

G:\HILL20-019 Fuel International\05 Design Development\2 - SITE PLAN.dwg 4/20/20 08:09 AM mmnguyen

PROJECT CODE INFORMATION

- 1. PROJECT ADDRESS: 16965 LINDBERGH ROAD
MONUMENT, CO 80132
- 2. CURRENT ZONING: A-5
- 3. LEGAL DESCRIPTION: THE EAST HALF OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPLE MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



16965 LINDBERGH ROAD
MONUMENT, CO 80132

TAX ID#:71210-01-009

PROJECT MANAGEMENT

bobby hill
DESIGNS

219 WEST COLORADO AVE.
SUITE 308
COLORADO SPRINGS, CO.
719-634-3600 719-634-2239

ARCHITECT



3311 Elm Street, Suite 105
Dallas, Texas 75226
214-742-6044
www.sgdesign.biz

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ARCHITECT'S SEAL:



TOM CHAPMAN, ARCHITECT
Colorado Registration # C-5397

CONSULTANT'S SEAL:

FULL SET ISSUE HISTORY:

SHEET DELTA REVISION:

DRAWING INFO:

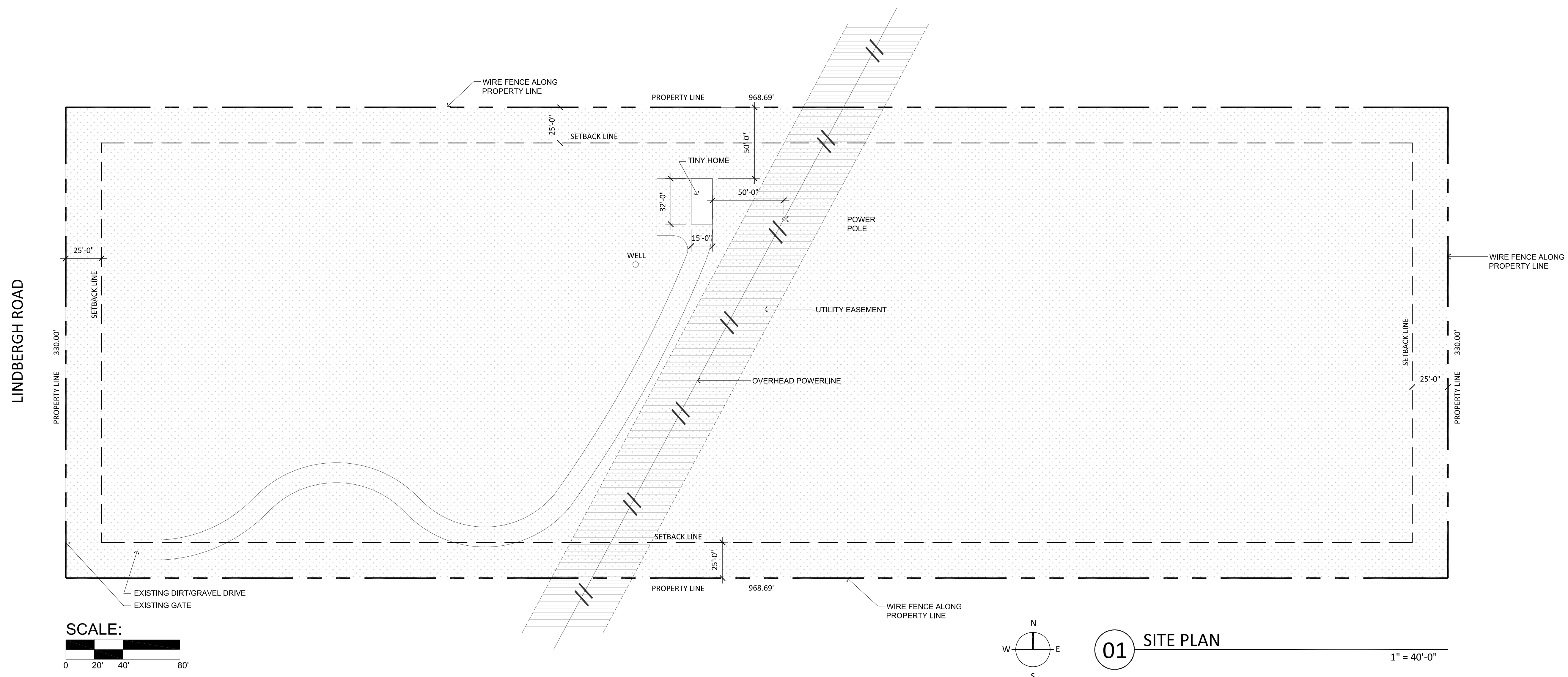
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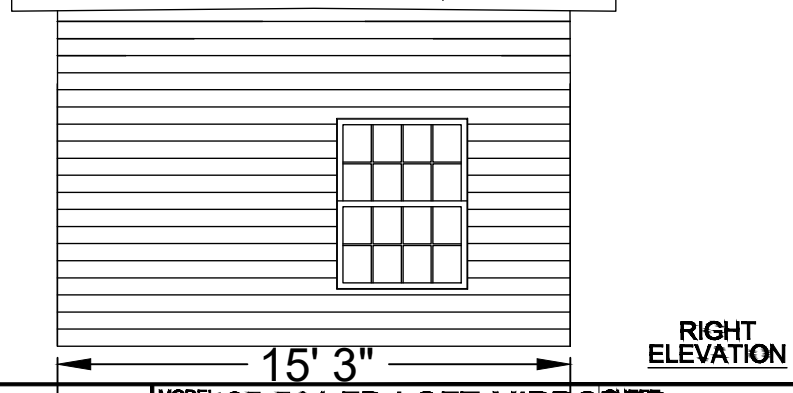
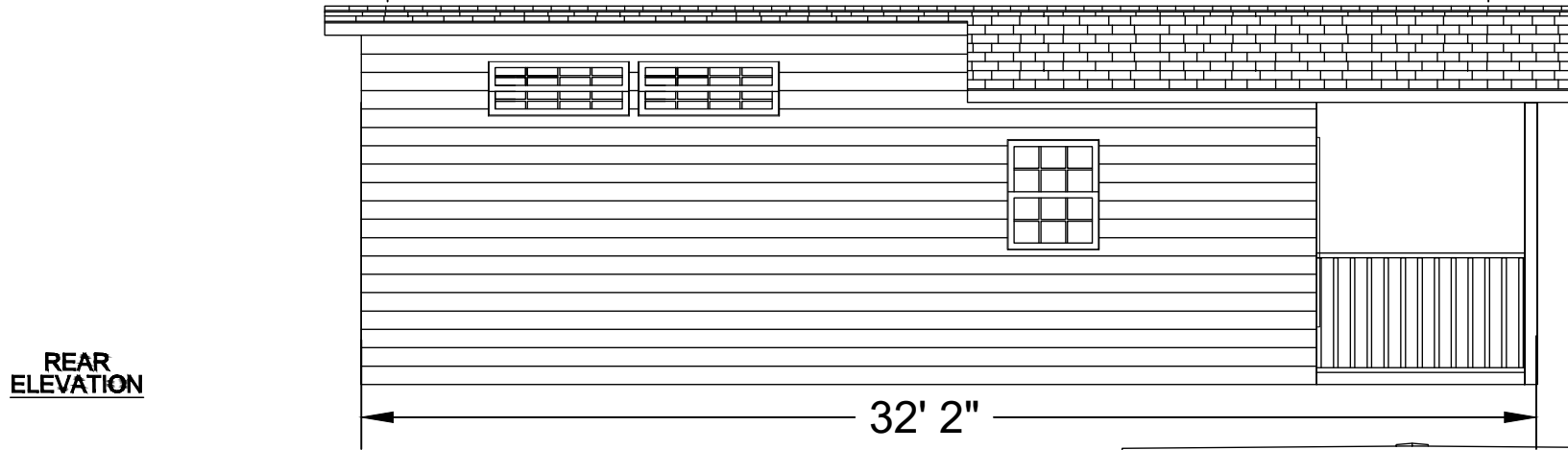
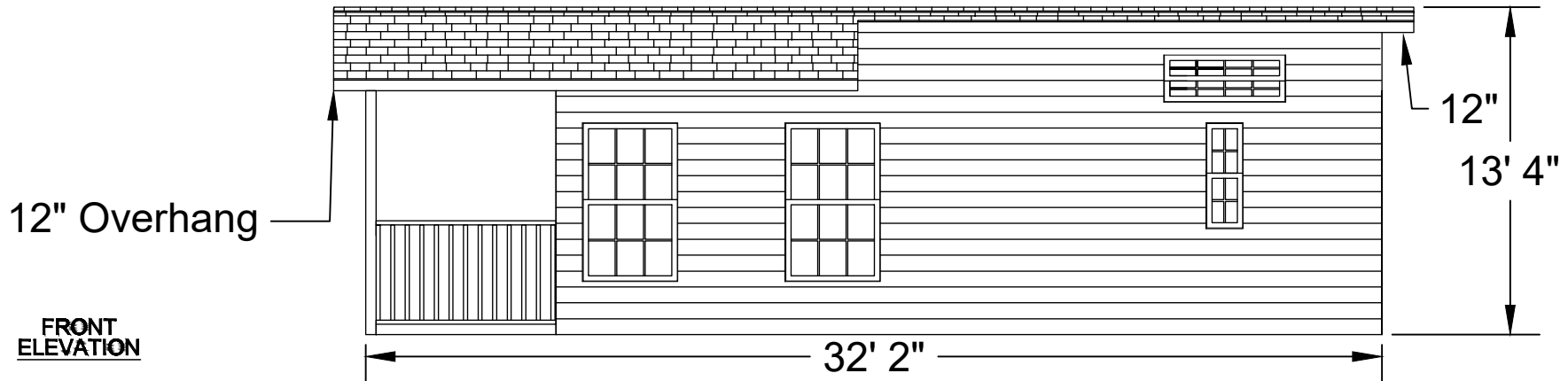
SHEET NUMBER:


