

EL PASO



COUNTY

COMMISSIONERS:
DARRYL GLENN (PRESIDENT)
MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF
LONGINOS GONZALEZ
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

August 2, 2018

Robert E. Spriggs
Regina Spriggs
11605 Meridian Market View Unit 124
Peyton, CO 80831

Robert E. Spriggs
Regina Spriggs
9065 Towner Ave
Peyton, CO 80831

Re: File No. AG-17-75

Dear Property Owners,

It has come to the attention of the Planning and Community Development Department that a building permit will be obtained from the Pikes Peak Regional Building Department for an accessory structure that was previously approved for an agricultural structure exemption from the building code (AG-17-75). The approval of AG-17-75 is hereby revoked. Please be advised that this letter will also be recorded with the El Paso County Clerk and Recorder to rescind the previously recorded Agricultural Structure Exemption from Building Code.

Thank you,


Craig Dossey
Executive Director
Planning and Community Development Department

Enclosures: File No. AG-17-75

COPY

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

www.ELPASOCO.com

emailed 7/18

FILE NO. AG AG 17-75

AGRICULTURAL STRUCTURE EXEMPTION FROM BUILDING CODE
APPLICATION

DATE: 12-20-2017

FLOODPLAIN: _____

OWNER/APPLICANT

NAME: Robert Spriggs PHONE NO. 719-327-0916

EMAIL: Spriggsinc@gmail.com

PROPERTY INFORMATION

Address 9065 Towner Ave Falcon CO 80831

Parcel Number: 52360-01-048 Zone RR-5 Acreage: 5.58

BUILDING INFORMATION: Is this new construction or an existing structure? New

Building description (type of building, size, # of rooms/windows/doors, flooring, stalls, etc.)

Pole Barn, 30' X 50', 1 Room, 1 man door,
1 16 X 10 Roll up door, light panels, gravel
floor, 2 stalls(initial)

Describe in detail the intended use for the building: Stalls for horses &
feed for animals.

What is the approximate date the intended use of the building will be implemented? (Effective date should be within 6 months of date application is signed by PCD staff)

June 20, 2018

REQUIRED ATTACHMENTS

Site plan ✓

Drawings of the layout of the inside of the structure (Provide as much detail as possible) ✓

***Pictures encouraged, but not required

APPLICABLE STATUTES AND REGULATIONS

EL PASO COUNTY LAND DEVELOPMENT CODE (LDC)

Section 1.15: Definitions: Structure, Agricultural: For the purpose of determining exemption from the Building Code, any structure used for the sole purpose of providing shelter for agricultural implements, farm products, livestock (including horses) or poultry 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 DSD 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

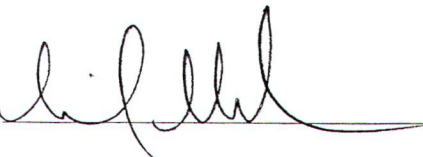
OFFICE USE ONLY

APPROVED

DENIED

Notes/conditions: _____

Planning and Community Development Department Representative:

Signature:  Date: 12/20/17

Cc: El Paso County Assessor
El Paso County Sheriff's Department
Pikes Peak Regional Building Department

**AGRICULTURAL STRUCTURE EXEMPTION FROM BUILDING CODE
AFFIDAVIT**

I, Robert Spriggs, have applied for approval of an agricultural structure for the purposes of Horse shelter & feed storage.

under this Agricultural Structure Exemption from 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):

9065 Towner Ave, Falcon CO, 80831 Street Address
Lot 32 The Meadows Fil Three Legal Description
52360 - 01 - 048 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 shall be used for the sole purpose of providing shelter for agricultural implements, farm products, livestock (including horses) or poultry as intended in C.R.S. §30-28-201(1). I attest the information provided on the Agricultural Structure Exemption from 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 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.

IN WITNESS WHEREOF, the parties hereto have hereunder set their hands and seal this 20 day of December, 2017.

OWNER

STATE OF COLORADO

COUNTY OF El Paso

Robert Spriggs
Owner Signature

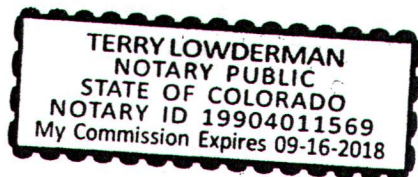
Robert Spriggs 9065 Towner Ave, Falcon CO 80831
Print Name, Mailing Address and Phone Number 719.327-0916

The foregoing instrument was acknowledged before me this 20 day of Dec 2017

By Robert Spriggs, COUNTY OF El Paso

My Commission expires 9-16-18

Terry Lowder
(Notary Public)



IN WITNESS WHEREOF, the parties hereto have hereunder set their hands and seal this 20 day of Dec, 2017.

