

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

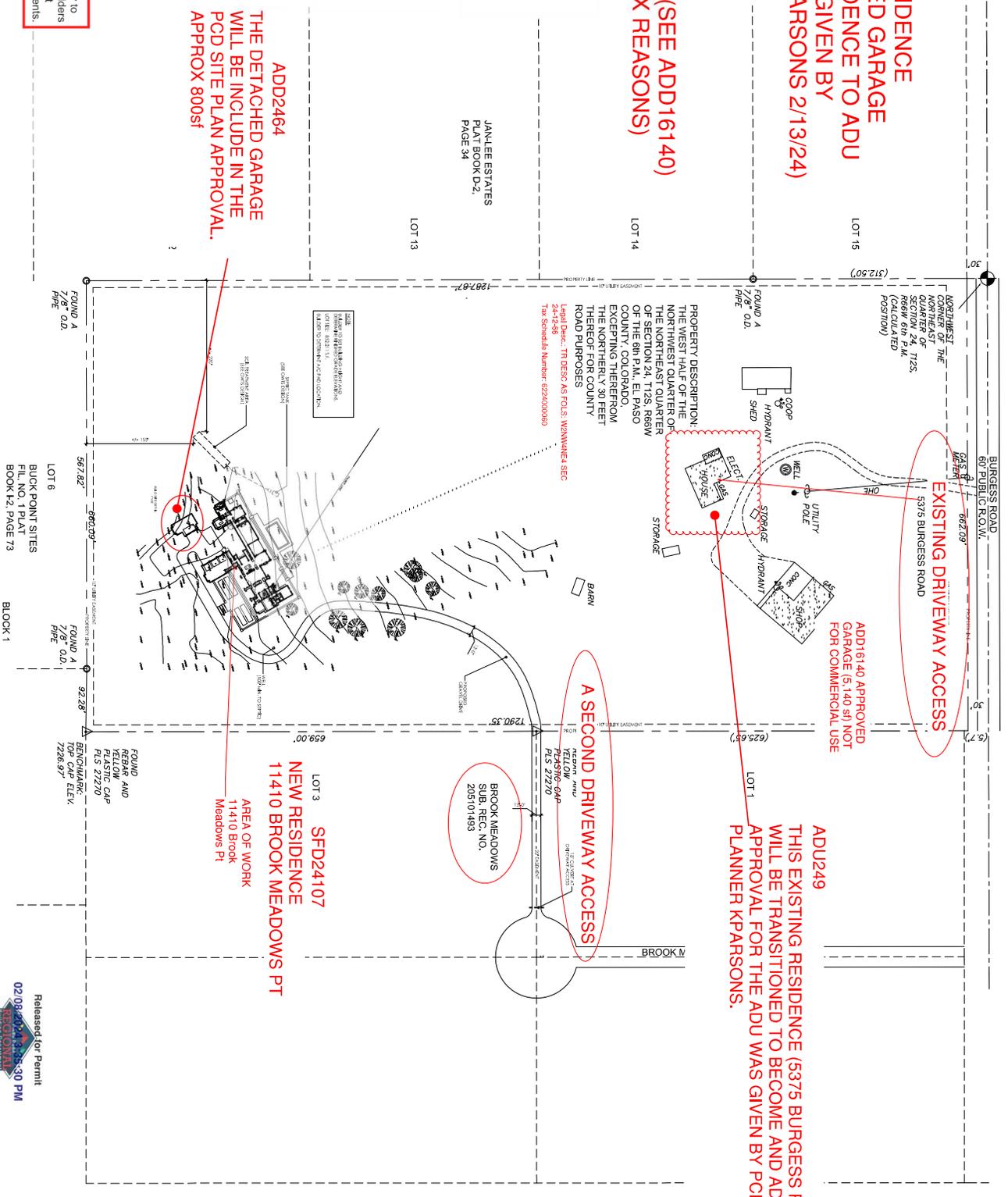
APPROVED
BESQP
02/15/2024 11:00:39 AM
dsdarchuleta
EPC Planning & Community
Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT CONSTITUTE AN ENDORSEMENT OR GUARANTEE OF 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. The applicant must coordinate with 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"=40'

