

SFD24107 NEW RESIDENCE  
ADD2464 - DETACHED GARAGE  
ADU249 - OLD RESIDENCE TO ADU  
(ADU PERMISSION GIVEN BY  
PCD PLANNER KPARSONS 2/13/24)

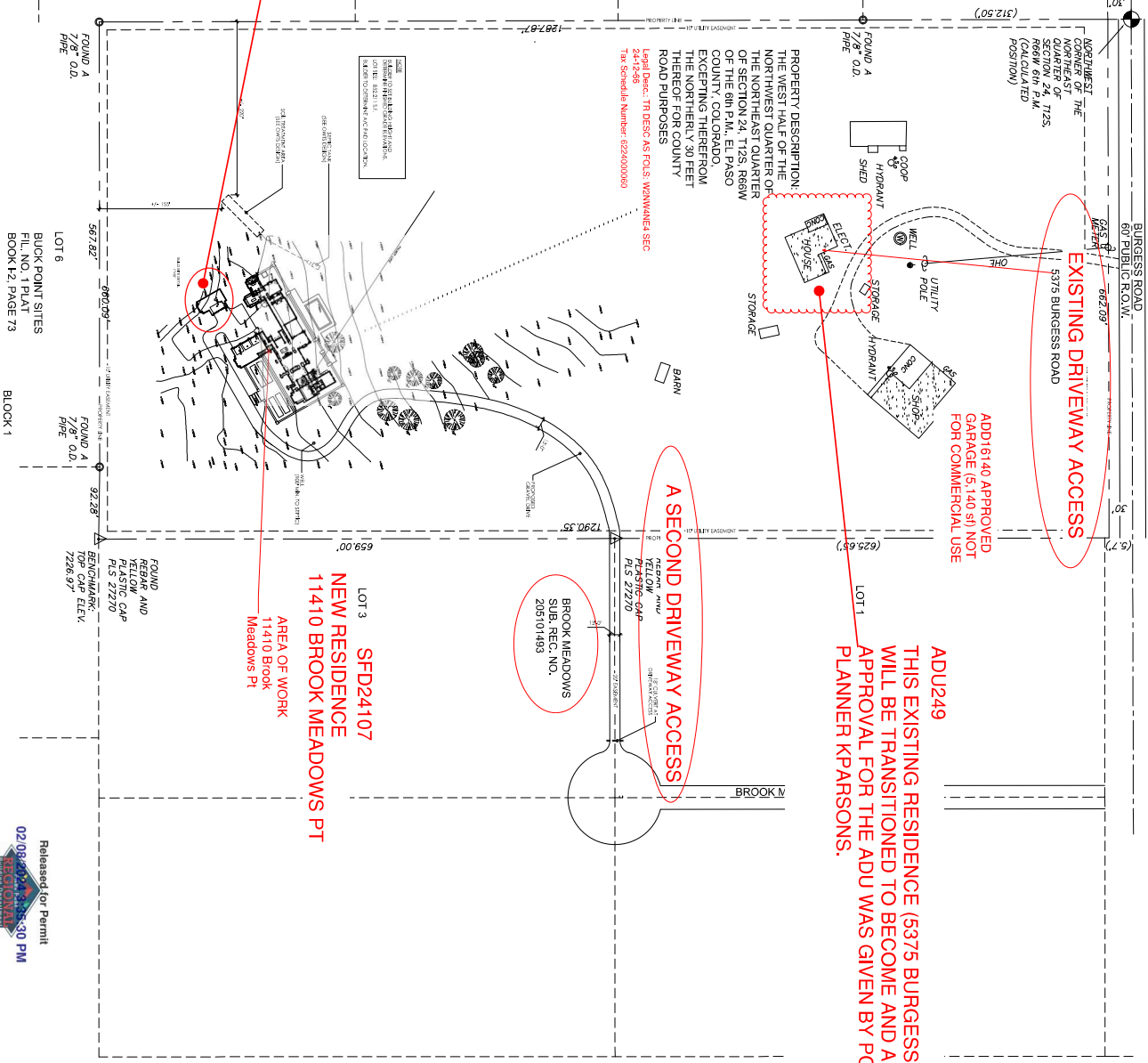
UNPLATTED  
ZONE RR-5  
20 ACRES  
CREATE DATE 2015 (SEE ADD16140)  
(COMBINED FOR TAX REASONS)

