

**ADU2412**  
**UNPLATTED**  
**ZONE RR-5**  
**35 ACRES**

**APPROVED**  
**Plan Review**

03/06/2024 2:15:36 PM  
*ddarcshulda*  
**EPC Planning & Community**  
**Development Department**

**APPROVED**  
**BESQCP**

03/06/2024 2:15:43 PM  
*ddarcshulda*  
**EPC Planning & Community**  
**Development Department**

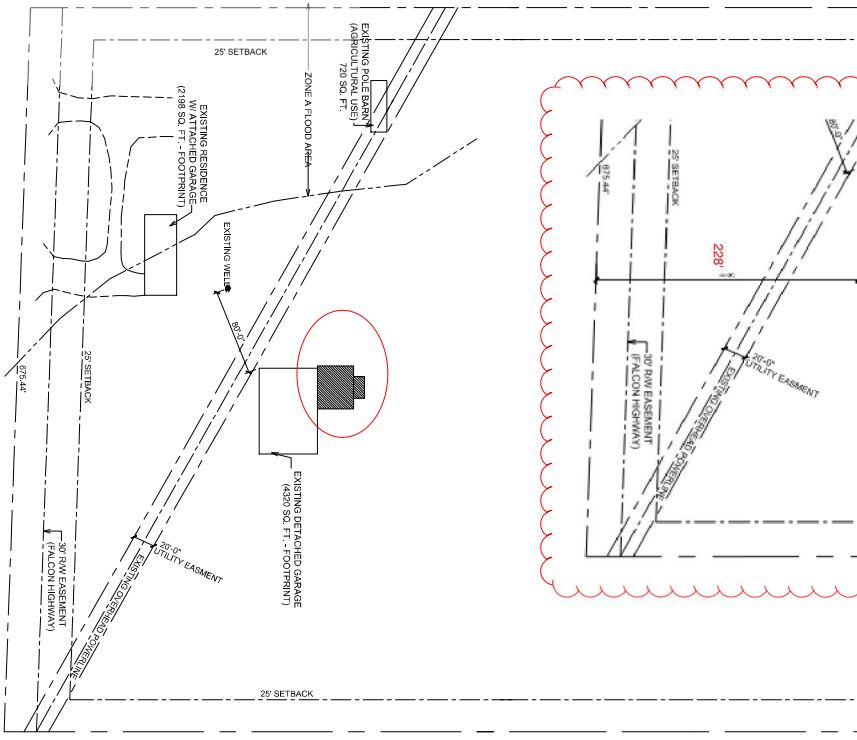
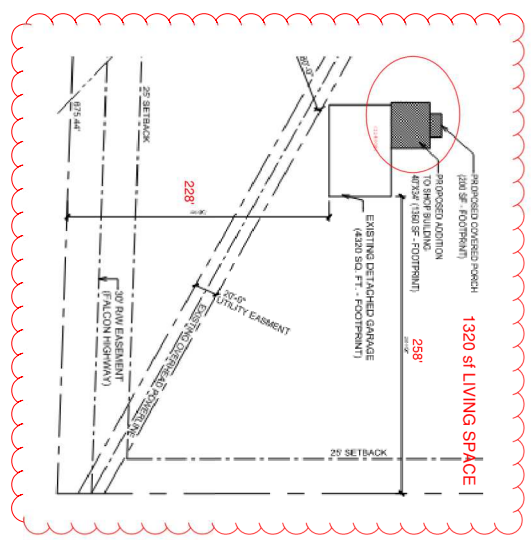
ANY APPROVAL GIVEN BY EPC OR BESQCP DOES NOT OVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE OR LOCAL LAWS AND/OR REGULATION

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

It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.



1 SITE PLANS

SCALE NTS

SHEET # <b>S1.0</b>	REVISIONS	DATE	SHEET CONTENTS: DOCUMENTS  <b>FLETES GARAGE TO DWELLING</b> 12460B FALCON HWY, PEYTON, CO 80831	FLETES CONSTRUCTION LLC PEYTON, CO
		CONSTRUCTION DOCUMENTS 02-08-24		

# RESIDENTIAL

2023 PPRBC  
2021 IECC



Parcel: 4300000269

Address: 12460 FALCON HWY, PEYTON<sup>B</sup>

Plan Track #: 185745

Received: 30-Jan-2024 (BRIANNAM)

Description:

Required PPRBD Departments (6)

## RESIDENCE/GARAGE CONVERSION

Contractor: HOMEOWNER

Type of Unit:

Main Level 1367  
Total Square Feet 1367

Enumeration	
Construction	Released for Permit 02/21/2024 3:53:23 PM Pikes Peak REGIONAL Building Department Christineh CONSTRUCTION
Floodplain	N/A 01/30/2024 9:10:36 AM Pikes Peak REGIONAL Building Department keith FLOODPLAIN
Electrical	Released for Permit 03/05/2024 10:25:31 AM Pikes Peak REGIONAL Building Department danjely ELECTRICAL
Plumbing	
Mechanical	Released for Permit 02/02/2024 7:45:39 AM Pikes Peak REGIONAL Building Department tcrippen MECHANICAL

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  
03/06/2024 2:16:18 PM  
*dsdarchuleta*  
EPC Planning & Community  
Development Department

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

I, Cesar J. Fletes & Elia Fletes 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)  
family member can live there. \_\_\_\_\_ 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:

12460BFalcon Hwy \_\_\_\_\_

Street Address

Legal Description

4300000269 \_\_\_\_\_

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  
01/11/2024 09:19:03 AM  
Doc \$0.00 3  
Rec \$23.00 Pages

El Paso County, CO



224002325

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 4 day of OCTOBER, 2023.

**OWNER**  
STATE OF COLORADO

COUNTY OF EL PASO

Cesar Fletes  
Owner Signature

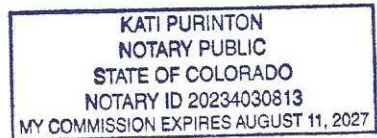
Cesar Fletes, 11138 Birch Hollow Way, Peyton CO 80831 (719)491-2870  
Print Name, Mailing Address and Phone Number

The foregoing instrument was acknowledged before me this 4 day of OCTOBER 2023

By CESAR FLETES, COUNTY OF EL PASO

My Commission expires AUGUST 11, 2027

Kati Purinton  
(Notary Public)



IN WITNESS WHEREOF, the parties hereto have hereunder set their hands and seal this 4 day of OCTOBER, 2023.

OWNER

STATE OF

~~EL PASO~~ <sup>KP EF</sup> C.F. COLORADO

COUNTY OF

EL PASO

Owner Signature

*[Handwritten Signature]*

Elia Fletes, 11138 Birch Hollow Way, Peyton CO 80831 (719) 492-0638

Print Name, Mailing Address and Phone Number

The foregoing instrument was acknowledged before me this 4 day of OCTOBER 2023

By ELIA FLETES, COUNTY OF EL PASO

My Commission expires AUGUST 11, 2027

*Kati Purinton*

(Notary Public)

KATI PURINTON  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20234030813  
MY COMMISSION EXPIRES AUGUST 11, 2027