MITCHELL RESIDENCE
 11410 BROOK MEADOWS POINT
 COLORADO SPRINGS, COLORADO 80908

Released for Permit
02/08/24 10:30 PM
 Bree A
 ENUMERATION

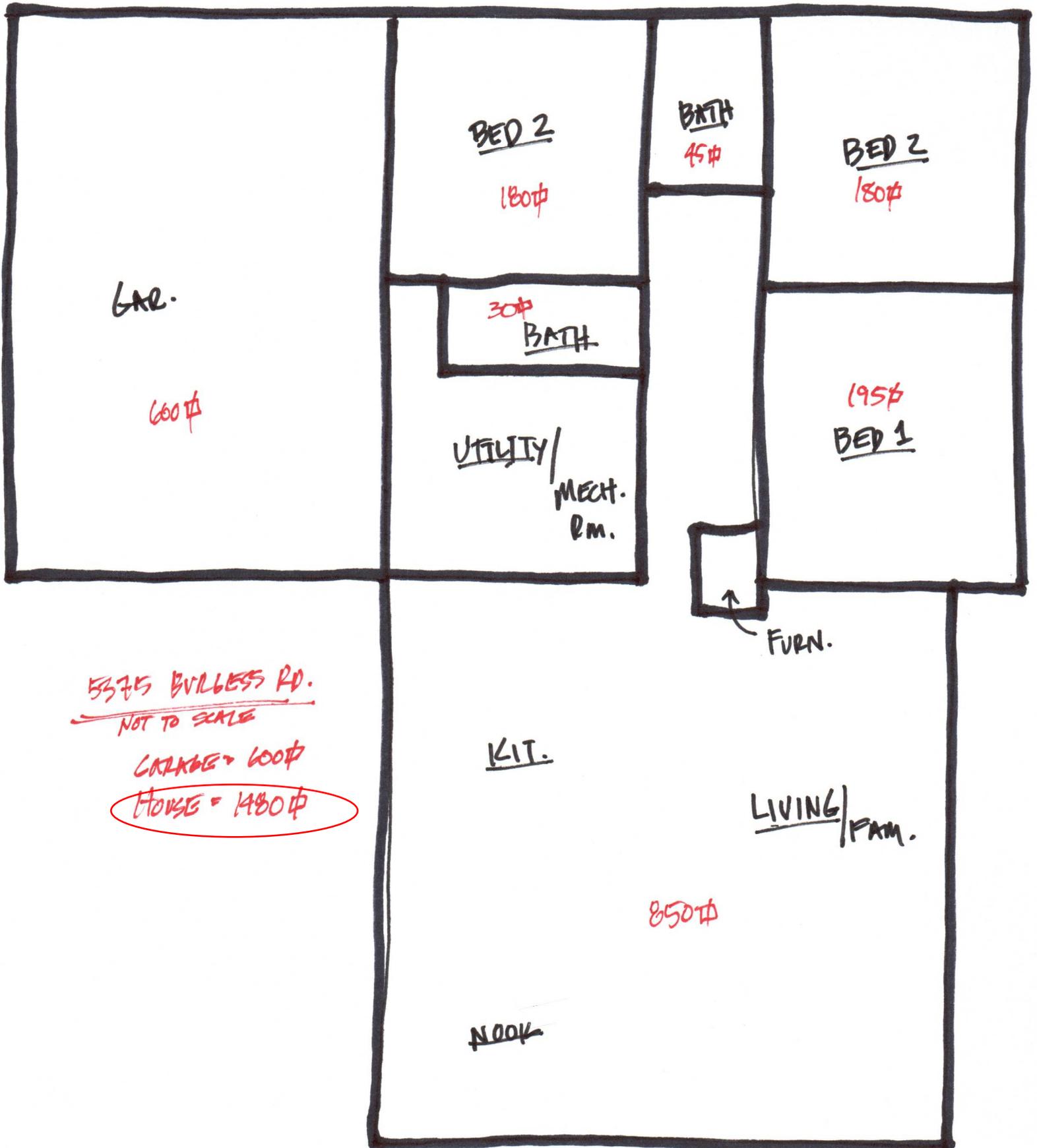
DATE: 2/26/24, 10:41 AM
 20240226_1041AM_01

JAMES MCNEAL
 ARCHITECTURE & DESIGN
 2727 S. WOODS BLVD. SUITE 100
 COLORADO SPRINGS, CO 80906
 719.578.1400
 www.jamesmcneal.com

PROJ #243
 SP.1
 SITE 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:

5575 BURBESS RD. Street Address
TR DESC AS FOLG: W2NW4NE4 SEC 24-12-66 Legal Description
622 400060 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 2
Rec \$18.00 Pages

El Paso County, CO



224010238

SFD 24107

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 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 13th day of February, 2024.