APPROVED  
Plan Review  
02/15/2024 11:00:29 AM  
dsdarchuleta  
EPC Planning & Community  
Development Department

APPROVED  
BESQCP  
02/15/2024 11:00:39 AM  
dsdarchuleta  
EPC Planning & Community  
Development Department

ANY APPROVAL GIVEN BY  
EL PASO COUNTY  
PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT  
IS SUBJECT TO 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 rules 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 backlogs of any drainage way  
is not permitted by 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.



SITE PLAN  
SCALE: 1"=60'



Released for Permit  
02/08/24 2:30 PM  
Brock A  
ENUMERATION

TITLE  
20240614\_Landmark 111  
20240614\_Cover 001

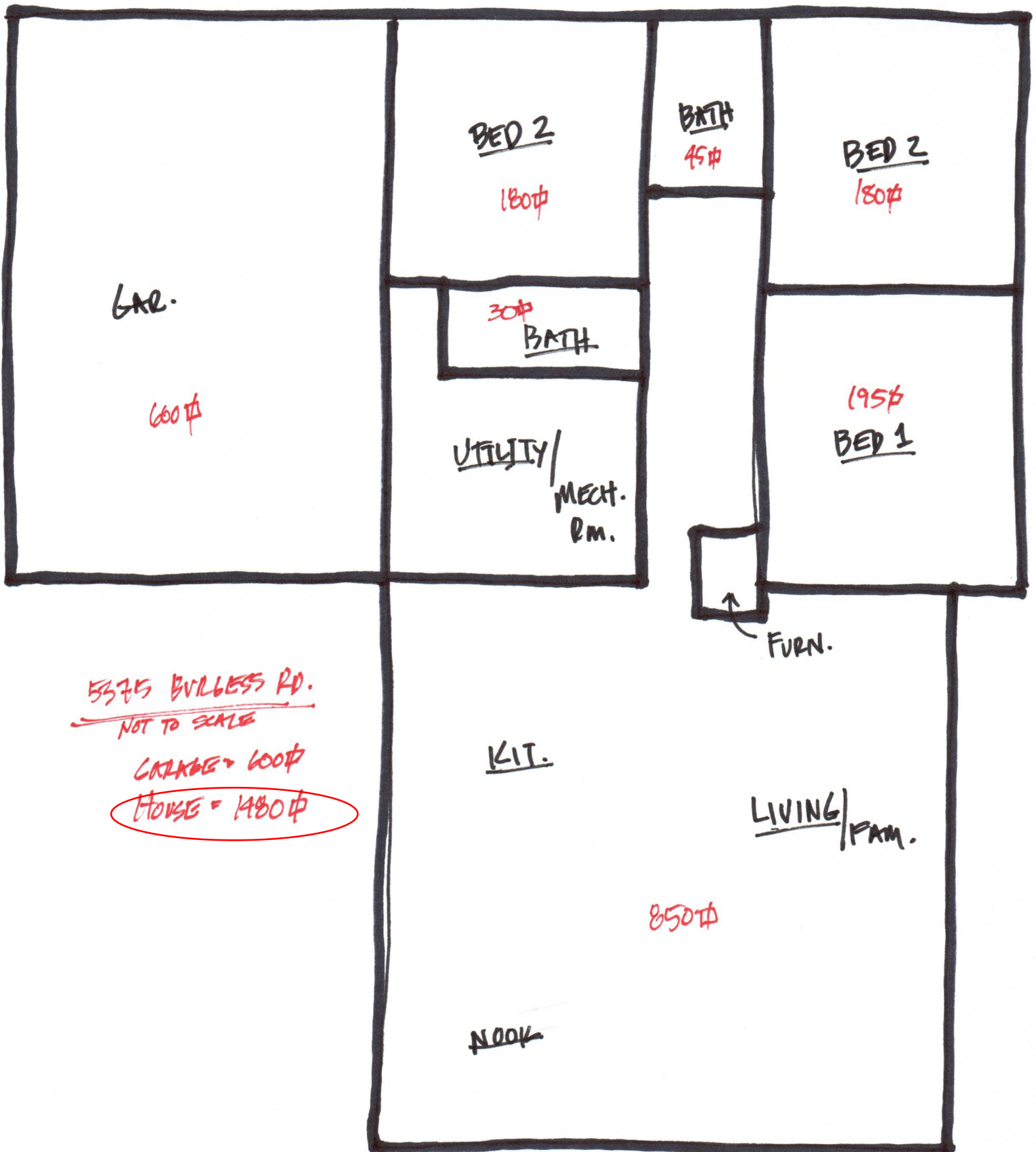
MITCHELL RESIDENCE  
11410 BROOK MEADOWS POINT  
COLORADO SPRINGS, COLORADO 80908

