

Judith Espinoza

From: Petra Rangel
Sent: Thursday, May 09, 2019 12:27 PM
To: Judith Espinoza
Subject: FW: 12175 OLD PUEBLO RD (APN: 5617003019)

Petra M. Rangel
Administrative Technician II

El Paso County
Planning & Community Development
2880 International Circle Suite 110
Colorado Springs, CO 80910
Business Hours: 7:30am – 4:30pm MST
Phone: (719) 520-6317
Fax: (719) 520-6695



From: Luke Sanderson [mailto:luke@pprbd.org]
Sent: Thursday, May 09, 2019 12:08 PM
To: Petra Rangel
Subject: RE: 12175 OLD PUEBLO RD (APN: 5617003019)

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.

Sounds good. We will start our file. Thank you.

Luke Sanderson
Non-Compliance Inspector
Pikes Peak Regional Building Department
O: 719-327-2924 E: lukes@pprbd.org W: pprbd.org



From: Petra Rangel <PetraRangel@elpasoco.com>
Sent: Thursday, May 9, 2019 12:04 PM
To: Luke Sanderson <luke@pprbd.org>
Subject: RE: 12175 OLD PUEBLO RD (APN: 5617003019)

Yes

Petra M. Rangel
Administrative Technician II

El Paso County
Planning & Community Development
2880 International Circle Suite 110
Colorado Springs, CO 80910
Business Hours: 7:30am – 4:30pm MST
Phone: (719) 520-6317
Fax: (719) 520-6695



From: Luke Sanderson [<mailto:luke@pprbd.org>]
Sent: Thursday, May 09, 2019 11:54 AM
To: Petra Rangel
Subject: RE: 12175 OLD PUEBLO RD (APN: 5617003019)

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.

Sounds like the guest house was a manufactured home once before and they removed the old one and replaced it with a new one?

Luke Sanderson
Non-Compliance Inspector
Pikes Peak Regional Building Department
O: 719-327-2924 E: luke@pprbd.org W: pprbd.org



From: Petra Rangel <PetraRangel@elpasoco.com>
Sent: Thursday, May 9, 2019 11:41 AM
To: Luke Sanderson <luke@pprbd.org>
Cc: Judith Espinoza <Judithespinoza@elpasoco.com>
Subject: FW: 12175 OLD PUEBLO RD (APN: 5617003019)

Hello Luke,

A client of ours has placed a new home (guest house) on 12175 Old Pueblo Rd without a building permit. Is there any way that you can start a file? Judy has provided more details below. Please let me know.

Best Regards,

Petra M. Rangel
Administrative Technician II

El Paso County
Planning & Community Development
2880 International Circle Suite 110
Colorado Springs, CO 80910
Business Hours: 7:30am – 4:30pm MST
Phone: (719) 520-6317
Fax: (719) 520-6695



From: Judith Espinoza
Sent: Thursday, May 09, 2019 11:35 AM
To: Petra Rangel
Subject: FW: 12175 OLD PUEBLO RD (APN: 5617003019)

Hi Petra,

I just spoke with the applicant/homeowner, Charles Pedro. At first he said the structure hadn't been placed and then stated the structure was placed on blocks onto the property 2-3 weeks ago. The guesthouse structure is a manufactured mobile home and not a manufactured modular. He said he didn't get the structure permitted because it was personal property and that he wasn't purging it to the property. I told him that regardless whether the structure was temp set or permanent set, he still needed to pull a building permit for it. He didn't see why he had to pull a building permit and said he didn't know he had to. He tried to say no one told him he had to. I told him to bring all the paperwork he had on the mobile home to PPRBD to get a building permit and that we can use the same site plan that we used for the garage addition since it depicts the guesthouse. He wasn't happy, but he said he would.

Thank you again for your assistance on this one.

Judy Espinoza
Administrative Technician I

El Paso County
Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910
Business Hours: 7:30am – 4:30pm MST
Phone: (719) 520-6318
Fax: (719) 520-6695

From: Judith Espinoza
Sent: Thursday, May 09, 2019 9:31 AM
To: Petra Rangel
Subject: 12175 OLD PUEBLO RD (APN: 5617003019)

Petra,

This is the homeowners address that removed an old 1973 trailer guesthouse (BOA EP7306116) and replaced it with a manufactured home without pulling a building permit. The homeowner wanted to do a garage addition to the original primary structure which was permitted (PPRBD Plan, R116735, Permit M27013) on 5/7/2019.

