

EL PASO COUNTY



COMMISSIONERS:
MARK WALLER (CHAIR)
LONGINOS GONZALEZ, JR. (VICE-CHAIR)

COLORADO

HOLLY WILLIAMS
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CAMI BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

October 16, 2019

Stephen Charles Mullis II
Jessica Erin Mullis
23335 McDaniels Road
Calhan, CO 80808

Chuck Broerman
10/16/2019 11:49:05 AM
Doc \$0.00 10
Rec \$58.00 Pages

El Paso County, CO



219128639

Re: AG-18-37

Dear Property Owners,

It has come to the attention of the Planning and Community Development Department that a building permit will be obtained from the Pikes Peak Regional Building Department for an accessory structure that was previously approved for an agricultural structure exemption from the Building Code (AG-18-37). The approval of AG-18-37 is hereby revoked. Please be advised that this letter will be recorded with the El Paso County Clerk and Recorder to rescind the previously recorded Agricultural Structure Exemption from Building Code.

Thank you,

Craig Dossey
Executive Director
Planning and Community Development Department

Enclosures: File No. AG-18-37

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

www.ELPASOCO.COM

Chuck Broerman

El Paso County, CO

10/23/2018 11:17:17 AM

Doc \$0.00

8



Rec \$48.00

Pages

218123161

FILE NO. AG 1837

AGRICULTURAL STRUCTURE EXEMPTION FROM BUILDING CODE APPLICATION

DATE: 10/18/18

FLOODPLAIN: 1

OWNER/APPLICANT

NAME: Stephen Mullis PHONE NO. (719) 722-4521

EMAIL: Smullis@schmidt-concrete.com

PROPERTY INFORMATION

Address 23335 McDaniels Rd Colhan Co 80808

Parcel Number: 341200303 Zone A-5 Acreage: 9.49

BUILDING INFORMATION: Is this new construction or an existing structure? Here Existing

Building description (type of building, size, # of rooms/windows/doors, flooring, stalls, etc.)

Describe in detail the intended use for the building: Agricultural For the use of Chickens, horses and to store feed for live stocks

What is the approximate date the intended use of the building will be implemented? (Effective date should be within 6 months of date application is signed by PCD staff)

11/20/18

REQUIRED ATTACHMENTS

Site plan

Drawings of the layout of the inside of the structure (Provide as much detail as possible)

***Pictures encouraged, but not required

Assessor Copy

FILE NO. AG 1837

**AGRICULTURAL STRUCTURE EXEMPTION FROM BUILDING CODE
APPLICATION**

DATE: 10/18/18

FLOODPLAIN: ✓

OWNER/APPLICANT

NAME: Stephen Mullis PHONE NO. (719) 722-4521

EMAIL: Smullis@schmidtconcrete.com

PROPERTY INFORMATION

Address 23335 Mechanics Rd Colton Co 80808

Parcel Number: 3412003003 Zone A-5 Acreage: 9.49

BUILDING INFORMATION: Is this new construction or an existing structure? the existing

Building description (type of building, size, # of rooms/windows/doors, flooring, stalls, etc.)

Describe in detail the intended use for the building: Agricultural For the use of Chickens, horses and to store feed for live stocks

What is the approximate date the intended use of the building will be implemented? (Effective date should be within 6 months of date application is signed by PCD staff)

11/20/18

REQUIRED ATTACHMENTS

Site plan

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COPY 1

APPLICABLE STATUTES AND REGULATIONS

EL PASO COUNTY LAND DEVELOPMENT CODE (LDC)

Section 1.15: Definitions: Structure, Agricultural: For the purpose of determining exemption from the Building Code, any structure used for the sole purpose of providing shelter for agricultural implements, farm products, livestock (including horses) or poultry as intended in C.R.S. 30-28-201(1)

Section 2.1.2 of the LDC provides authority for the PCD Director to establish processes, standards, and procedures to support the efficient review of development applications for conformance with the LDC and State statute.

Section 2.2.4 of the LDC designates the PCD Director as the official charged with the administration of the LDC. The PCD Director may establish application and submittal requirements and schedules for review of applications pursuant to the LDC.