SITE PLAN

A0.01



LINDBERGH ROAD



 3200 ENTERPRISE AVE. YORK, NE 68467	APPROVER'S SEAL	MODIFICATIONS	MODEL: 05-514-FD-LOFT-MIRRORED	EV-101
			300 SQ. FT. 1 BEDROOM 1 BATH W/DECK	
PROPRIETARY AND CONFIDENTIAL THESE DRAWINGS AND SPECIFICATIONS ARE ORIGINAL PROPRIETARY AND CONFIDENTIAL MATERIALS OF CHAMPION. COPYRIGHT © 1996-2012 BY CHAMPION			TITLE: ELEVATION PLAN	
			DRAWN BY: STAFF	DATE: 10-30-12
			SCALE: 3/32" = 1'-0"	

PARK MODEL DATA SHEET

Manufacturer Champion Home Builders Inc

Plant Address 3200 Enterprise Ave York NE 68467

Unit Seal No 1007952 Date Manufactured 4/8/15

Unit Serial No IC9133243E5324075 Model PM514

The factory installed equipment includes:

Equipment	Manufacturer	Model Designation
For heating	<u>Atwood</u>	<u>8940-111ACLC</u>
For air cooling	<u></u>	<u></u>
For cooking	<u>Whirlpool</u>	<u>WFG320MOBW</u>
Refrigerator	<u>Whirlpool</u>	<u>WRT108FZDW00</u>
Water Heater	<u>State</u>	<u>SC130DHMSE3</u>
Washer	<u></u>	<u></u>
Clothes Dryer	<u></u>	<u></u>
Dishwasher	<u></u>	<u></u>
Garbage Disposal	<u></u>	<u></u>
Microwave	<u></u>	<u></u>
Fireplace	<u></u>	<u></u>

CERTIFICATE OF ORIGIN FOR A VEHICLE

CHAMPION HOME BUILDERS, INC.

DATE

3/20/2015

INVOICE NO.

005-RVE5324075

VEHICLE IDENTIFICATION NO.

1C9133243E5324075

YEAR

2015

MAKE

Champion Park Models

BODY TYPE

PAS514

SHIPPING WEIGHT

18,900

H.P. (S.A.E.)

G.V.W.R.

NO. CYLS.

SERIES OR MODEL

ATHENS PARK SERIES

I, the undersigned authorized representative of the company, firm or corporation named below, hereby certify that the new vehicle described above is the property of the said company, firm or corporation and is transferred on the above date and under the Invoice Number Indicated to the following distributor or dealer.

NAME OF DISTRIBUTOR, DEALER, ETC.

COPY

**BEAR VIEW, LLC
JELLYSTONE PARK LARKSPUR CO
650 SKYVIEW LANE
LARKSPUR, CO 80118**

It is further certified that this was the first transfer of such new vehicle in ordinary trade and commerce.

CHAMPION HOME BUILDERS, INC.

