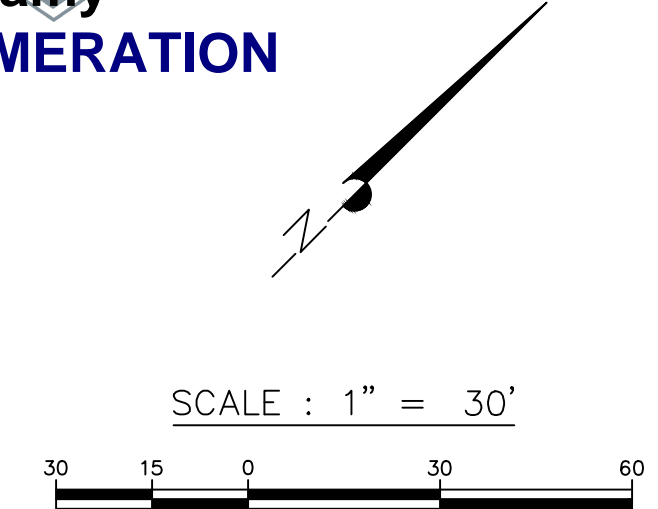


Released for Permit  
**05/21/2019 2:05:27 PM**  
 REGIONAL Building Department  
 amy  
 ENUMERATION



**SFD19533**  
**PLAT 11176**  
**PUD**

**ADU1931**  
**Mother-In-Law**

**APPROVED**  
**Plan Review**  
 05/28/2019 9:55:51 AM  
 dsdarchuleta  
 EPC Planning & Community  
 Development Department

**APPROVED**  
**BESQCP**  
 05/24/2019 3:07:06 AM  
 dsdarchuleta  
 EPC Planning & Community  
 Development Department

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.

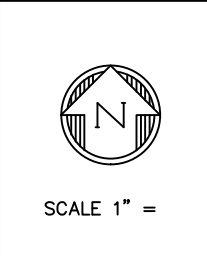
Diversion of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department

- ✓ 2825 MEADOW RUN CIRCLE
  - ✓ COLORADO SPRINGS, COLORADO
  - ✓ LEGAL DESCRIPTION: LOT 2
  - ✓ NEW BREED RANCH FILING ONE
  - ✓ EL PASO COUNTY, CO
  - ✓ SCHEDULE NO. 6210005002
- ✓ LOT AREA: 208,784 SF
  - ✓ HOUSE FOOT COVER: 6,531 SF
  - ✓ COVERAGE: 3.1%

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO. 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, INC. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

BYERLY RESIDENCE

**PALMER RIDGE CONST.**  
 PHONE: 720/368-0824



REVISIONS					
ZONE	REV	DESCRIPTION	DATE	APPROVED	DRAWN BY:
					CHECKED BY:
					JOB NO:

DATE: \_\_\_\_\_  
 DRAWING NO: \_\_\_\_\_  
 SHEET: \_\_\_\_\_

**POLARIS SURVEYING, INC.**  
 1903 Lelary Street, Suite 102  
 COLORADO SPRINGS, CO 80909  
 (719)448-0844 FAX (719)448-9225

For: \_\_\_\_\_

# RESIDENTIAL



2017 PPRBC

Address: 2825 MEADOW RUN CIR, COLORADO SPRINGS

Parcel: 6210005002  
Map #: 295G

Plan Track #: 116370 

Received: 26-Apr-2019 (BECKYA)

## Description:

### RESIDENCE

Contractor: PALMER RIDGE CONSTRUCTION CO.

Type of Unit:

Garage	1870	
Lower Level 1	442	
Lower Level 2	3080	
Main Level	3268	
	8660	Total Square Feet

## Required PPRBD Departments (4)

<b>Enumeration</b>	<b>Floodplain</b>  (N/A) RBD GIS
<b>Construction</b>	<b>Mechanical</b>

## Required Outside Departments (1)

<b>County Zoning</b>
----------------------

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.

14 May 2019

To: Kirt and Vicki Byerly , CC: Palmer Ridge Construction

From: New Breed Ranch Architectural Control Committee (ACC)

Subject: ACC review of house plans, 2825 Meadow Run Circle.

