



# Planning and Community Development Department - SITE PLAN

Use for Additions to Property/Residence or Placement of Manufactured Homes/Mobile Homes

Applicant Name Denise de la Cruz (Representative) 719-424-0939 denise.elitesignco@gmail.com  
 Contractor Name \_\_\_\_\_  
 Property Address 21050 McDaniels Rd. Calhan, CO 80808  
 Zoning RR5 Parcel Number \_\_\_\_\_ Legal Description SW4SW4 SEC 03-14-63  
 Proposed Structure & Use DALQ New Structure sq. ft. 1440  
 Lot sq. ft. 217800 Existing + new structure sq. ft. 2880 % Lot coverage 1.322 New Structure height 12'

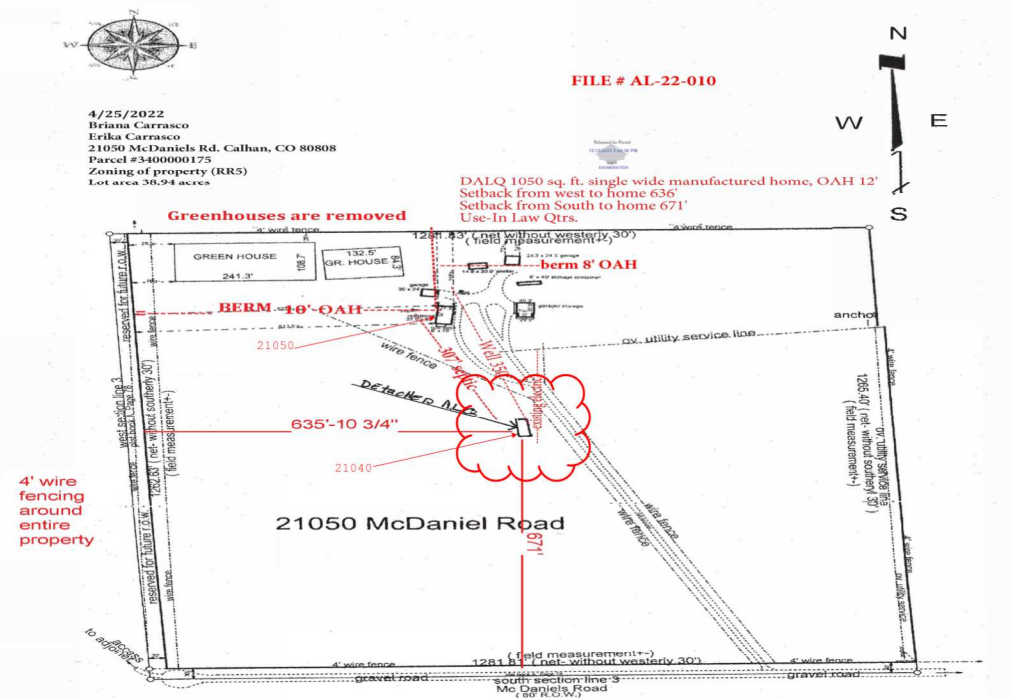
All Site Plans **MUST** include the following **LEGIBLE** minimum standards and drawn to a scale determined by applicant:

- Lot configuration and boundary measurements
- All streets, roads, or highways adjoining the property
- Dimensions & square footage of existing and proposed structures
- Building location with reference to distance from property lines
- Location of NO-BUILD areas, watercourses, drainage facilities
- Building setbacks, highways or rights-of-way
- Location of easements, driveway(s), well and septic system
- Contours if slope is greater than 10%
- Building coverage calculation (% of lot coverage)

Any approval given by El Paso County does not obviate the need to comply with applicable Federal, State or Local Laws or regulations. Planning and Community Development Department 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, or a waiver granted for access to a private road. Diversion or blockage of any drainage way is not permitted without the approval of the Planning and Community Development Engineering Division.

Fees are payable at the time of submittal and are **NON-REFUNDABLE**, regardless of approval or denial. Site Plans may be **delayed or denied** if information is omitted. **APPLICANT IS RESPONSIBLE FOR ACCURACY OF SITE PLAN**

Signature Denise de la Cruz Date 7/22/2022



**AL2210**  
**DETACHED ALQ** Open space = 1044501 sq. ft. - 1 current dwelling of 1440 sq. ft.

**ADU241**  
**UNPLATTED**  
**ZONE RR-5**  
**38.94 ACRES**

**APPROVED Plan Review**  
 01/04/2024 10:21:50 AM  
 dsdarchuleta  
 EPC Planning & Community Development Department

**APPROVED BESQCP**  
 01/04/2024 10:21:56 AM  
 dsdarchuleta  
 EPC Planning & Community Development Department

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

Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.