BY:

[Handwritten Signature]
Sales Man

(SIGNATURE OF AUTHORIZED REPRESENTATIVE)

(AGENT)

**3200 ENTERPRISE AVENUE
YORK, NEBRASKA 68467**

CITY-STATE

0000077

Owner: Dan and Maria Crosby

Address:

16965 Lindbergh

Monument CO 80132

USA

Re: Screening for tiny home

Screening for the tiny home will be provided and installed by the homeowner.

The tiny home will be skirted with dark brown classic ribbed 29 gauge metal panels



ELECTRICAL • PLUMBING • CONSTRUCTION • HEATING • FIRE SAFETY

THIS PARK MODEL RV IS DESIGNED
FOR TEMPORARY RECREATIONAL,
CAMPING OR SEASONAL USE
MANUFACTURER CERTIFIES COMPLIANCE
WITH PARK MODEL RV STANDARD -
ANSI A119.5

1031287

PARK MODEL RV

DO NOT ACCEPT WITHOUT VERIFYING EAGLE WATERMARK IN PAPER

STATE OF COLORADO
CERTIFICATE OF TITLE
TRAILER

VIN 1C9133243E5324075
MAIL TO
YEAR 2015 MAKE CHAM MODEL BODY TC

TITLE NUMBER 47M513393
ODOMETER 0
ODOMETER LEGEND:
A - Actual Mileage
E - Exceeds mechanical limits
N - Not actual mileage; WARNING
ODOMETER DISCREPANCY

SUN HOME SERVICES INC
650 SKY VIEW LN #111
LARKSPUR, CO 80118

CWT/CAP/SIZE
SIZE 15X32
PREVIOUS TITLE
47E950697
FUEL

DATE PURCHASED 02/27/2017
DATE ACCEPTED 03/31/2017
DATE ISSUED 04/27/2017

OWNER
SUN HOME SERVICES INC

FIRST LIENHOLDER

DATE FILED

Signature below certifies under penalty of perjury in the second degree the release of the first lienholder's interest in the vehicle.

AMOUNT OF LIEN

LIEN EXTENDED TO COUNTY

FILE NUMBER

MATURITY DATE

Lienholder's Name

Authorized Agent's Signature Date

SECOND LIENHOLDER

DATE FILED

Signature below certifies under penalty of perjury in the second degree the release of the first lienholder's interest in the vehicle.

AMOUNT OF LIEN

LIEN EXTENDED TO COUNTY

FILE NUMBER

MATURITY DATE

Lienholder's Name

Authorized Agent's Signature Date

THIRD LIENHOLDER

DATE FILED

Signature below certifies under penalty of perjury in the second degree the release of the first lienholder's interest in the vehicle.

AMOUNT OF LIEN

LIEN EXTENDED TO COUNTY

FILE NUMBER

MATURITY DATE

Lienholder's Name

Authorized Agent's Signature Date

FOURTH LIENHOLDER

DATE FILED

Signature below certifies under penalty of perjury in the second degree the release of the first lienholder's interest in the vehicle.

AMOUNT OF LIEN

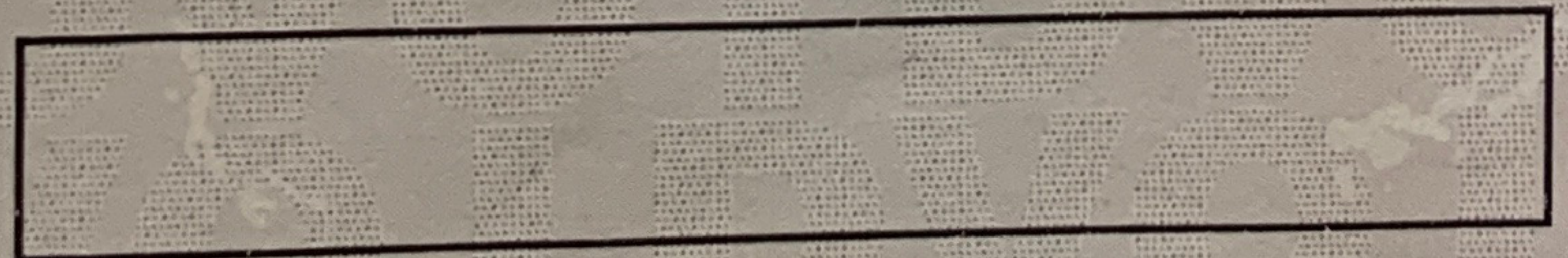
LIEN EXTENDED TO COUNTY

FILE NUMBER

MATURITY DATE

Lienholder's Name

Authorized Agent's Signature Date



THE APPLICANT HAS BEEN DULY REGISTERED IN THIS OFFICE AS THE OWNER OF THE MOTOR VEHICLE DESCRIBED, SUBJECT TO LIENS AND ENCUMBRANCES IN THE ORDER SHOWN.

EXECUTIVE DIRECTOR, COLORADO DEPARTMENT OF REVENUE DATE DUPLICATE ISSUED
BARBARA BROHL

JLS III 4/2/15

J9318555

KEEP IN SAFE PLACE - ANY ALTERATION OR ERASURE VOIDS THIS TITLE

DR-2001 (8-11)

VOID IF ALTERED



David Carlin <2dcarlin@gmail.com>

Fwd: Your electric bill is available from Mountain View Electric Association, Inc.

2 messages

Dan Crosby <dan@fuel.org>
To: 2dcarlin@gmail.com

Fri, Feb 28, 2020 at 11:50 AM

Sent from my iPhone

Begin forwarded message:

From: Maria Crosby <maria@fuel.org>
Date: February 28, 2020 at 11:48:58 AM MST
To: Dan Crosby <dan@fuel.org>
Subject: **Fwd: Your electric bill is available from Mountain View Electric Association, Inc.**

Sent from my iPhone

Begin forwarded message:

From: mvea@smarthub.coop
Date: February 13, 2020 at 3:12:22 PM MST
To: maria@fuel.org
Subject: **Your electric bill is available from Mountain View Electric Association, Inc.**
Reply-To: billing@mvea.org

Dear Member:

Your electric bill from Mountain View Electric Association, Inc. is available for the following account(s):

Account Number: 104996500

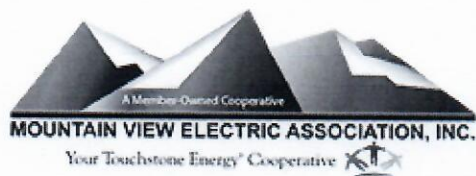
Service Location: 16965 LINDBERGH RD CABIN

Your bill was computed on Feb 12, 2020 for the amount of \$303.79 and is due Feb 27, 2020.

