR BOCC ON 4-22-04.

KERSTEN

\*  
3/22/04

SEND CITATION FOR 2 DWELLING UNITS.

JACKSON

\*  
3/23/04

CERTIFIED CITATION (7001 2510 0003 0865 1786) MAILED. TEN (10) DAYS. IN PROMPT FOR 4/2/04.

YATES

\*  
3/24/04

RETURN RECEIPT BACK IN PLANNING DEPARIMENT.

YATES

## Index Number Comments

administrative decision was made on June 26, 2003, granting a six- month extension for the house to be utilized as a residence. As a matter of information to you, please be aware that the house must be returned to a legal accessory building/use on or January 1, 2004.

7-31-03

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JACKSON

\*

2/19/04

NO VARIANCE PACKET WAS SUBMITTED. PREPARE FOR BOCC.

JACKSON

\*

3/05/04

CEO HAS LEFT 3 MESSAGES FOR MR. DODDER. HE CALLED ONCE ON 2/25/04 AND LEFT CEO A MESSAGE THAT HE WOULD BE OUT OF TOWN FOR 2 MONTHS. CEO RETURNED THE CALL ON 2/25/04 AND SPOKE TO BILLS WIFE AND SHE STATED THAT HE WAS OUT OF TOWN BUT WOULD BE BACK NEXT WEEK AND SHE WOULD HAVE HIM CALL CEO. BILL DODDER NEVER CALLED BACK. PAPERWORK IS PREPARED FOR BOCC ON 4/22/04.

JACKSON

\*

3/23/04

CERTIFIED CITATION (7001 2510 0003 0865 1786) MAILED. TEN (10) DAYS. IN PROMPT FOR 4/2/04.

YATES

\*

3/24/04

RETURN RECEIPT BACK IN PLANNING DEPARTMENT.

YATES

\*

3/31/04

CEO RECEIVED A CALL FROM RON ROBINSON BILL DODDERS ATTORNEY INQUIRING AS TO WHAT BILL HAD TO DO TO COMPLY. CEO EXPLAINED THE ISSUE TO HIM. HE WANTED TO KNOW IF MR DODDER WAS TO COMPLY AND MOVE HIS DAUGHTER



## Index Number Comments

KIM WHO HAS CANCER OUT OF THE FRONT HOUSE AND REMOVE THE STOVE FROM THE KITCHEN. COULD USE TO KEEP FROM GOING TO BOCC. CEO WILL TALK TO CARL SCHUELER ON HOW TO PROCEED.

\*  
4/05/04

CEO SPOKE WITH CARL SCHUELER; CARL WANTS TO PROCEED WITH BOCC AS PLANNED. CEO EMAILED RON ROBINSON OF SAME. RON ASKED CEO IF THE KITCHEN WAS REMOVED AND BILL'S DAUGHTER MOVED OUT AND CEO INSPECTED FOR SAME COULD WE NOT GO BEFORE THE BOCC AND LET THINGS DIE. CEO SPOKE AGAIN WITH CARL SCHUELER; HE EMAILED RON AND MYSELF THAT WOULD BE FINE BUT A "DATE CERTAIN" NEEDED TO BE VERIFIED FOR THE KITCHEN REMOVED AND KIM BEING OUT AND IF THE DATE WAS NOT MET WE WOULD BE BACK IN BOCC SCHEDULING MODE.

JACKSON

\*  
4/23/04

DATE FOR INSPECTION SET FOR 5/6/04.

JACKSON

\*  
5/6/04

CEO AND SHARON YATES MET ON SITE WITH BILL DODDER AND RON ROBINSON. THERE WERE NO APPARENT TENANTS BUT THE HOUSE IS TOTALLY SET UP FOR TENANTS. THE STOVE WHICH WAS IN AN ISLAND HAD BEEN REMOVED ALONG WITH THE ISLAND. THERE WERE PLASTIC BINS PLACED NEATLY IN THE MIDDLE OF THE FLOOR WHERE THE ISLAND ONCE WAS. CEO ASKED TO SEE THAT THE HARDWARE HAD BEEN REMOVED. THERE WAS A 1" PIECE OF WOOD NAILED TO THE FLOOR OVER WHERE THE WIRING HAD BEEN. CEO TRIED TO MOVE THE WOOD BUT WAS UNABLE TO. THE REST OF THE KITCHEN WAS VERY FUNCTIONAL. A SIDE BY SIDE LARGE REFRIGERATOR AND BIG DOUBLE STAINLESS STEEL SINK, NICE CABINETS AND WALLPAPER. CEO AND SHARON TO MEET WITH CARL TO DISCUSS OPTIONS; CEO TO SEND BILL COPIES OF ALL CHRONOLOGIES ON PAST AND PRESENT FILES. MEETING WITH CARL, CEO AND SHARON SET FOR 5/12/04.

JACKSON



✓  
12/14/92  
Building Permit for  
Det. Garage  
8/93  
Electric permit - Det. Garage

3/16/92  
Building permit  
Addition to res  
3/16/92  
Electric permit for  
add to res

1250 W. Woodmen

20  
730 20-00-022

Bill Dodd - 535-9098

Richard - 598-4728.

Susan

Gregory / ~~Gregory~~

228-4758

Gregory - 232-7845

32795 N. 18th St.

SE

152 85262

To \_\_\_\_\_

Date \_\_\_\_\_ Time \_\_\_\_\_ ☐ AM ☐ PM

**WHILE YOU WERE OUT**

M. Bil Dodder

of \_\_\_\_\_

Phone (602) 488-6565

Area Code Number Extension

TELEPHONED	<input type="checkbox"/>	PLEASE CALL	<input type="checkbox"/>
CALLED TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	URGENT	<input type="checkbox"/>

☐ RETURNED YOUR CALL ☐

Message \_\_\_\_\_

1250 W. Woodmen Rd.

3/22/96

reorder 23-700 Operator



**GreenCycle™**  
RECYCLED PAPER

*Don  
Singmaster  
~~636-5391~~  
448-8112  
Miter Ops.  
636-5340*

Permit - Demolition

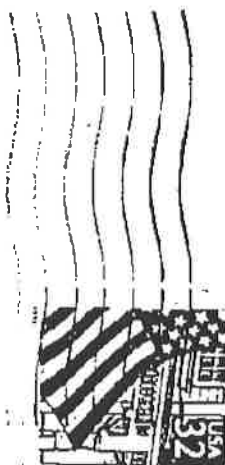
Permit - shop & storage  
area

permit - new residence

letter to city water &  
sewer - any problem  
with this setup?  
city approval.

We will not allow  
toilet; sink OK

Richard C. & Susan D. Deller  
1250 W. Woodman Rd.  
Colorado Springs, CO 80919



County Planning  
27 E. Vermijo  
Cos. Co.  
80903

80903/2208

ATTN: Terry Benick  
|||||