James Munkai  
2230 S. 10th St. Suite 100  
Colorado Springs, CO 80905  
719.575.1000  
james@jamesmunkai.com

PROJ #243  
SP.1  
SIT PLAN

5375 BURGESS RD (original house)  
parcel 6224000060

living space 1,480sf



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

I, JUSTIN A MITCHELL, owner (or owner's agent for \_\_\_\_\_)

have applied for approval of Detached Accessory Living Quarters for Permanent Occupancy for the purposes of \_\_\_\_\_  
(description of family circumstances)  
PERSONAL MOTHER-IN-LAW LIVING QUARTERS 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:

5375 BURGESS RD. Street Address  
TR DESC AS FOLG: W2NW4NE4 SEC 24-12-66 Legal Description  
622400060 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.

Steve Schleiker

02/13/2024 02:01:49 PM

Doc \$0.00

Rec \$18.00

2

Pages

El Paso County, CO



224010238

SFD24107

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

**Accessory Living Quarters**

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 not 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 13<sup>th</sup> day of February, 2024.

OWNER

STATE OF Colorado

COUNTY OF El Paso

J. A. Mitchell  
Owner Signature

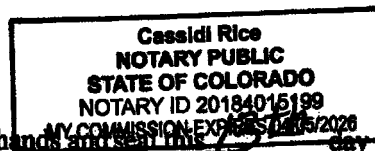
Justin A. Mitchell 5375 Burgess Rd. C/springs, CO 80908 719-761-7412  
Print Name, Mailing Address and Phone Number

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of February 2024

By Justin Mitchell, COUNTY OF El Paso

My Commission expires 04/05/2026

Cassidi Rice  
(Notary Public)



IN WITNESS WHEREOF, the parties hereto have hereunder set their hands and seal this 13<sup>th</sup> day of February, 2024.

# BROOK MEADOWS SUBDIVISION

EL PASO COUNTY, STATE OF COLORADO.

12053

KNOW ALL MEN BY THESE PRESENTS, THAT WAYNE INTERMILL, DBA HI-POINT HOME BUILDERS, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION: THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO, EXCEPT A RIGHT OF WAY FOR ROAD PURPOSES OF THE NORTH 50 FEET THEREOF, CONTAINING 19.5666 ACRES OF LAND, MORE OR LESS.

DEDICATION: THE ABOVE OWNER HAS CAUSED SAID TRACT TO BE SURVEYED AND PLATTED INTO LOTS, AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT IS DRAWN TO A FIELD SCALE AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND EASEMENTS OF SAID TRACT. SAID PLAT SHALL BE KNOWN AS "BROOK MEADOWS SUBDIVISION", EL PASO COUNTY, STATE OF COLORADO.