OWNER

STATE OF Utah

COUNTY OF Utah

[Signature]
Owner Signature

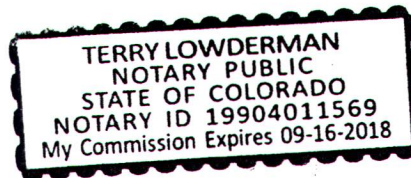
REGINA C Spriggs
Print Name, Mailing Address and Phone Number

The foregoing instrument was acknowledged before me this 20 day of Dec, 2017

By Regina C. Spriggs, COUNTY OF Utah

My Commission expires 9-16-18

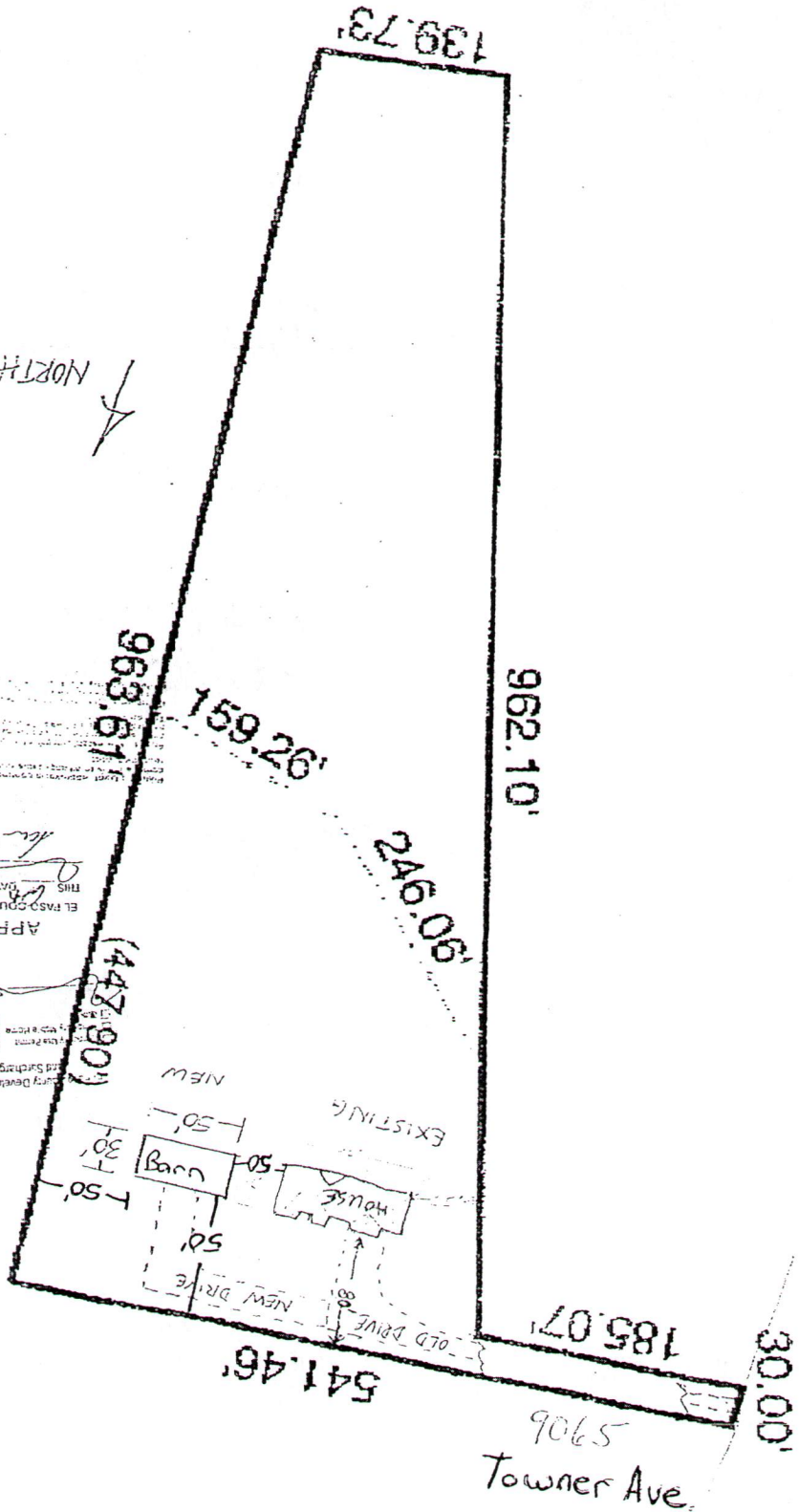
Terry Lowder
(Notary Public)



LOT 32

Elkhorn Estates

Towner Ave



Note: Added 30' x 50' POLE BARN;
"SHED" - EAST OF
EXISTING HOUSE ON PROPERTY

NOV 17 2001
APPROVED BY...