Your bill amount will be automatically drafted on Feb 27, 2020.

Log in to your account <https://mvea.smarthub.coop>

If you have any questions please contact our office at (800) 388-9881.



David Carlin <2dcarlin@gmail.com>
To: Dan Crosby <dan@fuel.org>

Tue, Mar 3, 2020 at 12:25 PM

I am trying to upload this bill but it is not in a pdf

[Quoted text hidden]

--

David Carlin
Advanced Septic Solutions
(719) 257-1250



March 11, 2020

Dear Mr. David Carlin:

Mountain View Electric Association, Inc. (MVEA) has these comments about the following:

Project Name: 16965 Lindbergh Road Plan

Description: MVEA provides electric service to 16965 Lindbergh Road in Monument, CO on an approximately 7.5 acre parcel located northeast of Doolittle Road and Lindbergh Road. The parcel number is 721 100 1009 known to be in Section 21, Township 11 South, Range 67 West.

This area is within MVEA certificated service area. MVEA will serve this area according to our extension policy. Connection requirements may include provisions for necessary line extensions and or other system improvements, and payment of all fees under MVEA line extension policy. Information concerning these requirements can be obtained by contacting the Engineering Department of MVEA.

MVEA has existing facilities near and within this parcel of land. If there is any removal or relocation of facilities it will be at the expense of the applicant. MVEA will work with the developer to design the service and acquire the needed easements.

If additional information is required, please contact our office at (719) 495-2283.

Sincerely,

Cathy Hansen-Lee
Engineering Administrative Assistant

This Association is an equal opportunity provider and employer.





RESOLUTION NO. 17- 372

**EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS, STATE OF
COLORADO**

**APPROVAL OF AMENDMENT TO THE LAND DEVELOPMENT CODE (LDC-
17-001)**

WHEREAS, the Planning and Community Development Department of El Paso County requests approval of Amendment(s) to Chapters 1, 4 and 5 of the Land Development Code as herein described, including other conforming amendments throughout the Code;

WHEREAS, a public hearing was held by the El Paso County Planning Commission on November 7, 2017, upon which date the Planning Commission did by formal resolution recommend approval of the proposed amendments, and

WHEREAS, a public hearing was held by this Board on December 12, 2017; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the master plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. The proposed amendment(s) to the El Paso County Land Development Code Choose an item. properly submitted for consideration by the Planning Commission.
2. Proper publication and public notice were provided as required by law for the hearing before the Planning Commission.
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters and issues were submitted and that all interested persons were heard at that hearing.
4. All data, surveys, analyses, and studies, as are required by the State of Colorado and El Paso County have been submitted, reviewed, and were received into evidence and found to meet the intent of the Introductory Provisions of the Land Development Code.

5. For the above-stated and other reasons, the proposed Amendment(s) are in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

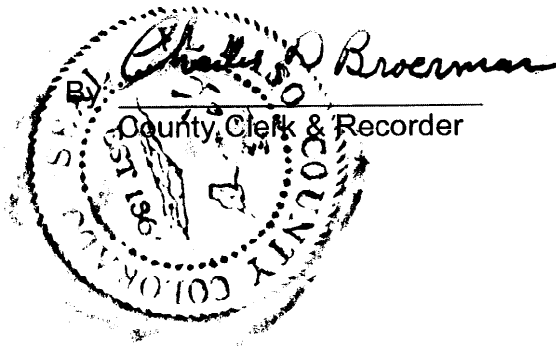
NOW, THEREFORE, BE IT RESOLVED the El Paso County Board of County Commissioners hereby approves the amendment(s) to Chapters 1, 4 and 5 of the El Paso County Land Development Code, including other conforming amendments throughout the Code, as represented on the attached Exhibit "A" by underlining (additions) and strike-through (deletions):

AND BE IT FURTHER RESOLVED the record and recommendations of the El Paso County Planning Commission be adopted, except as modified herein.

DONE THIS 12th day of December, 2017, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:



By: Paul J. Gamm
President

Chapter 1

-Add definition for recreational vehicle, park unit:

Recreational Vehicle, Park Unit

A vehicle within the RVP zoning district which may be used for temporary or long term habitation as well as for travel, vacation or recreation purposes. The term shall include travel trailers, campers, motor homes, truck campers, and similar terms. This term shall not apply to temporary housing.

-Amend definition of recreational vehicle park:

Recreational Vehicle Park

~~Any open area, other than a street, alley or other public place, used~~ **An area within the RVP zoning district planned** exclusively for the parking or temporary storage of two or more recreational vehicles **for temporary or long term occupancy as a housing unit.** ~~(a) overnight is usually located along or near main highways, where recreational vehicles stop for only one or two nights on the way to some further destination; (b) destination is usually located at or near a scenic, historical, or outdoor recreational area where recreational vehicles are attracted for extended stays of several days or weeks.~~

-Add definition for tiny house:

Tiny House

A unit built on a permanent chassis, with no attached motor as the means of propulsion, constructed to ANSI RVIA standards or certified by a professional structural engineer, to be used as a dwelling unit with the exterior appearance of a single-family dwelling unit. This definition also applies to tiny houses on a single lot and within a recreational vehicle park.

-Add ANSI RVIA to acronyms: American Nation Standards Institute Recreational Vehicle Industry Association

Chapter 4

RVP, Recreational Vehicle Park District

(A) Purpose

The RVP district is intended to accommodate recreational vehicle parks, which are sites used for the temporary-location of occupied recreational

vehicles. These facilities cover a range of short overnight stops to longer destination type stays of several days or weeks.

Chapter 5

-Add tiny house, single lot to use chart as an allowed use in A-35, A-5, F-5, RR-5, R-T, MHS, MHP, and MHPR with site plan and use specific standards

-Add tiny house, recreational vehicle park to use chart as an allowed use in RVP with use specific standards.

-Amend the guest house allowance to allow for tiny house with reference to the use specific standards.