An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.

Diversion of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department

It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

Office Use \_\_\_\_\_  
 Plat No. \_\_\_\_\_ Note: \_\_\_\_\_

# RESIDENTIAL

2023 PPRBC  
IECC: N/A

21040

Address: ~~21050~~ MCDANIELS RD, CALHAN



Parcel: 3400000175

Plan Track #: 184545      Received: 19-Dec-2023      (BRIANNAM)

Description:      Required PPRBD Departments (4)

RES MFG HSG-HUD TEMP SET

Contractor: HOMEOWNER

Type of Unit:

Enumeration

Released for Permit  
12/19/2023 2:44:56 PM  
Building Department  
brent  
ENUMERATION

Floodplain

(N/A)    RBD GIS

Construction  
Released for Permit  
01/03/2024 9:54:23 AM  
Plikes Peak  
REGIONAL  
Building Department  
justin  
CONSTRUCTION

Mechanical  
Released for Permit  
01/03/2024 9:15 AM  
Plikes Peak  
REGIONAL  
Building Department  
JRC  
MECHANICAL

## Required Outside Departments (1)

County Zoning

**APPROVED**  
Plan Review  
01/04/2024 10:23:50 AM  
Asdarachuleta  
EPC Planning & Community  
Development Department

Release of this plan does not preclude compliance with all applicable codes, ordinances and other pertinent regulations. This plan set must be present on the job site for every inspection.

**EL PASO COUNTY**  
COLORADO

**Kevin Mastin, Interim Executive Director**  
**El Paso County Planning & Community Development**  
O: 719-520-6300  
KevinMastin@elpasoco.com  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

**Board of County Commissioners**  
Holly Williams, District 1  
Carrie Geitner, District 2  
Stan VanderWerf, District 3  
Longinos Gonzalez, Jr., District 4  
Cami Bremer, District 5

July 15, 2022

RE: 21050 McDaniels Rd

File: AL-2210

Parcel ID No.: 3400000175

This is to inform you that the above referenced request for a special use to allow an accessory living quarters at the address 21050 McDaniels Rd, located within the RR-5 zoning district was approved on July 15, 2022. It is the determination and finding of the Planning and Community Development Department (PCD) Director that the application meets the criteria for approval of a special use included in Section 5.3.2 of the El Paso County Land Development Code (2021).

This approval is subject to the following conditions and notations:

**CONDITIONS OF APPROVAL**

1. A permit for an onsite wastewater treatment system (OWTS) shall be issued by El Paso County Public Health prior to authorization of the certificate of occupancy for the accessory living quarters. ✓
2. Approval is limited to the accessory living quarters for permanent occupancy by an immediate family member, as discussed and depicted in the applicant's letter of intent and site plan drawings. ✓
3. Prior to authorization of a building permit, a residential site plan shall be applied for and approved by the El Paso County Planning and Community Development Department
4. Prior to authorization of a building permit, the accessory living quarters affidavit shall be completed, notarized, and submitted to the El Paso County Planning and Community Development Department for recording. ✓

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



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

[WWW.ELPASOCO.COM](http://WWW.ELPASOCO.COM)

## NOTATIONS

1. The detached accessory living quarters for permanent occupancy shall be removed within three (3) months after the need no longer exists or three (3) months after the expiration of the permit, if one is specified, unless an application to legalize the use is submitted.
2. Special use approval includes conditions of approval and the accompanying site plan and elevation drawings. No substantial expansion, enlargement, intensification or modification shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.
3. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or special use conditions/standards are being violated, preceded by notice and public hearing.
4. If the special use is discontinued or abandoned for two (2) years or longer, the special use shall be deemed abandoned and of no further force and effect.

All administrative decisions, such as this one, may be appealed to the Board of County Commissioners within 30 days of the date of the decision. Should you have any questions, please contact Planning and Community Development at (719) 520-6300.

Sincerely,



Kevin Mastin, Interim Executive Director  
El Paso County Planning and Community Development Department  
File: AL-2210

**Kevin Mastin**

Executive Director, Department of Public Works

Interim Executive Director, Planning &amp; Community Development

719.520.6900 (Office)

<https://publicworks.elpasoco.com/><https://planningdevelopment.elpasoco.com/>**From:** Denise de la Cruz <denise.elitesignco@gmail.com>**Sent:** Tuesday, July 26, 2022 12:10 PM**To:** Kevin Mastin <KevinMastin@elpasoco.com>**Subject:** Re: AL2210

**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 Support at 520-6355 if you are unsure of the integrity of this message.**

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**Ryan Howser** <RyanHowser@elpasoco.com>  
To: Denise de la Cruz <denise.elitesignco@gmail.com>

Tue, Jul 26, 2022 at 12:34 PM

Denise,

You need to ask the Health Dept for your first question. We can't provide any assistance with anything regarding the septic system.