Dear Kirt and Vicki,

This letter is to inform you that the NBR/ACC has reviewed and your home design and colors. You are approved to begin construction pending payment of the \$200 ACC review fee made out to NBRA, per covenants page 5. We will waive the \$500 builder compliance fee due to our past work with Palmer Ridge Construction, knowing that they will clean up the site.

The following are comments from the committee:

It's hoped that the trees and natural vegetation on the knoll will be preserved as much as possible during and after construction. It's a beautiful building site that deserves minimal disturbance.

The actual samples you provided allayed any concerns about the color combinations on the exterior. It should all come together nicely with a blended modern look.

You will need to get a driveway permit from El Paso County. They can be reached at 520-6819. Cars and trucks entering the property will have to use the driveway to access the site. Road access is quite narrow on this lot. It may require some posts and ribbon to keep subcontractors from trespassing on the neighboring properties.

Reseeding will be required after construction. To conserve water, we encourage the use of native grass mixes such as Dry land Pasture mix or El Paso Mix. A landscape plan can come later.

We will eventually need a copy of your well permit which is used for reporting water use to the state engineer. We wish to remind you that your water deed restricts pumping to 150,000 gallons per year or about 12,500 gallons per month. Our covenants require an outside remote reader, standardized using Badger meters. Readings are done twice a year and reported to the state annually.

The house plans failed to show outside lighting. As a reminder, all outside lighting on NBR must be focused up or down and shielded away from neighbors. Our subdued lighting policy means no spot lights, carriage lights, lanterns or any lights with bulbs showing. Most homes use soffit lighting and Sconce style fixtures.

The committee feels that your home and its architecture will be a nice addition to NBR. We wish to welcome to our neighborhood and hope you enjoy the building process.

James Scott, Developer

Chuck Broerman  
04/18/2019 01:42:41 PM  
Doc \$0.00 3  
Rec \$23.00 Pages

El Paso County, CO



219040477

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. ADU1931

I, The Kirk Byerly living trust, trustee, Kirk Byerly applicant or applicant's agent for a  
New Home Build in New Breed Ranch  
(description of development proposal)

under development application number \_\_\_\_\_, 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:

2825 Meadow Run Circle Street Address

Filing 1 Lot 2 New Breed Ranch Legal Description

06210005002 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 4<sup>th</sup> day of April, 2019.

OWNER

STATE OF CO.

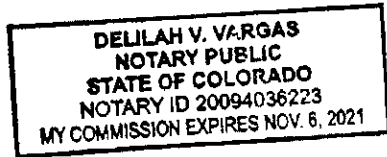
COUNTY OF El Paso

x Kirk Byerly trustee

Owner Signature  
KIRK BYERLY, 14520 Old Lasso Pt. 719-488-1147  
Print Name, Mailing Address and Phone Number

The foregoing instrument was acknowledged before me this 17 day of April, 2019 by  
State of Colorado, COUNTY OF El Paso

Delilah Vargas My Commission expires Nov. 6, 2021  
(Notary Public)



Adm 1931

OWNER STATE OF CO.