OWNER
STATE OF Colorado

COUNTY OF El Paso

J. A. Mitchell
Owner Signature

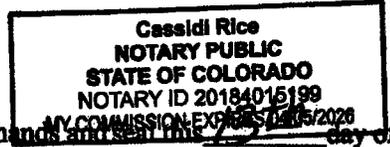
Justin A. Mitchell 5375 Burgess Rd. C/springs, CO 80908 719-761-7412
Print Name, Mailing Address and Phone Number

The foregoing instrument was acknowledged before me this 13th 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 13th day of February, 2024.

BROOK MEADOWS SUBDIVISION

EL PASO COUNTY, STATE OF COLORADO.

12053

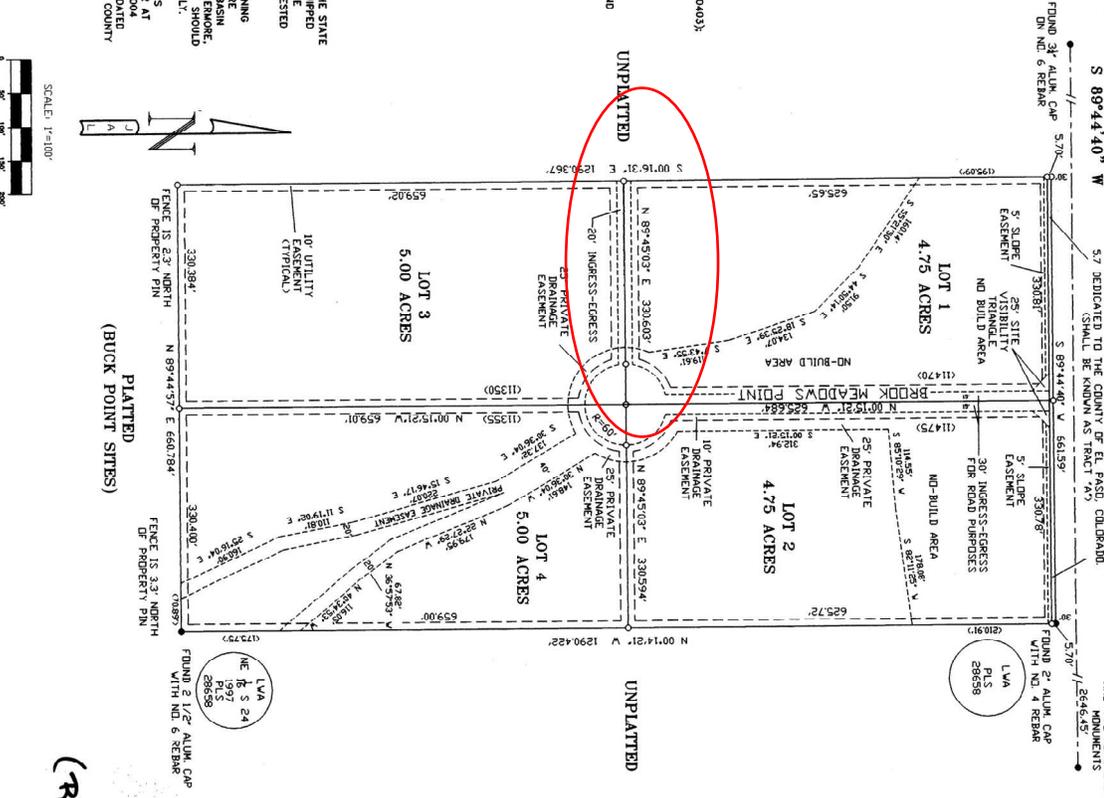
UNPLATTED

ASSUMED BASIS OF BEARING
S 89°44'40" W

BURGESS ROAD
60' RIGHT OF WAY

UNPLATTED

FOUND IRON PIPE WITH TWD REFERENCE MARKERS



KNOW ALL MEN BY THESE PRESENTS:
THAT WAYNE INTERMOUNT, 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 OVER THE NORTH 50 FEET THEREOF, CONTAINING 19.8668 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 ACCORDINGLY SETS FORTH THE BOUNDARIES AND WHICH 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 MAINTENANCE BY EL PASO COUNTY, STATE OF COLORADO.

IN WITNESS WHEREOF:
THE FOREGOING WAYNE INTERMOUNT, DBA HI-POINT HOME BUILDERS, AN INDIVIDUAL, HAS EXECUTED THIS INSTRUMENT THIS 1 DAY OF July, 2005, A.D.