5.2.29 Guest House

(B) Type of Structure

A guest house may be within the principal structure, in a garage, in an accessory structure, or as a **tiny house meeting the use specific standards found in Section 5.2.51.**

5.2.49 Temporary Housing

Manufactured homes, post-1976 mobile homes, pre-1976 mobile homes, **recreational vehicles, or tiny houses** where the zoning allows ~~or recreational vehicles~~ may be used to provide temporary housing for the owner of a lot or parcel during the construction of a permanent dwelling on the lot or parcel, subject to temporary use permit requirements. The duration of the temporary housing shall not exceed 12 months unless a renewal is granted. The temporary housing shall be removed from the site at the end of the 12 month period or following completion of the construction, whichever comes first. An extension of time may be granted by the PCD Director following a finding that significant progress has been made in the construction of the permanent dwelling or there have been circumstances beyond the control of the property owner that have delayed construction. A recreational vehicle **or tiny house** shall only be used as temporary housing **as defined in Chapter 1 of this Code** ~~under~~ with a temporary use permit if a building permit has been issued and remains active for a permanent dwelling. **Tiny houses must also meet the prohibition of interior storage of water and wastewater outlined in the Tiny House, Single Lot section of this Code.**

-Add Tiny House, single lot to Chapter 5 use specific standards

-Add Tiny House, Recreational Vehicle Park to Chapter 5 use specific standards

5.2.50 Tiny House, Recreational Vehicle Park

(A) Applicability

The following standards apply to tiny houses within the Recreational Vehicle Park zoning district.

(B) Minimum Construction Standard

Tiny houses shall be constructed to ANSI RVIA standards. Tiny houses not constructed to ANSI RVIA standards shall be allowed with certification by a professional structural engineer certifying that, at a minimum, the unit and support structure has been designed in accordance with all applicable horizontal and vertical loads as required by the local authority having jurisdiction.

(C) Exterior Appearance Single-Family in Character

Tiny houses shall be finished on all sides with finished wood panel siding, vinyl siding, brick or stone veneer siding, stucco finish siding, other architecturally finished veneer, or with other similar types of siding as approved by the PCD Director.

5.2.51 Tiny House, Single Lot

(A) Applicability

The following standards apply to tiny houses used as a guest house or as a principle use on an individual lot or parcel. This section does not apply to tiny houses located in a Recreational Vehicle Park zoning district.

(B) Number of Tiny Houses per Lot or Parcel

One tiny house shall be allowed as a principle use on an individual lot or parcel, except in the A-35 (Agricultural) zoning district where two tiny houses may be allowed. One additional tiny house may be allowed on an individual lot or parcel where a guest house is permitted.

(C) Minimum Construction Standard

Tiny houses shall be constructed to ANSI RVIA standards. Tiny houses not constructed to ANSI RVIA standards shall be allowed with certification

by a professional structural engineer certifying that, at a minimum, the unit and support structure has been designed in accordance with all applicable horizontal and vertical loads as required by the local authority having jurisdiction.

(D) Exterior Appearance Single-Family in Character

1. All tiny houses shall be designed and constructed so as to comply with the following:

- Be finished on all sides with finished wood panel siding, vinyl siding, brick or stone veneer siding, stucco finish siding, other architecturally finished veneer, or with other types of siding as approved by the PCD Director;
- Have no attached motor as the means of propulsion;
- Have premanufactured insulated residential grade exterior doors;
- Have premanufactured insulated residential grade windows; and
- Have residential style/type roofing materials.

2. Tiny Houses shall have a minimum of four of the following design features:

- More than one type of exterior siding listed above in subsection D.1 on a single side in an integrated manner;
- Upgraded entry feature, such as transom or side windows around an exterior door;
 - Exterior accessories, such as permanent shutters, or fixed sunshade devices, or gutters/downspouts;
- Pitched roofline (3:12 pitch or steeper);
 - Dormers;
 - Premanufactured skylights;
- Built-in porch or deck;
 - Exterior residential light sconces or downcans; or
 - Other features as otherwise approved by the PCD Director.

The provision of more than one item within the same category of design features may be counted independently towards the overall minimum requirements (e.g., including both a sunshade and shutters).

(E) Screening

Tiny house wheels, running gear, and hitch components shall be either:

- Removed and the tiny houses set on a platform;

- Screened from view with skirting of the same exterior siding and materials as the tiny house;
- Screened from view via placement on a subsurface pad serving as a foundation and with integrated plantings and landscaping; or
- Screened with other methods as otherwise approved by the PCD Director.

(F) Interior Storage of Water Prohibited

No interior water storage tank, unless otherwise approved as an integrated water system by the PCD Director in consultation with El Paso County Public Health, shall be allowed within a tiny house.

(G) Storage of Wastewater Prohibited

No interior storage of wastewater, unless approved by the PCD Director in consultation with El Paso County Public Health, shall be allowed within a tiny house.

(H) Proof of Utilities

Proof of electric, natural gas, and/or propane availability is required. Proof of water and wastewater service is required unless otherwise approved by the PCD Director pursuant to subsections F and G above. Electrical, natural gas, propane, water, and wastewater connections must meet the requirements of the utility provider and/or El Paso County Public Health, as appropriate. Individual wells and on-site wastewater treatment systems (OWTS) shall be permitted in accordance with state and local regulations. A permit from the local jurisdiction having authority is required for electrical, gas, propane, and plumbing connections.

(I) Tiny House Site Plan Review Required

A tiny house site plan application shall be applied for and approved prior to the placement of the tiny house on an individual lot or parcel. Tiny house residential site plan applications shall, at a minimum, consist of the following:

- Proof of ANSI RVIA construction or certification by a professional structural engineer;
- Elevation drawings of the tiny house to include the method of screening/skirting and identification of the type of siding material(s);
- Floorplan of the tiny house;
- Proof of utilities;

- Applicable landscaping plan with subsurface pad; and
- Additional documentation as required by the PCD Director that may be necessary, in his or her opinion, to approve the site plan.

(J) Accessory Structure Allowances

Accessory uses to a tiny house used as a principle use are limited to residential accessory uses. Accessory structures exceeding the allowance of two times the size of the footprint of the tiny house may be approved by the PCD Director with the residential site plan review. Accessory structures exceeding the size limitation of the zoning district shall not exceed 500 square feet. An accessory structure exceeding this allowance shall require an application for relief from the dimensional standards.

specifically for applications under Appendix B Guidelines and Regulations For Areas and Activities of State Interest of El Paso County.

Public Utility Facility -- Any physical structure or improvement necessary or desirable to deliver service to a public utility's customers.

Publishing Companies -- Facilities for the preparation and issuance of printed material for public distribution or sale. This term shall include facilities where newspaper printing, lithography, offset printing, or blueprinting are a primary business component, but not include a copy shop as defined by this code.

