

Chuck Broerman  
08/24/2022 12:45:15 PM  
Doc \$0.00 4  
Rec \$28.00 Pages

El Paso County, CO



222112025

FILE NO. AG 2229

## AGRICULTURAL STRUCTURE EXEMPTION FROM THE BUILDING CODE

### AFFIDAVIT

I, Brien Nicolau, Teresa Nicolau, have applied for approval of an agricultural structure exemption from the Building Code for the purposes stated under the file number listed above (hereinafter referred to as the "Application"). Under the application and being duly sworn on oath deposes and says:

I, as applicant, owner and hold title to the following described real property:

17925 Spur Ranch Rd., Peyton, CO 80831 Street Address

See attached Legal Description

4100000322 Assessor Tax Schedule Number

El Paso County, Colorado

I hereby acknowledge and agree to the following:

- The information provided on my application is accurate and demonstrates an agricultural use on the property described above.
- An agricultural structure shall not be exempt from obtaining a building permit unless an application for an agricultural structure exemption from the Building Code and a site plan have been approved by the El Paso County Planning and Community Development Department and this affidavit is signed and recorded with the El Paso County Clerk and Recorder's Office.
- The structure shall not be converted to a use other than an agricultural use without first obtaining all applicable permits and approvals from the Pikes Peak Regional Building Department and 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 Planning and Community Development Department for the purpose of verifying compliance with the approved application. I understand that if I refuse inspection of the structure or if an inspection reveals noncompliance with the approved application or with the El Paso County Land Development Code; the Planning and Community Development Department may schedule a hearing before the Board of County Commissioners and request that the Board 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's Office and shall be binding for the PROPERTY on all successors' heirs and assigns.

I, Teresa Nicolau, being duly sworn, state that the foregoing facts and contents of this application for an agricultural structure exemption from the Building Code are true and correct to the best of my knowledge, information, and belief.

[Signature]

Signature

State of Colorado  
County of El Paso

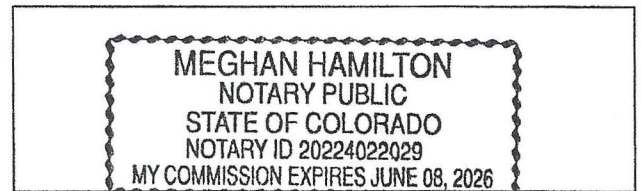
Signed before me on August 24, 2022  
by Teresa and Brian Nicolau (name(s) of individual(s) making statement).

[Signature]

(Notary's official signature)

Notary Public  
(Title of office)

June 08, 2026  
(Commission Expiration)



I, Brian Nicolau, being duly sworn, state that the foregoing facts and contents of this application for an agricultural structure exemption from the Building Code are true and correct to the best of my knowledge, information, and belief.

[Signature]

Signature

State of Colorado  
County of El Paso

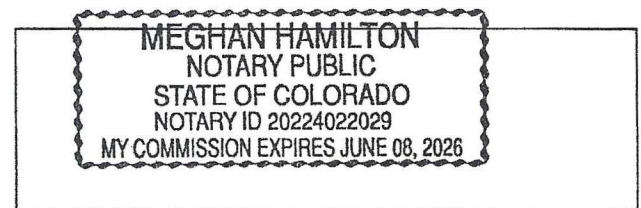
Signed before me on August 24, 2022  
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[Signature]

(Notary's official signature)

Notary Public  
(Title of office)

June 08, 2026  
(Commission Expiration)



Legal Description acquired from the following El Paso County Web Page

<https://property.spatalest.com/co/elpaso/#/property/4100000322>

**Legal Description:** TR IN W2W2 SEC 14-11-64 & SW4SW4 SEC 11-11-64 DESC AS FOLS: BEG AT SW COR OF SD SEC 11, TH N 00<19'27" E 203.83 FT, S 89<57'02" E 1313.09 FT TO A PT ON E LN OF SW4SW4 SEC 11, TH S 00<93'52" W 203.83 FT, S 00<32'20" W 960.87 FT, N 89<54'17" W 1313.35 FT, N 00<32'05" E 952.82 FT TO POB, SUBJ TO & TOG WITH A 30.00 FT ACCESS RD EASEMENT E OF & ADJ TO W LN OF ABOVE DESC PARCEL (AKA TR 10)



17925 Spur Ranch Road (Private), Peyton, CO 80831

(952.82)

(203.83)

30' access road & utility easement

AG2229  
UNPLATTED  
ZONE A-35  
4100000322



ANY APPROVAL GIVEN BY  
EL PASO COUNTY  
DOES NOT OBIVATE 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

**APPROVED**  
**Plan Review**

08/19/2022 8:23:52 AM  
dsdarchuleta

EPC Planning & Community  
Development Department

**Not Required**  
**BESQCP**

08/19/2022 8:23:57 AM  
dsdarchuleta

EPC Planning & Community  
Development Department

Section 11

Section 14

gravel drive

Existing 48 x 36

Proposed 48 x 36  
Pole Barn with 10'  
Lean-to



75'

75'

All offsets from property lines are greater than 25'  
Build location is 75' from property lines

1313.35

(203.83)

(960.87) Patience Point Road (Private)