Wayne Intermount
WAYNE INTERMOUNT-OWNER

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: 07-26-07

Bonny A. Peterson
NOTARY PUBLIC

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 THEREOF AND THAT THE REQUIREMENTS OF TITLE 38 OF THE CODE OF COLORADO STATUTES, 1973, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

John E. Stewart
PLS 27270

COUNTY APPROVAL:
APPROVAL IS GRANTED THIS 1 DAY OF July, 2005 A.D. AND IS DULY RECORDED UNDER RECEPTION NUMBER 205101973.

John E. Stewart
EL PASO COUNTY DEVELOPMENT SERVICES DIRECTOR

STATE OF COLORADO SS
COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 5:52 O'CLOCK P.M. THIS DAY OF July, 2005 A.D. AND IS DULY RECORDED UNDER RECEPTION NUMBER 205101973.

John E. Stewart
DEPUTY

PLATTED (BUCK POINT SITES)

FOUND IRON PIPE WITH TWD REFERENCE MARKERS

FOUND 2 1/2" ALUM CAP WITH NO. 6 REBAR

FOUND 2 1/2" ALUM CAP WITH NO. 6 REBAR

FOUND 2 1/2" ALUM CAP WITH NO. 6 REBAR

RECEIPT # 12053

BRICK FEES: \$149.00 (RETURN 2)
PLATTING FEES: \$1,232.00 (RETURN 2)
DRAINAGE FEES: \$1,000.00 (RETURN 2)
SCHOOL FEES: \$1,000.00 (RETURN 2)
DISTRICT #20

FOUND MARKERS AS SHOWN
PLASTIC CAPS # 2720

A.D.R. AND ASSOCIATES
833 #3 PLATTE AVENUE
Colorado Springs, CO 80903
(719) 576-3712 Fax (719) 576-3364

A PORTION OF SECTION 24, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, STATE OF COLORADO.

DATE: 6/27/05 JOB NO.: ADR2004-13

BASES OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 24-SEE RECOVERED MONUMENTS- MONUMENT SOUTH 89°44'40" WEST.

ASSUMED BASIS OF BEARING AS INDICATED.

SEE RECORDED SURVEY PLAT DEPOSIT NO. 204900112 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

ALL STRUCTURAL FOUNDATION SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.

THIS SUBDIVISION PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY A.D.R. AND ASSOCIATES TO DETERMINE OWNERSHIP, EASEMENTS OR RIGHTS OF ANY KIND.

25' SIGHT VISIBILITY TRIANGLES-THERE SHALL BE NO OBSTRUCTIONS TALLER THAN 18" PERMITTED WITHIN THESE AREAS, ACCESS PER THE COLORADO ACCESS CODE WILL BE REQUIRED AT THE JOINT THIRTY FOOT (30') WIDE ACCESS POINT ONTO BURGESS ROAD.

ALL EASEMENTS ARE SHOWN ON THE PLAT.

ALL LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE NOTED. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

THE THIRTY (30) FOOT INGRESS-EGRESS EASEMENT IS HEREBY VESTED EQUALLY WITH THE INDIVIDUAL LOT OWNERS.

ALL LOTS SHALL BE USED FOR SINGLE-FAMILY DWELLING AND SHALL MEET THE BUILD REQUIREMENTS OF THE RR-3 (RURAL RESIDENTIAL) ZONE DISTRICT AS SET FORTH IN THE EL PASO COUNTY LAND DEVELOPMENT CODE.

EL PASO COUNTY.

ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.

SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT AND ENVIRONMENT MUST APPROVE THE SEWAGE SYSTEM AND, IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL.

THE FOLLOWING REPORTS HAVE BEEN SUBMITTED FOR BROOK MEADOWS SUBDIVISION (45-05-002) AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: DRAINAGE LETTER REPORT (PREPARED BY JPS ENGINEERING-JPS PROJECT NO. 020403); WATER RESOURCES REPORT (PREPARED BY JPS ENGINEERING-PROJECT NO. 020403); AND DEVELOPMENT REPORT (PREPARED BY JPS ENGINEERING-JOB NO. 020403).

PROVIDED TO THE ESTABLISHMENT OF ANY DRIVEWAY, AN ACCESS PERMIT MUST BE OBTAINED BY THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT.

The addresses enumerated on this plat are for informational purposes only. Addresses are not the legal description and are subject to change.

DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE FEDERAL CLEAN WATER ACT, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PRAIRIE WILLOW WADING BIRD AS A LISTED THREATENED SPECIES.

THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN AS DETERMINED BY FLOOD INSURANCE RATE MAP. SEE COMMUNITY MAP NUMBER 0635333333, DATE MARCH 11, 1992.