Putrescible Waste -- Those solid wastes that contain organic matter capable of being decomposed by microorganisms and of such character and proportion as to be capable of attracting or providing food for birds or disease vectors.

Qualified Conservation Organization -- A non-profit organization, as defined under Section 501 .C-3 of the Internal Revenue Code, and usually a conservation organization or land trust, designated to enforce the recorded deed restrictions on the use of property, as typically defined through a conservation easement.

Qualified Professional -- A professional acceptable to the County, and who is either licensed by the State of Colorado to perform the type of work involved, who is accredited by or registered with a professional group and who is operating within the scope of accreditation or registration, or who is specifically or specially qualified to perform the type of work involved.

Race Track -- A course on which races are run and are characterized by organized events or by being open or available to the public, or for public use, which may result in remuneration. Includes accessory structures and uses such as concessions, grandstands, bleachers, horse barns, kennel structures, parking lots, etc. The definition includes animal races, autocross, motocross, and similar facilities, but specifically excludes school facilities or related indoor and outdoor running tracks and the recreational and unstructured use of motor vehicles on private property with the property owner's permission.

Ranch -- A parcel of land containing at least 35 acres which is used primarily for the raising of livestock; breeding of horses; practice equestrian courses and arenas not used for scheduled, public or club events; and ancillary sales and previews of livestock and occasional weekend activities.

Recreation Camp -- A place used as a destination point for visitors, for vacationing or other recreational purposes which may include permanent structures and temporary facilities such as tents or yurts for the use of guests which facilities may contain cooking facilities and are used for temporary occupancy (not to exceed 30 consecutive days or a total of 90 days in one calendar year). This term shall not be interpreted to include hotels, motels, restaurants, and theaters but would include land uses commonly considered as campgrounds, dude ranches, resorts or retreats.

Recreational Vehicle -- A vehicle used for temporary habitation and used for travel, vacation or recreation purposes. The term shall include travel trailers, campers, motor homes, truck campers and similar terms.

Recreational Vehicle Park -- ~~Any open area, other than a street, alley or other public place, used~~ An area within the RVP zoning district planned exclusively for the parking or temporary storage of 2 or more recreational vehicles for temporary or long term occupancy as a housing unit. ~~(a) overnight is usually located along or near main highways, where recreational vehicles stop for only one or two nights on the way to some further destination; (b) destination is usually located at or near a scenic, historical, or outdoor~~

~~recreational area where recreational vehicles are attracted for extended stays of several days or weeks.~~

Recreational Vehicle, Park Unit— A vehicle within the RVP zoning district which may be used for temporary or long term habitation as well as for travel, vacation or recreation purposes. The term shall include travel trailers, campers, motor homes, truck campers, and similar terms. This term shall not apply to temporary housing.

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Recreational Vehicles Space -- A piece of land in a recreational vehicle park for the placement of a single recreational vehicle and the exclusive use of its occupants.

Recyclable Materials -- A type of material subject to reuse or recycling. Recyclable materials include metal, glass, cloth, paper, plastic, or any other material which presently has a commercial use or value as a commodity, raw material, or feedstock and is intentionally separated from a waste stream for reprocessing or remanufacture. Recyclable materials do not include any material meeting the definition of a hazardous waste under C.R.S. §25-15-101 (6), any material meeting the definition of an infectious waste under C.R.S. §25-15-402(1), any material meeting the definition of a putrescible waste, or any other materials likely to contaminate groundwater, create off-site odors, or otherwise pose a threat to human health or the environment as a result of processing, reclaiming, recycling, storage prior to recycling, or use of the material.

Recycling Collection Center -- A small establishment for the acceptance, recycling, and temporary storage of recyclable materials to be transferred to a processing facility.

Recycling Facility -- A facility, which may be part of a solid waste disposal facility where used material is separated, processed by such means as baling, compacting, flattening, grinding, crushing, mechanical sorting or cleaning, and stored prior to shipment to others who use the materials to make new products.

Regional Facility -- An improvement or a part of a network or system of improvements that serve a larger area than a single subdivision and have value to a subdivision based on the nature and use of the improvement for roads, drainage, utilities, bridges, trails and open space, or floodplain requirements that insure the fullest use and development of an individual subdivision.

Regional Road Capital Improvements -- Road facilities and other improvements which are or will be dedicated to the County or another governmental or quasi-governmental entity for substantially public use, and which serve the needs of the region and the transportation planning consisting of preliminary engineering, engineering design studies, land surveys, alignment studies, right-of-way acquisition, engineering, permitting and construction of all necessary features for any regional road on the MTCP undertaken to accommodate additional traffic resulting from new traffic-generating development. This includes but is not limited to construction of new through lanes; construction of new bridges; construction of new drainage facilities in conjunction with new road construction; purchase and installation of traffic signals including new and upgraded signalization; construction of curbs, gutters, sidewalks, medians and shoulders; relocating utilities to accommodate new road construction; construction and reconstruction of intersections; widening of existing regional roads; bus turnouts; acceleration and deceleration lanes; interchanges; and traffic control devices.

Regional Trail -- A bike, equestrian, or pedestrian facility designated by the County as a regional trail.

1.16. ABBREVIATIONS OF TERMS AND PHRASES

The following represent the abbreviations used in this Code. The abbreviations are in alphabetical order.

AASHTO -- American Association of State Highway and Transportation Officials
ADA -- Americans with Disabilities Act of 1990
ADT -- Average Daily Traffic
ANSI RVIA -- American National Standards Institute Recreational Vehicle Industry Association
BESQCP -- Builder's Erosion and Stormwater Quality Control Permit
BMP -- Best Management Practice
BoCC -- Board of County Commissioners
CD -- Certificate of Designation
CRS -- Colorado Revised Statute
CC&Rs -- Covenants, conditions and restrictions
CDOT -- Colorado Department of Transportation
CDPHE -- The Colorado Department of Public Health and Environment
CGS -- Colorado Geologic Survey
CMRS -- Commercial Mobile Radio Service Facility
CO -- Certificate of Occupancy
CSFS -- Colorado State Forest Service
CLOMR -- Conditional Letter of Map Revision
CSU -- Colorado State University
dba -- Sound Level, A-Weighted
DBPS -- Drainage Basin Planning Study
DNL -- Day-Night Average Sound Level
DOW -- Colorado Division of Wildlife
PCD -- Planning and Community Development Department
PCD Director -- Planning and Community Development Department Director or delegated representative
ECM -- The El Paso County Engineering Criteria Manual
ECM Administrator -- The County Engineer or delegated representative
EPCDSD -- El Paso County Community Services Department
EPCPH -- El Paso County Public Health (formerly El Paso County Department of Health and Environment)
EPCDPW -- El Paso County Department of Public Works (formerly Department of Transportation)
ESD -- El Paso County Environmental Services Department
ESQCP -- Erosion and Stormwater Quality Control Permit
FAA -- The United States Department of Transportation Federal Aviation Administration
FAR -- Federal Aviation Regulations
FAR -- Floor Area Ratio
FCC -- Federal Communications Commission
FCWFCGD -- Fountain Creek Watershed Flood Control and Greenway District
FEMA -- Federal Emergency Management Agency
FIRM -- Flood Insurance Rate Map
HOA -- Homeowners' Association
IESNA -- Illuminating Engineers Society of North America
LDC -- The Land Development Code of El Paso County
Ldn -- Day-Night Equivalent Sound Level
Leq -- Equivalent Sound Level
LOMR -- Letter of Map Revision
MDDP -- Master Development Drainage Plan
MLRB -- Colorado Mined Land Reclamation Board
MTCP -- Major Transportation Corridor Plan
MUTCD -- Manual of Uniform Traffic Control Devices.
NFPA -- National Fire Protection Association

