

APPROVED
Plan Review
11/24/2020 2:43:44 PM
Adriana
EPC Planning & Community
Development Department

ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OBVIATE 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.
Division of knowledge of any drainage way
is not permitted without approval of the
Planning & Community Development Department.

Not Required
BESQCP
11/24/2020 3:44:06 PM
Adriana
EPC 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" = 50' - 0"

ADU2044 (REF FILE ADR204 & AL1935)
ZONE: RR-5

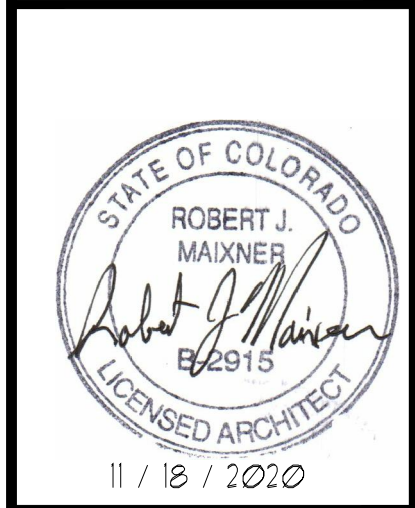
12930 HERRING ROAD
N 990 FT OF NE45E4
EX 30 FT SEC 8-12-65
COLORADO SPRINGS
EL PASO COUNTY
COLORADO
EXISTING BLDGS. = 3,109 SF.
PROPOSED BLDG. = 4,140 SF.
TOTAL AREA BLDG. = 7,849 SF.
PARCEL SIZE: 29.32 ACRES
LOT COVERAGE = 0.62%
AVERAGE HEIGHT = 30'-0"
SCHEDULE NO. 51033 00 030

HERRING ROAD

REV	DATE	BY

Craig & Sally McDermott
12930 Herring Road, Colo. Spgs., CO 80908
craigmcdermott@aol.com
phone 719-331-4201
Living Quarters
N 990 FT OF NE45E4 EX 30 FT SEC 8012-65
El Paso County, CO

Robert J Maixner
Architect
54 Circlewood Drive, Hilton Head Island, SC 29926
(719) 660-6183 maxarctec@aol.com



SQUARE FOOTAGE
Living Quarters 1,113 SF
Exist. Garage Area 3,210 SF

INDEX
SD Site Plan
A1 Floor Plan
A2 Alluc Plan & Sections
A3 Elevations
A4 Elevations
91 Conc. Pad Plan
Floor Framing Plan

DRAWN RJM
CHECKED RJM
DATE 10 / 27 / 2020
JOB NO. 19-128
SHEET NO.

SD



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

I, Craig A. & Sally A. McDermott (owner (or owner's agent for _____))

have applied for approval of Detached Accessory Living Quarters for Permanent Occupancy for the purposes of _____

Immediate family occupancy due to hardship (description of family circumstances) 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:

12930 Herring Rd, Colo Spgs CO 80908 Street Address

N 990FT OF NE 4 SE 4 EX E 30FT SEC 8-12-65 Legal Description

520800003 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 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.

OWNER

STATE OF COLORADO

COUNTY OF EL PASO

Sally A. McDermott
Owner Signature

SALLY A. McDERMOTT 12930 HERRING Rd, Colo Spgs, CO 80908
Print Name, Mailing Address and Phone Number

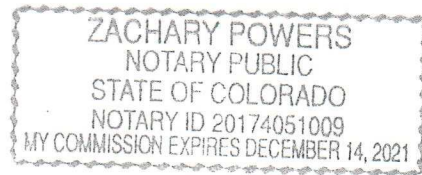
719-495-6679

The foregoing instrument was acknowledged before me this 21st day of November 2020

By Sally A. McDermott, COUNTY OF El Paso

My Commission expires 12-14-21

[Signature]
(Notary Public)



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

Guest House

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 21st day of November, 2020

OWNER

STATE OF Colorado

COUNTY OF El Paso

Craig A. McDermott
Owner Signature

Craig McDermott 12930 Herring Rd Colo 59608 80908
Print Name, Mailing Address and Phone Number