NO INDIVIDUAL LOT ACCESS TO BURGESS ROAD.

MARKERS SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.

DUE TO WILDLIFE CONCERNS, THE APPLICANTS AND SUBSEQUENT HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDLIFE FRIENDLY PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE.

FIRE PROTECTION IS PROVIDED BY THE BLACK PINE FIRE DEPARTMENT.

PERMITS SHALL BE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS. EACH WELL SHALL BE EQUIPPED WITH A TOTALIZING FLOW METER AND THE APPLICANT AND ITS SUCCESSORS AND ASSIGNS SHALL SUBMIT DIVISION RECORDS TO THE DIVISION ENGINEER IN THE STATE ENGINEER'S OFFICE OR HIS/HER REPRESENTATIVE ON AN ANNUAL BASIS OR AS OTHERWISE REQUESTED BY THE DIVISION ENGINEER IN THE STATE ENGINEER'S OFFICE.

WATER IN THE DENVER BASIN AQUIFER IS ALLOCATED BASED ON A 100-YEAR AQUIFER LIFE. HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFER IS EVALUATED BASED ON A 300-YEAR AQUIFER LIFE. APPLICANTS AND ALL FUTURE OWNERS MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO UNANTICIPATED WATER LEVEL DECLINES. INTERFERING ACTIVITIES, SUCH AS EXCESSIVE GROUNDWATER PUMPING, ARE NOT TO BE CONSIDERED IN THE ALLOCATION OF WATER RIGHTS. WATER RIGHTS BE ASSIGNED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.

WATER WITHDRAWAL AND WELLS ARE SUBJECT TO LIMITATIONS, RESTRICTIONS AND ADJUSTMENT REQUIREMENTS AND RESPONSIBILITIES AS FORTH WITHIN ALL APPLICABLE WATER RIGHTS. BROOK MEADOWS SUBDIVISION RECOMMENDS THAT EL PASO COUNTY DEVELOPMENT SERVICES AT 833 #3 PLATTE AVENUE, COLORADO SPRINGS, CO 80903, BE CONTACTED FOR FURTHER INFORMATION IN CASE NO. 2004 CW 159 (WATER DIVISION NO. 1) AND 2004 CW 47 (WATER DIVISION NO. 2). CONSULTATION IS RECORDED WITH THE EL PASO COUNTY MULTIDISTRICT LITIGATION, CASE NO. 04M114, THE DECREE AND PLAN FOR WATER ADJUSTMENT IS RECORDED WITH THE EL PASO COUNTY CLERK AND RECORDED AT RECEPTION NO. 205021540.

BUILDING LOCATION SHALL BE ESTABLISHED IN AREAS WHERE BUILDING AND SEPTIC FOOTPRINTS WILL NOT ENCROACH ON NATURAL DRAINAGE PATTERNS. THE WETLAND AREA, OR AREAS OF SEASONALLY SHALLOW GROUNDWATER, SITE-SPECIFIC FOUNDATION INVESTIGATION SHALL BE CONDUCTED PRIOR TO BUILDING TO DETERMINE SUBSURFACE CHARACTERISTICS THAT MAY IMPACT FOUNDATION DESIGN (EXPANSIVE SOILS, SHALLOW GROUNDWATER, ETC.). SITE-SPECIFIC SEPTIC INVESTIGATIONS INCLUDING FOUNDATION DESIGN TESTING, SHALL BE CONDUCTED PRIOR TO BUILDING. FOUNDATION PARAMETERS, AND WHETHER ENGINEERED SYSTEMS ARE NEEDED, SEPTIC LOCATION SHALL REMAIN OUT OF DRAINAGE SWALES.

RESIDENTIAL

2023 PPRBC
2021 IECC Amended



Parcel: 62224000060

Address: 11410 BROOK MEADOWS PT, COLORADO SPRINGS

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

Description: **RESIDENCE & DETACHED GARAGE (2 PERMITS)** Required PPRBD Departments (6)

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 |

Enumeration

Released for Permit
02/08/2024 3:37:10 PM
Pikes Peak REGIONAL Building Department
Becky A
ENUMERATION

Floodplain

(N/A) RBD GIS

Construction

Released for Permit
02/09/2024 3:26:26 PM
Pikes Peak REGIONAL Building Department
Diana Jps
CONSTRUCTION

Electrical

Mechanical

Released for Permit
02/09/2024 3:28:22 PM
Pikes Peak REGIONAL Building Department
richg
MECHANICAL

Plumbing

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
dsdarshuleta
EPC Planning & Community
Development Department