I had originally held applicant's request for garage addition on 4/18/2019, due to parcel not being in compliance. I had the applicant complete a guesthouse affidavit and told them they needed to provide a copy of the SFD floorplan before the ADU could get recorded. Unfortunately, I don't know the exact date when this guesthouse was built/placed; it had to be sometime between 1/22/19 and 4/18/19 (reference PS-19-16 created by KP).

Kari had rushed my review on 5/7/2019, and therefore I didn't get a chance to make sure the applicant submitted paperwork to PPRBD to get a building permit for the already built/placed new guesthouse. I wouldn't have approved the permit for the garage addition without the structure being permitted. PPRBD's system indicates a permit has not been issued for the guesthouse.

I'll hold off on processing the recording for the ADU (ADU-19-32) until I hear from you and/or Luke regarding the required building permit for the guesthouse.

Thank you for your help on this one.

Judy Espinoza
Administrative Technician I

El Paso County
Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910
Business Hours: 7:30am – 4:30pm MST
Phone: (719) 520-6318
Fax: (719) 520-6695

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

FOR RECORDER USE ONLY

GUEST HOUSE COMPLIANCE AFFIDAVIT

File No.. ADU1932

I, Jessica Pedro, applicant or applicant's agent for a

guest house replaced
(description of development proposal)

under development application number ADU1932, 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:

12175 Old Pueblo Rd. Street Address
Lot 3 BIKI Local Ranch Sub Legal Description
5617003019 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 18 day of April, 2019.

OWNER
STATE OF Colorado

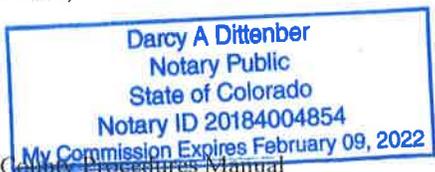
COUNTY OF El Paso

Jessica Pedro
Owner Signature

Jessica Pedro 12175 Old Pueblo Rd. 719 499 5372
Print Name, Mailing Address and Phone Number

The foregoing instrument was acknowledged before me this 18 day of April, 2019 by Jessica Pedro, COUNTY of El Paso.

D.A. Dittenber My Commission expires Feb 09, 2022
(Notary Public)



OWNER STATE OF Colorado

COUNTY OF El Paso

Owner Signature [Signature]
Print Name, Mailing Address and Phone Number Charles Pedro 12175 Old Pueblo Rd Fountain CO 80817

The foregoing instrument was acknowledged before me this 18 day of April, 2019 by Charles Pedro, COUNTY of El Paso

[Signature] My Commission expires Feb 09, 2022
(Notary Public)

Darcy A Dittenber
Notary Public
State of Colorado
Notary ID 20184004854
My Commission Expires February 09, 2022

