

**AGRICULTURAL STRUCTURE EXEMPTION FROM THE BUILDING CODE**

**AFFIDAVIT**

I, Tasha Lara Pravecek, have applied for approval of an agricultural structure exemption from the Building Code for the purposes stated under the file number listed above. Under this Agricultural Structure Exemption from the Building Code application file number and being duly sworn on oath deposes and says:

I, as applicant, owner and hold title to the following described real property (hereinafter referred to as "the PROPERTY"):

16950 Happy Landing Drive Street Address

Lot 1 Happy Landing Estates Legal Description

6120001001 Assessor Tax Schedule Number

El Paso County, Colorado

I hereby acknowledge and agree to the following:

Pursuant to Section 1.15 of the El Paso County Land Development Code, I understand that an agricultural structure, for the purpose of determining an agricultural structure exemption from the Building Code, shall be used for the sole purpose of providing shelter to livestock (including hen chickens) or for the storage of the feed and equipment relating to the care, training, raising, and/or maintenance of the livestock (including hen chickens) or for the storage of agricultural products associated with horticultural, dairy, livestock, hen chickens, as well as other products customarily produced on a farm or ranch, or for the shelter of agricultural implements and machinery such as tractors, plows, harrows, fertilizer spreaders, seeders, balers, harvesters, and similar agricultural implements and machinery when used as part of a farming or ranching operation, as intended in C.R.S. 30-28-201(1).

I attest the information provided on the Agricultural Structure Exemption from the Building Code application is accurate and demonstrates an agricultural use on the PROPERTY. An agricultural structure shall not be exempt from obtaining a building permit unless an affidavit is signed and recorded in the Office of the El Paso County Clerk and Recorder whereby I, as the Owner, acknowledge and agree that the agricultural structure shall not be converted to a use other than an agricultural use without obtaining all applicable permits and approvals. Such permits and approvals will, at a minimum, include:

- Building permit(s) from the Pikes Peak Regional Building Department; and
- Site Plan approval from the El Paso County Planning and Community Development Department

By signing this affidavit, I authorize inspections pursuant to the El Paso County Land Development Code by the El Paso County Planning and Community Development Department for the purpose of verifying the use of the structure as an agricultural building and compliance with the building code. I understand that if I refuse inspection of the structure or if an inspection reveals the use of the structure is not solely for agricultural purposes; the Planning and Community Development Director may schedule a hearing before the Board of County Commissioners and request that the Board revoke or rescind approval of this application and a building permit will therefore be required. This affidavit shall be recorded with the El Paso County Clerk and Recorder and shall be binding for the PROPERTY on all successors' heirs and assigns.

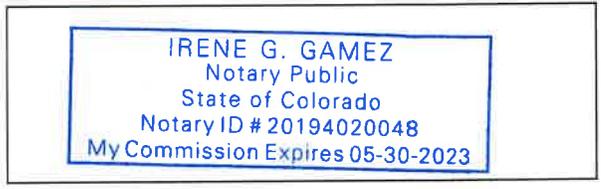
I, Tasha Lara Pravecsek, being duly sworn, state that the foregoing facts and contents of this application for an agricultural structure exemption from the Building Code are true and correct to the best of my knowledge, information, and belief.

Tasha Lara Pravecsek  
Signature

State of Colorado  
County of El Paso

Signed before me on 8 day of August, 20 19  
by Tasha L. Pravecsek (name(s) of individual(s) making statement).

Irene G. Gamez  
(Notary's official signature)  
Notary Public  
(Title of office)  
05-30-2023  
(Commission Expiration)



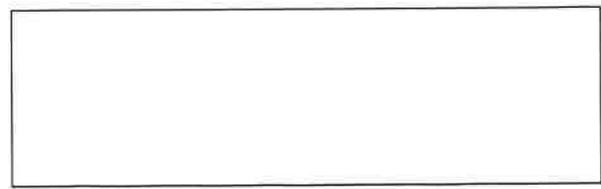
I, \_\_\_\_\_, being duly sworn, state that the foregoing facts and contents of this application for an agricultural structure exemption from the Building Code are true and correct to the best of my knowledge, information, and belief.

\_\_\_\_\_  
Signature

State of \_\_\_\_\_  
County of \_\_\_\_\_

Signed before me on \_\_\_\_\_, 20 \_\_\_\_  
by \_\_\_\_\_ (name(s) of individual(s) making statement).

\_\_\_\_\_  
(Notary's official signature)  
\_\_\_\_\_  
(Title of office)  
\_\_\_\_\_  
(Commission Expiration)





FILE NO. AG 1941

### AGRICULTURAL STRUCTURE EXEMPTION FROM THE BUILDING CODE APPLICATION

Date: 7 AUG 2019

Floodplain: N/A

Owner/Applicant: TASHA PRAVECEK

Phone No: 701-509-4532 Email: tprav90@gmail.com

Property Address: 16950 Happy Landing Dr, Monument

Parcel No: 6120001001 Zone: RR-5 Acreage: 5 4.99  
*(per assessor website)*

**BUILDING INFORMATION- to be completed by the owner/applicant**

The following types of structures and materials are prohibited and may not be used as or for the construction of an agricultural structure: portable or temporary structures, shipping or storage containers, carports, canopies, mobile homes, semi-trailers, tires, fabric, tarpaulins or other structures and materials that are prohibited by the PCD Director.