COUNTY OF El Paso

x Vuki Byerly, Vuki Byerly living trust trustee

Owner Signature

14520 Old Lasso Pt. COS. CO. 719-488-1147

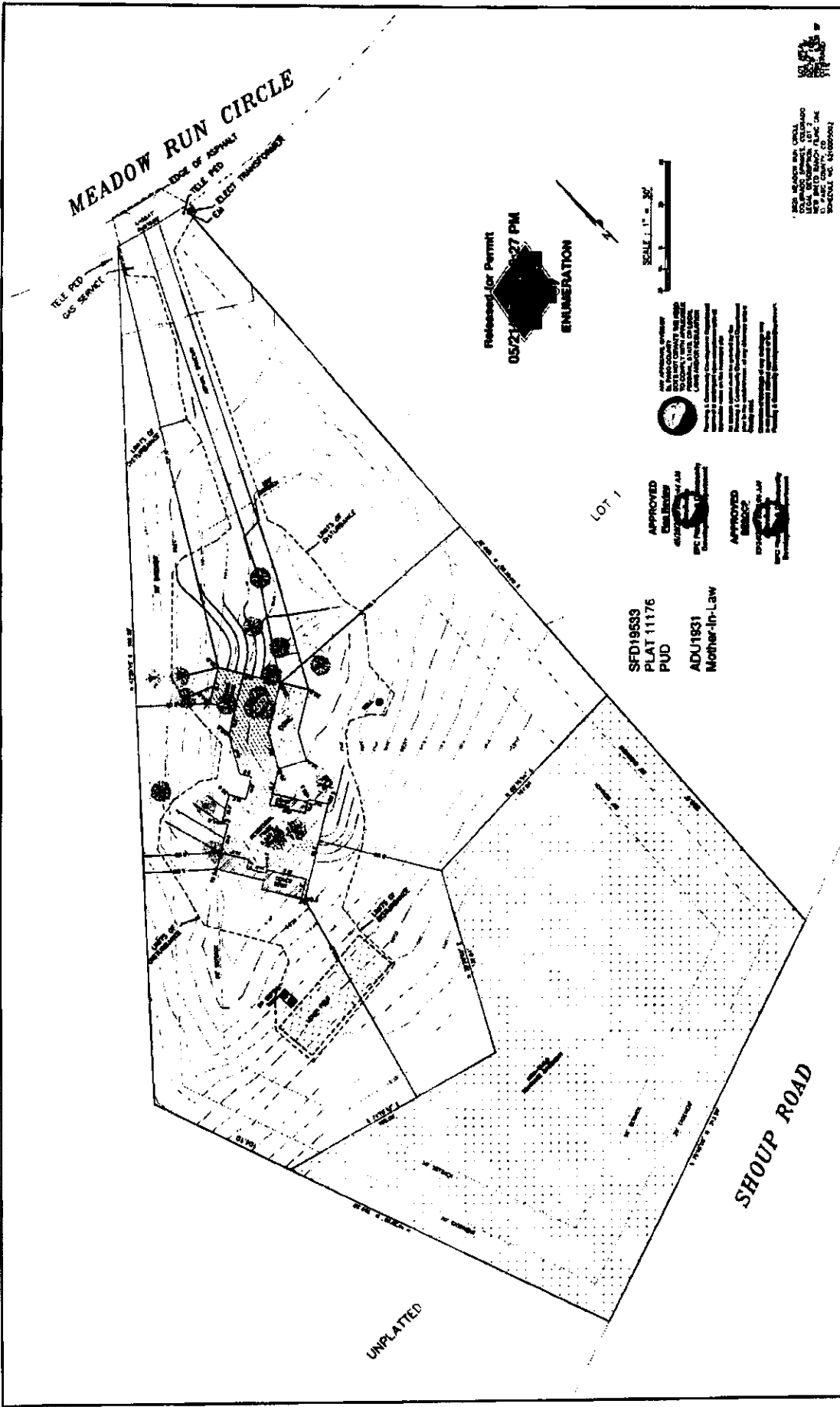
Print Name, Mailing Address and Phone Number

The foregoing instrument was acknowledged before me this 17 day of April, 2014 by State of Colorado, COUNTY of El Paso.

Delilah Vargas My Commission expires NOV. 6, 2021  
(Notary Public)

DELILAH V. VARGAS  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20094036223  
MY COMMISSION EXPIRES NOV. 6, 2021

ADU 1931



SFD19533  
PLAT 11176  
PUD  
ADU 1931  
Mother-In-Law

APPROVED  
EARTH ENGINEER  
APPROVED  
MUNICIPAL ENGINEER

FOR OFFICIAL USE ONLY  
POLARIS SURVEYING, INC.  
1011 LAKOTA BLVD. SUITE 100  
MILWAUKEE, WI 53217  
(414) 224-2400 FAX (414) 224-2401

<p>FOR OFFICIAL USE ONLY POLARIS SURVEYING, INC. 1011 LAKOTA BLVD. SUITE 100 MILWAUKEE, WI 53217 (414) 224-2400 FAX (414) 224-2401</p>		<p>DATE: _____</p> <p>PROJECT NO: _____</p> <p>SCALE: _____</p>	<p>FOR: _____</p>												
<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION										<p>APPROVED FOR CONSTRUCTION</p>	<p>BYERLY RESIDENCE</p>	<p>APPROVED FOR CONSTRUCTION</p>
NO.	DATE	DESCRIPTION													

ADU 1931

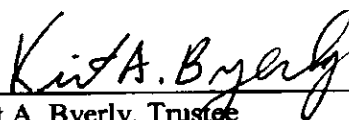
## Certification of Trust for the Kirt A. Byerly Living Trust dated March 21, 2018