~~For the second question, you do still need to submit to regional building department which does require site plan approval in order to get your building permit. The special use for the ALQ only approves the use, but does not authorize any building permits. You may need to reach out to the Building Dept for more information on their process.~~

I hope this helps.

Thanks,

**DETACHED ACCESSORY LIVING QUARTERS FOR PERMANENT OCCUPANCY COMPLIANCE  
AFFIDAVIT**

I, Denise de la Cruz, owner (or owner's agent for Briana Carrasco, Erika Carrasco

have applied for approval of Detached Accessory Living Quarters for Permanent Occupancy for the purposes of \_\_\_\_\_  
(description of family circumstances)  
Senior Mother to live in. 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 applications:

21050 McDaniels Rd. Calhan, CO Street Address  
SW4SW4 Sec 03-14-63 Legal Description  
3400000175 Assessors Tax Schedule Number

El Paso County, Colorado

**I hereby acknowledge and agree to the following:**

"Pursuant to Chapter 5 of the El Paso County Land Development Code, I understand that Detached Accessory Living Quarters for Permanent Occupancy is not allowed resulting in more than one house on a parcel of land unless an affidavit is signed and recorded in the Office of the El Paso County Clerk and Recorder whereby I as Owner acknowledge and agree that the Detached Accessory Living Quarters for Permanent Occupancy proposed as part of this development application and to be located on the above non- permanent living arrangements to house immediate family members whom are elderly, disabled, or demonstrate a family need.

I hereby acknowledge that I have read, understand, and will abide by the provisions of the El Paso County Land Development Code, agree with the limitations contained in the County approval of my permit, and understand that failure to comply with the El Paso County Land Development Code or the conditions of my permit may result in enforcement actions which can result in enforcement actions which can result in the necessity to secure additional approvals or the requirement to remove the Detached Accessory Living Quarters for Permanent Occupancy accessory dwelling housing. I understand that it is my obligation to advise El Paso County, through the Planning and Community Development Department, of any change in family circumstances rendering the Detached Accessory Living Quarters for Permanent Occupancy unnecessary.

I understand that as owner I am responsible for maintaining compliance with all well permit or water use conditions or restrictions.

Chuck Broerman  
08/08/2022 11:18:58 AM  
Doc \$0.00 3  
Rec \$23.00 Pages

El Paso County, CO



222105083

I understand the following definition applicable to Detached Accessory Living Quarters for Permanent Occupancy from the El Paso County Land Development Code:

**Guest House**

Lodging attached to the principal dwelling or located within a garage or accessory structure which may be occupied only by occasional, non-paying guests or visitors of the family residing in the principal dwelling. A guest house is no considered a dwelling unit. Detached Accessory Living Quarters for Permanent Occupancy is a form of guest house utilized on a non- permanent basis to house immediate family members that require housing due to age, disability, or family need. A family member shall be related by blood, half blood or at law, and which term "at law" also includes in-law relationships arising for a deceased or former spouse.

The Detached Accessory Living Quarters for Permanent Occupancy shall be removed within 3 months after the need no longer exists or 3 months after the date of the expiration of the permit, if one is specified, unless an application to legalize this use is submitted or an application to subdivide the property is submitted.

IN WITNESS WHEREOF, the parties hereto have hereunder set their hands and seal this 10 day of AUGUST, 2022

**OWNER**  
STATE OF Colorado

COUNTY OF El Paso

Briana Carrasco  
Owner Signature

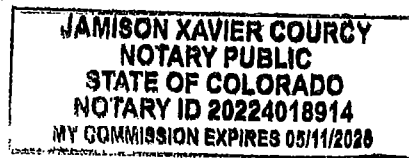
Briana Carrasco 21050 McDaniels Rd. Calhan, CO 80808  
Print Name, Mailing Address and Phone Number

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of August 2022

By Jamison Xavier Courcy, COUNTY OF El Paso

My Commission expires 05/11/2026

[Signature]  
(Notary Public)



IN WITNESS WHEREOF, the parties hereto have hereunder set their hands and seal this 10 day of August, 2022