with the requirements of this Code, unless otherwise exempted by State Statute.

(D) General Development Standards

All uses and development in the MHS district are subject to the general development standards in Chapter 6.

4.2.5. RVP, Recreational Vehicle Park District

(A) Purpose

The RVP district is intended to accommodate recreational vehicle parks, which are sites used for the temporary location of occupied recreational vehicles. ~~These facilities cover a range of short overnight stops to longer destination type stays of several days or weeks.~~

(B) Allowed, Special, Accessory, and Temporary Uses

The allowed, special, accessory, and temporary uses in the RVP district are shown in the use table in Chapter 5.

(C) Use and Dimensional Standards

All uses and development in the RVP district are subject to following standards.

(1) Minimum Area of Park

Recreational vehicle parks shall have a minimum area of 5 acres.

(2) Density

No more than 25 recreational vehicles are allowed per acre of land.

(3) Road Frontage

Recreational vehicle parks shall have at least 60 feet of frontage on a public road.

(4) Height

Buildings and structures in the RVP district shall not exceed 30 feet in height.

(5) Access

Recreational vehicle spaces shall access the interior roadway system within the park. No road access to any space from a public right-of-way is allowed.

(6) Internal Roads and Sidewalks

The internal road system in a recreational vehicle park shall be privately owned, constructed and maintained, and shall be designed for safe and convenient access to all spaces and to facilities for common use by park occupants, and comply with the fire department or authority requirements. The roads shall be at least 25 feet in width for 2-way and 18 feet in width for one-way travel. The radius on all curves shall be at least 40 feet. If cul-de-sacs are used, adequate vehicular turning space shall be provided, with a minimum turning radius of 40 feet. Road grades shall not exceed 6%. Sidewalks shall be provided to serve, accessory, and recreational buildings. Road and

The fireworks sales area shall be located within an area provided with fire protection by a fire department. Fire department approval is required prior to the approval of a temporary use permit.

(C) Driveway Permit Required

A driveway permit shall be issued to allow access to the fireworks sales area prior to the approval of a temporary use permit.

(D) Required Signage

A fireworks sales area shall post signage noting it is illegal to shoot fireworks within all towns and cities in El Paso County and violators will be prosecuted. Each fireworks sales area shall provide either one sign, with minimum 3 inch letter size, or 4 signs of 8½ by 11 inches, placed in a conspicuous location easily readable by the public, noting the language as stated or similar language approved by the PCD Director.

5.2.26. Family Care Homes (See Adult Care Homes)

5.2.27. Garden Supplies and Nursery Stock

When the sale of garden supplies and packaged nursery stock is conducted outside, the activity shall be contained within a fenced area. The fenced area shall comply with the minimum setback requirements of the zoning district.

5.2.28. Group Homes (See Adult Care Homes)

5.2.29. Guest House

(A) Number of Guest Houses

One guest house is allowed per lot, parcel, or tract.

(B) Type of Structure

A guest house may be within the principal structure, in a garage, or in an accessory structure, or as a tiny house meeting the use specific standards found in Section 5.2.51.

(C) Kitchen Allowed

A guest house shall not have a kitchen unless an affidavit signed by the owner is filed for recording with the Clerk and Recorder acknowledging that the guest house may not be leased or rented.

(D) Size

A guest house shall be no larger than the total square footage of the primary residence, excluding any garage area, up to a maximum of 1500 square feet in floor area.

- (C) **Limit on Number of Horses in RR-0.5 Zoning District**
No more than 2 horses over the age of one year are allowed per ½ acre in RR-0.5 Zoning District. In the RR-0.5 Zoning District, one acre is required to keep horses (private stable). No specific restriction on the number of horses shall apply in other zoning districts allowing private stables and corrals.
- (D) **Location of Stables and Corrals**
Stables and Corrals shall be setback a minimum of 25 feet from all lot, parcel, or tract boundary lines. All corrals shall be situated at least 35 feet from a residential structure on adjoining lots, measured in a straight line from nearest point to nearest point.
- (E) **Stables Open to Interior of Lot**
Open-ended or open-sided stables shall be oriented to the interior of the lot, parcel or ownership unless located more than 100 feet from the nearest property line.
- (F) **Drainage and Erosion Control**
Drainage facilities and erosion control measures shall be established on the site to protect adjacent properties from runoff.
- (G) **Boundaries of Corral**
On lots or parcels less than 2½ acres in size without an identified stable or corral area, the outer boundaries of any fenced area shall be considered the corral.

5.2.49. Temporary Housing

Manufactured homes, post-1976 mobile homes, pre-1976 mobile homes, recreational vehicles, or tiny houses where the zoning allows, ~~or recreational vehicles~~ may be used to provide temporary housing for the owner of a lot or parcel during the construction of a permanent dwelling on the lot or parcel, subject to temporary use permit requirements. The duration of the temporary housing shall not exceed 12 months unless a renewal is granted. The temporary housing shall be removed from the site at the end of the 12 month period or following completion of the construction, whichever comes first. An extension of time may be granted by the PCD Director following a finding that significant progress has been made in the construction of the permanent dwelling or there have been circumstances beyond the control of the property owner that have delayed construction. A recreational vehicle or tiny house shall only be used as temporary housing as defined in Chapter 1 of this Code with under a temporary use permit if a building permit has been issued and remains active for a permanent dwelling. Tiny houses must also meet the prohibition of interior storage of water and wastewater outlined in the Tiny House, Single Lot section of this Code.