- Is this new construction  or an existing structure  (check one)  
For new construction, what is the estimated date of completion? 30 SEP 2019

- Square footage 1,152 sq ft  
The size of the structure shall not exceed two (2) times the size of the building footprint of the principal use (residence) or 5,000 square feet, whichever is greater. Any agricultural structure exceeding the allowance shall require special use approval

- Exterior appearance:  
 Required: appropriately sized doors to allow for livestock and/or agricultural implements and machinery to enter and exit the structure

**AND**

A minimum of three of the following design features are required: (check all that apply)

- Dutch doors,
- Barn breezeway,
- Gambrel roof,
- Barn cupola,
- Exterior stalls,
- Shelter overhang,
- Dormer Windows,
- Appropriate siding material for weather exposure, and/or,
- Finished wood panels, vinyl siding, brick or stone veneer siding, stucco, etc.

If the structure will not meet the above exterior appearance requirements, you may propose an alternative design on a separate sheet of paper and attach it to this application. Requests for alternative design(s) require approval from the PCD Director.

**USE OF THE STRUCTURE- to be completed by the owner/applicant**

The following uses are prohibited: commercial and/or non-commercially related uses allowing public access, marijuana related uses, residential (personal storage, vehicle storage, etc.), and non-agricultural related uses.

- The structure must be used solely for one or more of the following uses on the subject parcel for which the agricultural use is located: **(check all that apply)**
  - Shelter for livestock (including hen chickens) or for the storage of the feed and equipment relating to the care, training, raising, and/or maintenance of the livestock (including hen chickens); or
  - Agricultural products associated with horticultural, dairy, livestock, hen chickens, as well as other products customarily produced on a farm or ranch, or;
  - Agricultural implements and machinery, such as tractors and tractor attachments, when used as part of a farming or ranching operation as defined in Chapter 1 of this Code. (Minimum of 35 acres).

Describe in detail the agricultural use for the building:

This will be a barn with two stalls for  
horses (2) on one end, and storage for hay,  
feed and tack on the other end.  
Construction will be pole barn, wood with  
steel doors, with shingled roof.

**Additional Requirements**

- Affidavit
- Site plan
- Compliance with the Building Code is required for all electrical, plumbing, and/or mechanical work installed within a structure for which an Agricultural Structure Exemption from Building Code has been granted. Please contact the Pikes Peak Regional Building Department at 719-327-2880 for more information.

**APPLICABLE STATUTES AND REGULATIONS**

**EL PASO COUNTY LAND DEVELOPMENT CODE (LDC)**

**Section 1.15: Definitions: Agricultural Structure :** For the purpose of determining an agricultural structure exemption from the Building Code, a structure used for the sole purpose of providing shelter to livestock (including hen chickens) or for the storage of the feed and equipment relating to the care, training, raising, and/or maintenance of the livestock (including hen chickens) or for the storage of agricultural products associated with horticultural, dairy, livestock, hen chickens, as well as other products customarily produced on a farm or ranch, or for the shelter of agricultural implements and machinery such as tractors, plows, harrows, fertilizer spreaders, seeders, balers, harvesters, and similar agricultural implements and machinery when used as part of a farming or ranching operation, as intended in C.R.S. 30-28-201(1).

**Section 2.1.2** of the LDC provides authority for the PCD Director to establish processes, standards, and procedures to support the efficient review of development applications for conformance with the LDC and State statute.

**Section 2.2.4** of the LDC designates the PCD Director as the official charged with the administration of the LDC. The PCD Director may establish application and submittal requirements and schedules for review of applications pursuant to the LDC.

**Section 11.1.4 (B)(1) Permission to Enter Property Until Action is Completed:** Signing any application for a development permit, except those specifically listed in paragraph (2) below, shall constitute permission for the PCD Director to enter and inspect a property until the use, activity, development, subdivision or construction that is the subject of the development application or permit has concluded.

\*\*\* Full text of LDC available at [www.elpasoco.com](http://www.elpasoco.com)

**OFFICE USE ONLY**

**APPROVED**

**DENIED**

Notes/conditions: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Planning and Community Development Department Representative:

Signature: [Handwritten Signature] Date: 8/13/19

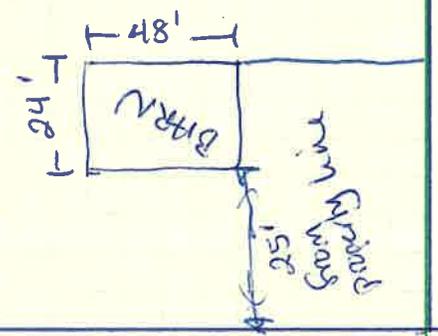
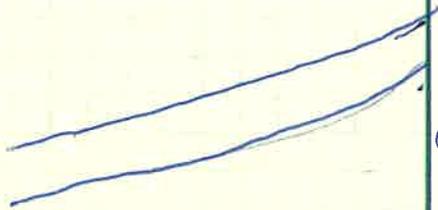
Cc: El Paso County Assessor  
Pikes Peak Regional Building Department

HIGBY ROAD

Property line

HAPPY LANDING DRIVE

16950 Happy Landing Dr  
 LE1200-01-001  
 Lot 1 Happy Landing Estates  
 Plat 3440  
 RR-5  
 Lot 4.99 acres  
 A61941



AG1941