Section 11.1.4 (B)(1) Permission to Enter Property Until Action is Completed: Signing any application for a development permit, except those specifically listed in paragraph (2) below, shall constitute permission for the DSD Director to enter and inspect a property until the use, activity, development, subdivision or construction that is the subject of the development application or permit has concluded.

*** Full text of LDC available at www.elpasoco.com

OFFICE USE ONLY

APPROVED

DENIED

Notes/conditions: _____

Planning and Community Development Department Representative:

Signature:  Date: 10/18/18

Cc: El Paso County Assessor
El Paso County Sheriff's Department
Pikes Peak Regional Building Department

**AGRICULTURAL STRUCTURE EXEMPTION FROM BUILDING CODE
AFFIDAVIT**

I, Stephen Charles Mullis, have applied for approval of an agricultural structure for the purposes of Agricultural use
chickens, horses, and feed
under this Agricultural Structure Exemption from Building Code application file number and being duly sworn on oath deposes and says:

I, as applicant, owner and hold title to the following described real property (hereinafter referred to as "the PROPERTY):

23335 McDevitts Rd, Cotton Co, 80298 Street Address

LOT 3 ALPHA & OMEGA SUB Legal Description

3412003003 Assessor Tax Schedule Number

El Paso County, Colorado

I hereby acknowledge and agree to the following:

Pursuant to Section 1.15 of the El Paso County Land Development Code, I understand that an agricultural structure shall be used for the sole purpose of providing shelter for agricultural implements, farm products, livestock (including horses) or poultry as intended in C.R.S. §30-28-201(1). I attest the information provided on the Agricultural Structure Exemption from Building Code application is accurate and demonstrates an agricultural use on the PROPERTY. An agricultural structure shall not be exempt from obtaining a building permit unless an affidavit is signed and recorded in the Office of the El Paso County Clerk and Recorder whereby I, as the Owner, acknowledge and agree that the agricultural structure shall not be converted to a use other than an agricultural use without obtaining all applicable permits and approvals. Such permits and approvals will, at a minimum, include:

- Building permit(s) from the Pikes Peak Regional Building Department; and
- Site Plan approval from the El Paso County Planning and Community Development Department

By signing this affidavit, I authorize inspections pursuant to the El Paso County Land Development Code by the El Paso County Planning and Community Development Department for the purpose of verifying the use of the structure as an agricultural building and compliance with the building code. I understand that if I refuse inspection of the structure or if an inspection reveals the use of the structure is not solely for agricultural purposes; the Planning and Community Development Director may revoke or rescind approval of this application and a building permit will therefore be required. This affidavit shall be recorded with the El Paso County Clerk and Recorder and shall be binding for the PROPERTY on all successors' heirs and assigns.

IN WITNESS WHEREOF, the parties hereto have hereunder set their hands and seal this 17 day of Oct, 2018.

OWNER
STATE OF Colorado

COUNTY OF El Paso

[Signature]

Owner Signature

Stephen Mullis, 23335 Mechanics Rd, Canon, Co, 80808

Print Name, Mailing Address and Phone Number

The foregoing instrument was acknowledged before me this 17th day of October 2018

By Stephen Mullis, COUNTY OF El Paso

TERRI L CAMPBELL
NOTARY PUBLIC
STATE OF COLORADO
Notary ID 20044021948
My Commission Expires 6/23/2020

My Commission expires 6/23/20

[Signature]

(Notary Public)

IN WITNESS WHEREOF, the parties hereto have hereunder set their hands and seal this 17th day of October, 2018.

OWNER Jessica Mullis
STATE OF Colorado

COUNTY OF El Paso

Jessica Mullis
Owner Signature

Jessica Mullis, 23335 Medanels dr, Calhan Co. 80808 (719)452-9101
Print Name, Mailing Address and Phone Number

The foregoing instrument was acknowledged before me this 17th day of October 2018

By Jessica Mullis COUNTY OF El Paso

My Commission expires 6/23/20

Terril Campbell
(Notary Public)

TERRI L. CAMPBELL
NOTARY PUBLIC
STATE OF COLORADO
Notary ID 20044021948
My Commission Expires 6/23/2020

M C D A N I E L S R D.