THE NORTHERLY 5.70 FEET AS PLATTED IS HEREBY DEDICATED TO PUBLIC USE OF COLORADO SAID NORTHERLY 5.70 FEET AND UPON ACCEPTANCE BY RESOLUTION OF SAID TRACT SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, STATE OF COLORADO.

IN WITNESS WHEREOF, THE FOREMENTIONED WAYNE INTERMILL, DBA HI-POINT HOME BUILDERS, AN INDIVIDUAL, HAS EXECUTED THIS INSTRUMENT THIS 1 DAY OF JULY, 2005, A.D.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 07-26-07

CERTIFICATION: THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION HEREON; AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO STATUTES, 1973 AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

JOHN E. ROBERTS, PLS 27270

COUNTY APPROVAL: APPROVAL IS GRANTED THIS 10th DAY OF JUNE, 2005, A.D. BY El Paso County BOARD OF COUNTY COMMISSIONERS

STATE OF COLORADO SS

COUNTY OF EL PASO

STATE OF COLORADO SS

COUNTY OF EL PASO

STATE OF COLORADO SS

COUNTY OF EL PASO

STATE OF COLORADO SS

COUNTY OF EL PASO

STATE OF COLORADO SS

COUNTY OF EL PASO

STATE OF COLORADO SS

COUNTY OF EL PASO

STATE OF COLORADO SS

COUNTY OF EL PASO

STATE OF COLORADO SS

COUNTY OF EL PASO

STATE OF COLORADO SS

COUNTY OF EL PASO

STATE OF COLORADO SS

COUNTY OF EL PASO

STATE OF COLORADO SS

COUNTY OF EL PASO

STATE OF COLORADO SS

COUNTY OF EL PASO

STATE OF COLORADO SS

COUNTY OF EL PASO

STATE OF COLORADO SS

COUNTY OF EL PASO

STATE OF COLORADO SS

COUNTY OF EL PASO

STATE OF COLORADO SS

COUNTY OF EL PASO

STATE OF COLORADO SS

COUNTY OF EL PASO

STATE OF COLORADO SS

COUNTY OF EL PASO

STATE OF COLORADO SS

RESIDENTIAL

2023 PPRBC  
2021 IECC Amended



Parcel: 6224000060

Address: 11410 BROOK MEADOWS PT, COLORADO SPRINGS

Plan Track #: 186008      Received: 06-Feb-2024      (QUINTONW)

Description:      Required PPRBD Departments (6)

RESIDENCE &DETACHED GARAGE (2 PERMITS)

Contractor: WOOD WORKS UNLIMITED, INC.

Type of Unit:

Garage	1862	
Lower Level 2	805	
Main Level	5535	
Upper Level 1	750	
Total Square Feet		8952

<div>Enumeration</div> <div>Released for Permit</div> <div>02/08/2024 3:37:10 PM</div> <div>Pikes Peak REGIONAL Building Department</div> <div>Becky A</div> <div>ENUMERATION</div>	<div>Floodplain</div> <div>(N/A)    RBD GIS</div>
<div>Construction</div> <div>Released for Permit</div> <div>02/09/2024 3:26:26 PM</div> <div>Pikes Peak REGIONAL Building Department</div> <div>dp</div> <div>CONSTRUCTION</div>	<div>Electrical</div>
<div>Mechanical</div> <div>Released for Permit</div> <div>02/09/2024 3:28:22 PM</div> <div>Pikes Peak REGIONAL Building Department</div> <div>richg</div> <div>MECHANICAL</div>	<div>Plumbing</div>

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.

**Required Outside Departments (1)**

County Zoning

**APPROVED**

Plan Review

02/15/2024 11:02:33 AM

*dsdarchuleta*

EPC Planning & Community  
Development Department