**OWNER**

STATE OF Colorado

COUNTY OF El Paso

Erika Carrasco  
Owner Signature

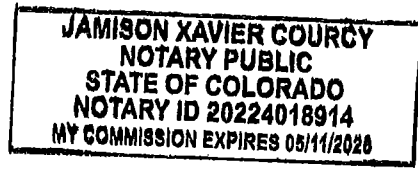
Erika Carrasco 21050 McDaniels Rd. Calhan, CO 80808  
Print Name, Mailing Address and Phone Number

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IN WITNESS WHEREOF, the parties hereto have hereunder set their hands and seal this 06 day of AUGUST, 20 22

**OWNER**  
STATE OF Colorado

COUNTY OF El Paso

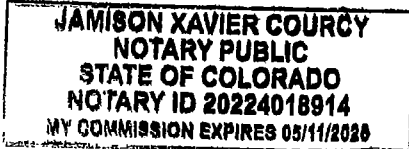
Briana Carrasco  
Owner Signature

Briana Carrasco 21050 McDaniels Rd. Calhan, CO 80808  
Print Name, Mailing Address and Phone Number

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My Commission expires 05/11/2026



[Signature]  
(Notary Public)

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**OWNER**

STATE OF Colorado

COUNTY OF El Paso

Erika Carrasco  
Owner Signature

Erika Carrasco 21050 McDaniels Rd. Calhan, CO 80808  
Print Name, Mailing Address and Phone Number

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of August 2022

By Jamison Xavier Courcy, COUNTY OF El Paso

My Commission expires 05/11/2026

Jamison Courcy  
(Notary Public)

**JAMISON XAVIER COURCY  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20224018914  
MY COMMISSION EXPIRES 05/11/2026**



# Planning and Community Development Department - SITE PLAN

Use for Additions to Property/Residence or Placement of Manufactured Homes/Mobile Homes

Applicant Name Denise de la Cruz (Representative) 719-424-0939 denise.elitesigno@gmail.com  
 Contractor Name \_\_\_\_\_ phone \_\_\_\_\_ email \_\_\_\_\_  
 Property Address 21050 McDaniels Rd. Calhan, CO 80808 phone \_\_\_\_\_ email \_\_\_\_\_  
 Zoning RR5 Parcel Number \_\_\_\_\_ Legal Description SW4SW4 SEC 03-14-63  
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 Lot sq. ft. 217800 Existing + new structure sq. ft. 2880 % Lot coverage 1.322 New Structure height 12'

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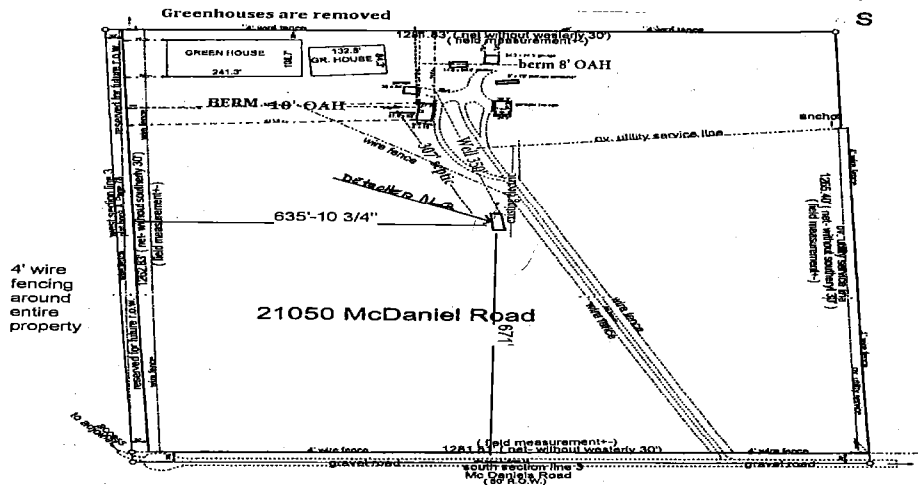
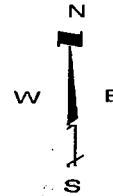
Signature Denise de la Cruz

Date 7/22/2022



FILE # AL-22-010

4/25/2022  
 Briana Carrasco  
 Briana Carrasco  
 21050 McDaniels Rd. Calhan, CO 80808  
 Parcel #3400000173  
 Zoning of property (RR5)  
 Lot area 38.94 acres



Open space = 1044501 sq. ft- 1 current dwelling of 1440 sq. ft.

Office Use

Plat No. \_\_\_\_\_ Note: \_\_\_\_\_