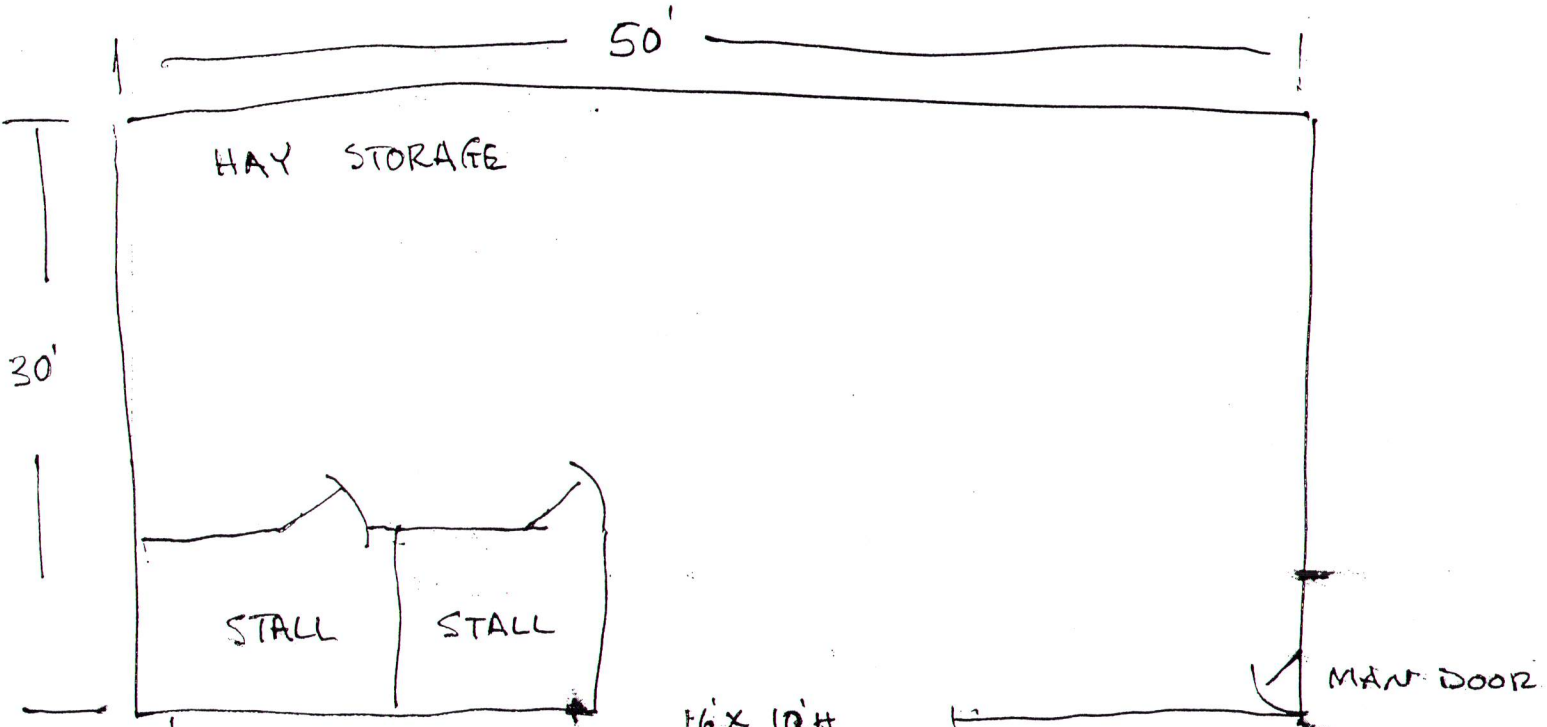
APPROVED
EL PASO COUNTY PLANNING DEPT
DATE: 11/17/01
BY: [Signature]

1" = 55'
SCALE = 1"

SOUTH

EAST

WEST



30'

50'

HAY STORAGE

STALL

STALL

6' X 10' H
OPENING

MAN DOOR

50'+ TO BOUNDARY
EAST & NORTH

NORTH