BESQCP Not Required
by JE on 5/7/2019

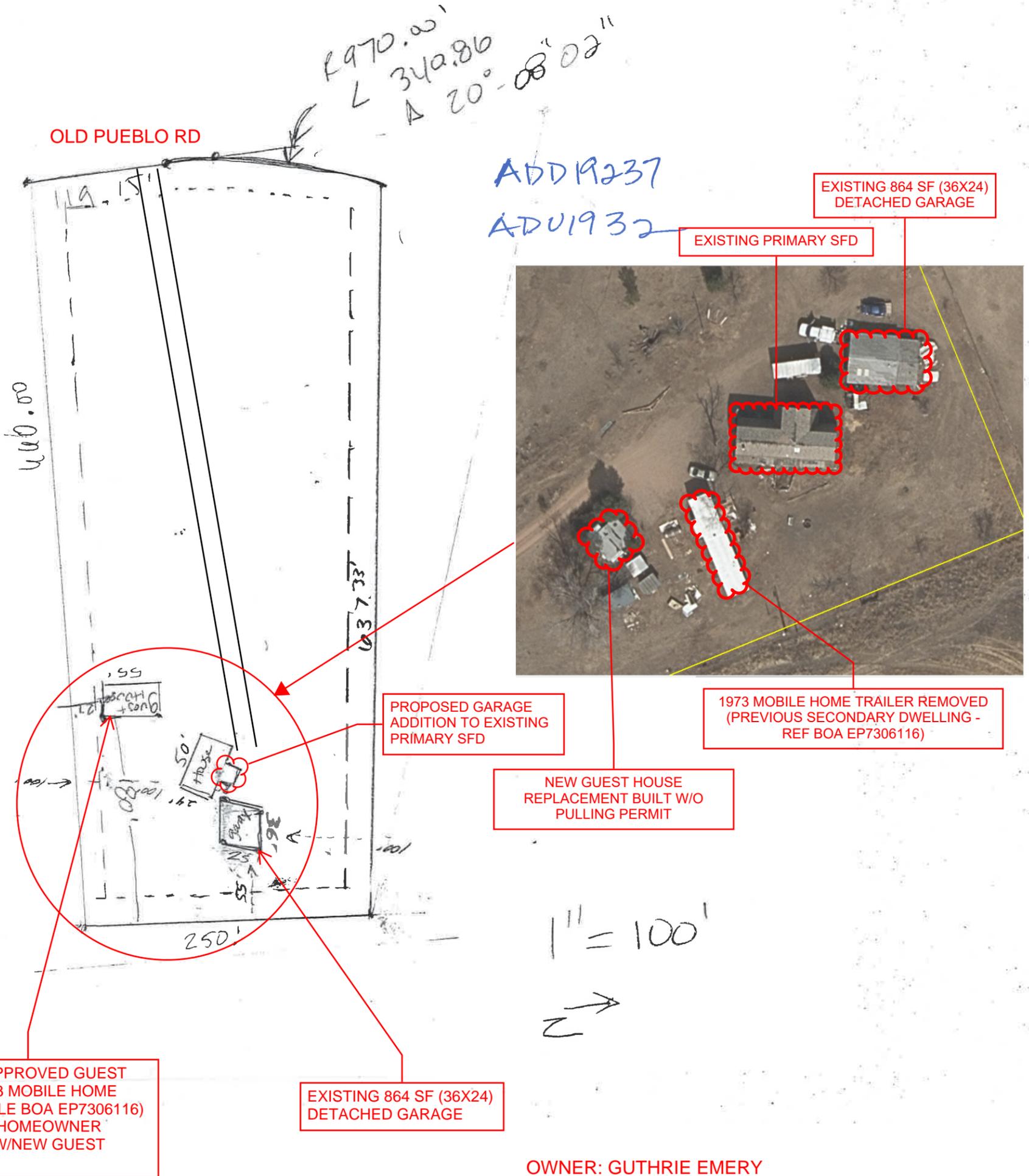
Planning and Community Development approval is contingent upon compliance with all applicable notes on the recorded plat.

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.

APPROVED **DENIED**
BY JE DATE 5/7/2019
FOR ATTACHED GARAGE
NOTES 528 SF (24x22)
PPRBD PLAN R116735
PPRBD PERMIT M27013
EL PASO COUNTY
PLANNING AND COMMUNITY DEVELOPMENT



ORIGINAL APPROVED GUEST HOUSE (1973 MOBILE HOME TRAILER - FILE BOA EP7306116) REMOVED. HOMEOWNER REPLACED W/NEW GUEST HOUSE

EXISTING 864 SF (36X24) DETACHED GARAGE

OWNER: GUTHRIE EMERY

APN: 5617003019

LOCATION: 12175 OLD PUEBLO RD

LEGAL DESCRIPTION: LOT 3 BLK 1 LOCK RANCH SUB

ZONE: A-5, CAD-O PLAT: 3804 AREA: 4.75 ACRES

The flood map for the selected area is number **08041C0965G**, effective on **12/07/2018**

DYNAMIC MAP



PRINT MAP:
FIRMette

MAP IMAGE



DOWNLOAD
FIRM PANEL

Changes to this FIRM

- Revisions (0)
- Amendments (0)
- Revalidations (0)

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette.

[Go To NFHL Viewer »](#)