5.2.50. Tiny House, Recreational Vehicle Park**(A) Applicability**

The following standards apply to tiny houses within the Recreational Vehicle Park zoning district.

(B) Minimum Construction Standard

Tiny houses shall be constructed to ANSI RVIA standards. Tiny houses not constructed to ANSI RVIA standards shall be allowed with certification by a professional structural engineer certifying that, at a minimum, the unit and support structure has been designed in accordance with all applicable horizontal and vertical loads as required by the local authority having jurisdiction.

(C) Exterior Appearance Single-Family in Character

Tiny houses shall be finished on all sides with finished wood panel siding, vinyl siding, brick or stone veneer siding, stucco finish siding, other architecturally finished veneer, or with other similar types of siding as approved by the PCD Director.

5.2.51. Tiny House, Single Lot**(A) Applicability**

The following standards apply to tiny houses used as a guest house or as a principle use on an individual lot or parcel. This section does not apply to tiny houses located in a Recreational Vehicle Park zoning district.

(B) Number of Tiny Houses per Lot or Parcel

One tiny house shall be allowed as a principle use on an individual lot or parcel, except in the A-35 (Agricultural) zoning district where two tiny houses may be allowed. One additional tiny house may be allowed on an individual lot or parcel where a guest house is permitted.

(C) Minimum Construction Standard

Tiny houses shall be constructed to ANSI RVIA standards. Tiny houses not constructed to ANSI RVIA standards shall be allowed with certification by a professional structural engineer certifying that, at a minimum, the unit and support structure has been designed in accordance with all applicable horizontal and vertical loads as required by the local authority having jurisdiction.

(D) Exterior Appearance Single-Family in Character

All tiny houses shall be designed and constructed so as to comply with the following:

- Be finished on all sides with finished wood panel siding, vinyl siding, brick or stone veneer siding, stucco finish siding, other architecturally

finished veneer, or with other types of siding as approved by the PCD Director;

- Have no attached motor as the means of propulsion;
- Have premanufactured insulated residential grade exterior doors;
- Have premanufactured insulated residential grade windows; and
- Have residential style/type roofing materials.

Tiny Houses shall have a minimum of four of the following design features:

More than one type of exterior siding listed above in subsection D.1 on a single side in an integrated manner;

- Upgraded entry feature, such as transom or side windows around an exterior door;
- Exterior accessories, such as permanent shutters, or fixed sunshade devices, or gutters/downspouts;
- Pitched roofline (3:12 pitch or steeper);
- Dormers;
- Premanufactured skylights;
- Built-in porch or deck;
- Exterior residential light sconces or downcans; or
- Other features as otherwise approved by the PCD Director.

The provision of more than one item within the same category of design features may be counted independently towards the overall minimum requirements (e.g., including both a sunshade and shutters).

(E) Screening

Tiny house wheels, running gear, and hitch components shall be either:

- Removed and the tiny houses set on a platform;
- Screened from view with skirting of the same exterior siding and materials as the tiny house;
- Screened from view via placement on a subsurface pad serving as a foundation and with integrated plantings and landscaping; or
- Screened with other methods as otherwise approved by the PCD Director.

(F) Interior Storage of Water Prohibited

No interior water storage tank, unless otherwise approved as an integrated water system by the PCD Director in consultation with El Paso County Public Health, shall be allowed within a tiny house.

(G) Storage of Wastewater Prohibited

No interior storage of wastewater, unless approved by the PCD Director in consultation with El Paso County Public Health, shall be allowed within a tiny house.

(H) Proof of Utilities

Proof of electric, natural gas, and/or propane availability is required. Proof of water and wastewater service is required unless otherwise approved by the PCD Director pursuant to subsections F and G above. Electrical, natural gas, propane, water, and wastewater connections must meet the requirements of the utility provider and/or El Paso County Public Health, as appropriate. Individual wells and on-site wastewater treatment systems (OWTS) shall be permitted in accordance with state and local regulations. A permit from the local jurisdiction having authority is required for electrical, gas, propane, and plumbing connections.

(I) Tiny House Site Plan Review Required

A tiny house site plan application shall be applied for and approved prior to the placement of the tiny house on an individual lot or parcel. Tiny house residential site plan applications shall, at a minimum, consist of the following:

Proof of ANSI RVIA construction or certification by a professional structural engineer;

Elevation drawings of the tiny house to include the method of screening/skirting and identification of the type of siding material(s);

Floorplan of the tiny house;

Proof of utilities;

Applicable landscaping plan with subsurface pad, and

Additional documentation as required by the PCD Director that may be necessary, in his or her opinion, to approve the site plan.

(J) Accessory Structure Allowances

Accessory uses to a tiny house used as a principle use are limited to residential accessory uses. Accessory structures exceeding the allowance of two times the size of the footprint of the tiny house may be approved by the PCD Director with the residential site plan review. Accessory structures exceeding the size limitation of the zoning district shall not exceed 500 square feet. An accessory

structure exceeding this allowance shall require an application for relief from the dimensional standards.

~~5.2.50.~~

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~~5.2.51.~~ ~~5.2.52.~~ **Tower, Commercial (Non-Commercial Mobile Radio Service Facility)**

(A) General

(1) Purpose

The purposes of this Section are to establish standards for the location of commercial towers in the County.

(2) Applicability

The standards in this Section apply to all commercial towers after the effective date of this Code.

(3) Relationship to Other Provisions

A commercial tower shall comply with all applicable provisions of this Code. Where a conflict exists between the requirements of this Section and another applicable standard in this Code, the most restrictive standard shall control.

(B) Design Standards for a Commercial Tower

A commercial tower shall adhere to the following design standards to minimize impacts:

(1) Compatible with Surroundings

The facility shall be designed to be compatible with surrounding buildings and structures and existing or planned uses in the area, subject to any applicable FAA regulations.

(2) Existing Vegetation and Landforms

Existing land forms, vegetation and structures shall be used to screen the facility from view and blend in the facility with the surrounding environment, to the extent practicable.

(3) Landscaping

The facility shall be landscaped in accordance with the requirements of Chapter 6.

(4) Location on Property

The tower shall be located on the property to contain onsite all ice-fall or debris from tower failure.

(5) Height Limitations

A commercial tower shall be exempted from the structural height restrictions of the zoning district in which the facility is located.