CUSTOMER: MULLIS, STEPHEN
ADDRESS: 2335 MCDANIELS RD,
LEGAL: LOT 3, ALPHA & OMEGA SUB
ACRES: 9.49
TAX ID: 34120-03-003
SCHOOL: #22

AG 1837
Plat 11 6e 8
A-5

APPROVED

BY PH DATE 10/19/18
FOR 1500 sq ft Barn
NOTES

DENIED

EL PASO COUNTY
PLANNING AND COMMUNITY DEVELOPMENT

Planning and Community Development
Approval is contingent upon compliance
with all applicable notes on the recorded plat.

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

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

Any approval given by El Paso County does
not obviate the need to comply with applicable
Federal, State or Local laws and/or regulations.

BESQCP Not Required
by PH on 10/19/18

Proposed
29'8" x 64' IRC
House



1290.08

205'

175'

190'

150'

75'

95'

1289.37

24'

30'x50'
Barn

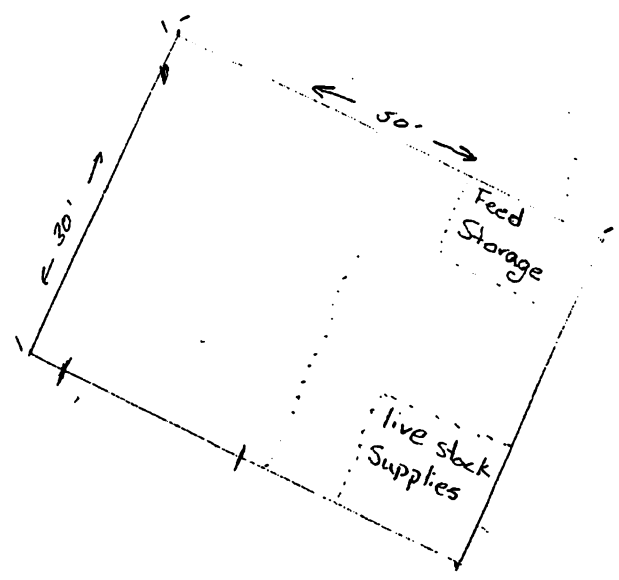
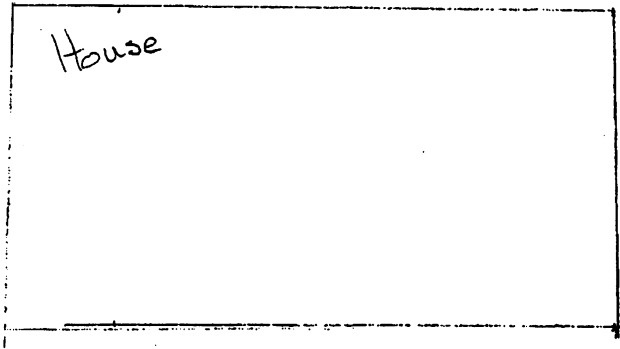
100 yr
Flood plain

33038

1,079

1" = 50'

Well Head A41837 N ↑



St 17. No. 10 10

Mindy Madden

From: Mullis, Stephen <SMULLIS@schmidtconstr.com>
Sent: Thursday, October 18, 2018 3:23 PM
To: Mindy Madden
Subject: Re: Agricultural Structure Application

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Service at 520-6355 if you are unsure of the integrity of this message.

Yes it is a existing structure

Sent from my iPhone

On Oct 18, 2018, at 3:15 PM, Mindy Madden <MindyMadden@elpasoco.com> wrote:

Thanks Steve. One more question, I was under the impression this structure is an existing structure and not new construction?

Thank you,

Mindy

From: Mullis, Stephen [<mailto:SMULLIS@schmidtconstr.com>]
Sent: Thursday, October 18, 2018 3:15 PM
To: Mindy Madden
Subject: Agricultural Structure Application

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Service at 520-6355 if you are unsure of the integrity of this message.

Hello Mindy,
Here is the application for the barn.
If you need anything please let me know .
Thank you so much.

Steve Mullis
(719)-722-4521