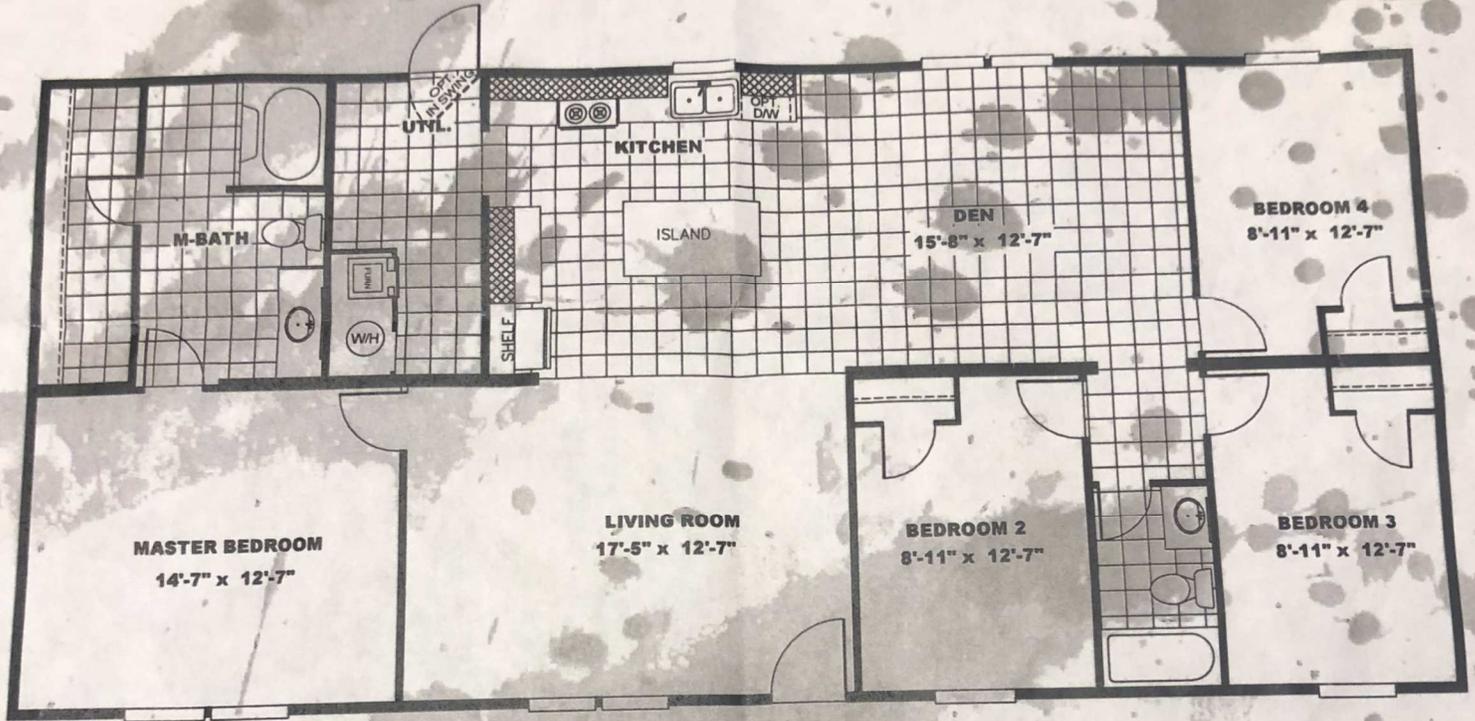


<p>Pins</p> <ul style="list-style-type: none"> Approximate location based on user input and does not represent an authoritative property location <p>MAP PANELS</p> <ul style="list-style-type: none"> Selected Floodmap Boundary Digital Data Available No Digital Data Available Unmapped <p>OTHER AREAS</p> <ul style="list-style-type: none"> Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D Otherwise Protected Area Coastal Barrier Resource System Area 	<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, X, AE, XE With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, AR <p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone XE Area with Reduced Flood Risk due to Levees. See Notes. Zone X Area with Flood Risk due to Levees Zone D 	<p>OTHER FEATURES</p> <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature <p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
---	---	---

MARVEL

TRU28564A

1,475 sq ft // 4 beds // 2 baths



The series and floor plans shown all have starting prices within the price range indicated. Your local Home Center can quote you specific prices and terms of purchase for specific homes. TRU invests in continuous product improvement. All home series, floor plans, specifications, dimensions, features, materials, availability, and starting prices shown are artist's renderings or estimates and are subject to change without notice or obligation. Dimensions are nominal and length and width measurements are from exterior wall to exterior wall. Starting prices include the home only, plus typical delivery and installation. Starting prices do not include other costs such as taxes, insurance premiums, filing or recording fees, land or improvements to the land, optional home features, optional delivery or installation services, wheels and axles, community or homeowner association fees, or any other costs shown on your Retailer Closing Agreement and related documents (your RCA). Your RCA will show the details of your purchase. 2018 TRU. All rights reserved.

EL PASO COUNTY



Receipt for Fees Paid

Planning and Community Development Department

2880 International Circle, Suite 110, Colorado Springs, Colorado 80910
Office (719) 520-6300

Date 4/18/19

Receipt No. 522181

Processed by JE

Customer: CHARLES PEDRO &
JESSICA LYNN PEDRO
12175 OLD PUEBLO RD
FOUNTAIN, CO 80817

Check No.

Payment Method CREDIT CARD

Item	Description	Prefix	Type	Rate	Qty	Amount
K12	Affidavit (1st page) to include Clerk and Recorder Surcharge			13.00		13.00
K13	GUEST HOUSE COMPLIANCE AFFIDAVIT					
	Affidavit (each additional)			5.00	3	15.00
2	PROJECT NAME: 12175 OLD PUEBLO RD					0.00
1	CUSTOMER NAME: CHARLES PEDRO					0.00

Total	\$28.00
--------------	----------------