Pursuant to C.R.S. 11-105-111, this Certification of Trust is signed by all the currently acting Trustees of the Kirt A. Byerly Living Trust dated March 21, 2018, who declare:

1. The Grantor of the trust is Kirt A. Byerly, also known as Kirt Allen Byerly. The trust is revocable by the Grantor.
2. The Trustees of the trust are Kirt A. Byerly and Vicki J. Byerly. The signature of one Trustee is sufficient to exercise the powers of the Trustee.
3. The tax identification number of the trust is the Social Security number of Kirt A. Byerly.
4. Title to assets held in the trust will be titled as:  

Kirt A. Byerly and Vicki J. Byerly, Trustees, or their successors in interest, of the Kirt A. Byerly Living Trust dated March 21, 2018, and any amendments thereto.
5. An alternative description will be effective to title assets in the name of the trust or to designate the trust as a beneficiary if the description includes the name of at least one initial or successor Trustee, any reference indicating that property is being held in a fiduciary capacity, and the date of the trust.
6. Excerpts from the trust document that establish the trust, designate the Trustee, and set forth the powers of the Trustee will be provided upon request. The powers of the Trustees include the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage, and deal with real and personal property interests.
7. The terms of the trust provide that a third party may rely upon this Certification of Trust as evidence of the existence of the trust and is specifically relieved of any obligation to inquire into the terms of this trust or the authority of my Trustee, or to see to the application that my Trustee makes of funds or other property received by my Trustee.
8. The trust has not been revoked, modified, or amended in any way that would cause the representations in this Certification of Trust to be incorrect.

March 21, 2018

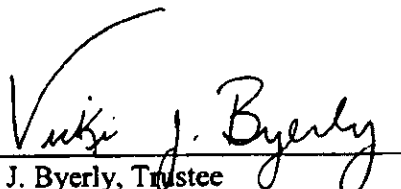
  
\_\_\_\_\_  
Kirt A. Byerly, Trustee

## Certification of Trust for the Vicki J. Byerly Living Trust dated March 21, 2018

Pursuant to C.R.S. 11-105-111, this Certification of Trust is signed by all the currently acting Trustees of the Vicki J. Byerly Living Trust dated March 21, 2018, who declare:


1. The Grantor of the trust is Vicki J. Byerly, also known as Vicki Jo Byerly. The trust is revocable by the Grantor.
2. The Trustees of the trust are Vicki J. Byerly and Kirt A. Byerly. The signature of one Trustee is sufficient to exercise the powers of the Trustee.
3. The tax identification number of the trust is the Social Security number of Vicki J. Byerly.
4. Title to assets held in the trust will be titled as:  
Vicki J. Byerly and Kirt A. Byerly, Trustees, or their successors in interest, of the Vicki J. Byerly Living Trust dated March 21, 2018, and any amendments thereto.
5. An alternative description will be effective to title assets in the name of the trust or to designate the trust as a beneficiary if the description includes the name of at least one initial or successor Trustee, any reference indicating that property is being held in a fiduciary capacity, and the date of the trust.
6. Excerpts from the trust document that establish the trust, designate the Trustee, and set forth the powers of the Trustee will be provided upon request. The powers of the Trustees include the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage, and deal with real and personal property interests.
7. The terms of the trust provide that a third party may rely upon this Certification of Trust as evidence of the existence of the trust and is specifically relieved of any obligation to inquire into the terms of this trust or the authority of my Trustee, or to see to the application that my Trustee makes of funds or other property received by my Trustee.
8. The trust has not been revoked, modified, or amended in any way that would cause the representations in this Certification of Trust to be incorrect.

March 21, 2018

  
\_\_\_\_\_  
Vicki J. Byerly, Trustee



# 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 5/28/19

Receipt No. 522281

Customer: Kirt Byerly  
2825 Meadow Run Circle  
Colorado Springs, CO

Processed by DA

Check No.

Payment Method credit card

Item	Description	Prefix	Type	Rate	Qty	Amount
2	PROJECT NAME: New SFD 825 Meadow Run Circle					0.00
K12	Affidavit (1st page) to include Clerk and Recorder Surcharge			13.00	1	13.00
K13	Affidavit (each additional)			5.00	4	20.00

**Total \$33.00**