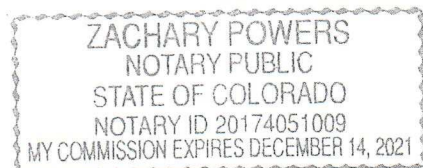
The foregoing instrument was acknowledged before me this 21st day of November, 2020

By Craig McDermott, COUNTY OF El Paso

My Commission expires 12-14-21

[Signature]
(Notary Public)

IN WITNESS WHEREOF, the parties hereto have hereunder set their hands and seal this 21st day of November, 2020



EL PASO COUNTY
CLERK AND RECORDER
RECORDING DEPARTMENT
(719)520-6200

ISSUED TO:
CRAIG AND SALLY A. MCDERMOTT

RECEIPT # 412000
DATE 11/23/2020 03:00:15 PM

DOCUMENT #	PGS	FEE
220190975	3	
AFFIDAVIT		23.00

N/A-13618872	1	
IMAGE		0.25

=====	
Total Amount Due	23.25

CHECK 14972	23.25
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=====	
Total Amount Paid	23.25

THANK YOU
CHUCK BROERMAN
CLERK & RECORDER
Deputy:

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

October 13, 2020

Craig McDermott
12930 Herring Rd
Colorado Springs, CO, 80908

RE: McDermott Accessory Living Quarters – Special Use - (AL-19-035)

This is to inform you that the above-reference request for approval of a special use to allow for a “Detached Accessory Living Quarters for Permanent Occupancy” of 1,773 square feet where 1,500 square feet is the maximum size allowed without Board of County Commissioners approval was heard by El Paso County Board of County Commissioners on October 13, 2020, at which time an approval was made.
(Parcel No. 52080-00-030)

This approval is subject to the following:

CONDITIONS

1. Approval is limited to the accessory living quarters, as discussed and depicted in the applicant's letter of intent and site plan drawings.
2. Prior to building permit authorization, the accessory living quarters affidavit stating that the accessory living quarters shall not be rented or leased must be completed, notarized, and submitted to the El Paso County Planning and Community Development Department for recordation.
3. Prior to building permit authorization, the applicant shall apply for and receive approval of a residential site plan.

NOTATIONS

1. Special use approval includes conditions of approval and the accompanying site plan and elevation drawings. No substantial expansion, enlargement,

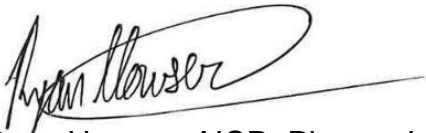
intensification or modification shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.

2. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or special use conditions/standards are being violated, preceded by notice and public hearing.
3. If the special use is discontinued or abandoned for two (2) years or longer, the special use shall be deemed abandoned and of no further force and effect.

This represents the Planning and Community Development Department's understanding of the action taken by the Board of County Commissioners.

Should you have any questions, or if I can be of further assistance, please contact me at 719-520-6300.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan Howser", with a long horizontal line extending from the end of the signature.

Ryan Howser, AICP, Planner I
File No. AL-19-035

RESIDENTIAL



2017 PPRBC

Address: 12930 HERRING RD, COLORADO SPRINGS

Parcel: 5208000030

Plan Track #: 136857

Received: 09-Nov-2020 (ANDREAL)

Description:

RESIDENCE (CONVERT GARAGE TO SFD)

Contractor:

Type of Unit:

Required PPRBD Departments (3)

Floodplain

(N/A) RBD GIS

Construction

Released for Permit

11/13/2020 1:21:39 PM



shelley

CONSTRUCTION

Mechanical

Released for Permit

11/20/2020 8:06:39 AM



daleh

MECHANICAL

N/A

11/13/2020 3:48:02 PM

El Paso County, CO

heavelez

Public Health

Health Department

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.

ZONING

APPROVED

Plan Review

11/24/2020 2:44:27 PM

dsdrangel

EPC Planning & Community
Development Department