

**EL PASO**  **COUNTY**  
**COLORADO**

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

December 4, 2019

Kent L. Gordon  
Chipley F. Gordon  
P.O. Box 72  
Green Mountain Falls, CO 80819-0072

Re: AG-18-24

Dear Property Owners,

It has come to the attention of the Planning and Community Development Department that a building permit will be pursued 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-18-24). The structure is being used as part of a commercial hay sales business and application for a variance of use is in progress.

The approval of AG-18-24 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 the Building Code. If you have any questions, please contact Code Enforcement Supervisor Mindy Madden at 719-520-6304.

Thank you,



Craig Dossey  
Executive Director  
Planning and Community Development Department

Enclosures: AG-18-24



### AGRICULTURAL STRUCTURE EXEMPTION FROM BUILDING CODE APPLICATION

DATE: 8/27/18

FLOODPLAIN: N/A

**OWNER/APPLICANT**

NAME: Kent + Chipley Gordon PHONE NO. 719-684-3936

EMAIL: Kentg@impactcc.net

**PROPERTY INFORMATION**

Address 9730 W Highway 24

Parcel Number: 83093-00-001 Zone R-T Acreage: 31 acres

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

Building description (type of building, size, # of rooms/windows/doors, flooring, stalls, etc.)  
hay shed, 5824 sq ft

Describe in detail the intended use for the building: hay storage

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)

Dec. 1, 2018

**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

## 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](http://www.elpasoco.com)

### OFFICE USE ONLY

**APPROVED**

**DENIED**

Notes/conditions: Hay storage is to support agricultural use onsite (11 horses and 6 steer). RT zoning district allows for hobby farm.

Planning and Community Development Department Representative:

Signature: 

Date: 8/28/18

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



9730 W HIGHWAY 24

83093-00-001

R-T

SEC 9-13-68

31 ACRES

Creation date: 7/18/68

Ref file: EP7112210

AK1824