



Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

Type C Application Form (1-2B)

Please check the applicable application type (Note: each request requires completion of a separate application form):

- ☐ Administrative Relief
- ☐ Certificate of Designation, Minor
- ☐ Site Development Plan, Major
- ☐ Site Development Plan, Minor
- ☐ CMRS Co-Location Agreement
- ☐ Condominium Plat
- ☐ Crystal Park Plat
- ☐ Early Grading Request associated with a Preliminary Plan
- ☐ Maintenance Agreement
- ☐ Minor PUD Amendment
- ☐ Resubmittal of Application(s) (>3 times)
- ☐ Road or Facility Acceptance, Preliminary
- ☐ Road or Facility Acceptance, Final
- ☐ Townhome Plat

Administrative Special Use (mark one)

- ☐ Extended Family Dwelling
- ☐ Temporary Mining or Batch Plant
- ☐ Oil and/or Gas Operations
- ☐ Rural Home Occupation
- ☐ Tower Renewal
- ☒ Other Commercial ☐

Construction Drawing Review and Permits (mark one)

- ☐ Approved Construction Drawing Amendment
- ☐ Review of Construction Drawings
- ☐ Construction Permit
- ☐ Major Final Plat
- ☐ Minor Subdivision with Improvements
- ☐ Site Development Plan, Major
- ☐ Site Development Plan, Minor
- ☐ Early Grading or Grading
- ☐ ESQCP

Minor Vacations (mark one)

- ☐ Vacation of Interior Lot Line(s)
- ☐ Utility, Drainage, or Sidewalk Easements
- ☐ Sight Visibility
- ☐ View Corridor

☐ Other: _____

This application form shall be accompanied by all required support materials.

PROPERTY INFORMATION: Provide information to identify properties and the proposed development. Attached additional sheets if necessary.

Property Address(es): 1670 Paonia Street Colorado Springs, CO	
Tax ID/Parcel Numbers(s) 5406304014	Parcel size(s) in Acres: 2.58 (less than 1 ac. of disturbance)
Existing Land Use/Development: Warehouse/Storage and Automotive Repair	Zoning District: I-2

- ☐ Check this box if **Administrative Relief** is being requested in association with this application and attach a completed Administrative Relief request form.
- ☐ Check this box if any **Waivers** are being requested in association with this application for development and attach a completed Waiver request form.

PROPERTY OWNER INFORMATION: Indicate the person(s) or organization(s) who own the property proposed for development. Attached additional sheets if there are multiple property owners.

Name (Individual or Organization): Debby & Jeff Miller	
Mailing Address: 1445 N Union Ste #200	
Daytime Telephone: 719-548-1646	Fax: 719-548-1936
Email or Alternative Contact Information: debby@phasesaccounting.com	

Description of the request: (attach additional sheets if necessary):

Special Use permit for expansion of existing land use with new PEMB for warehouse/storage and automotive repair - same operations as existing building. Additional site work for pavement, paving, utilities, etc.

For PCD Office Use:

Date:	File :
Rec'd By:	Receipt #:
DSD File #:	



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APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s) (attach additional sheets if necessary).

Name (Individual or Organization):

Debby Miller - Teem Miller Management

Mailing Address:

1445 N Union Blvd # 200

Daytime Telephone:

719-491-1617

Fax:

719-548-1936

Email or Alternative Contact Information:

AUTHORIZED REPRESENTATIVE(S): Indicate the person(s) authorized to represent the property owner and/or applicants (attach additional sheets if necessary).

Name (Individual or Organization):

CASCO CONSTRUCTION

Tim Graber

Mailing Address:

1775 JET STREAM DR. SUITE 102

Daytime Telephone:

719 380 1140

Fax:

Email or Alternative Contact Information:

AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S):

An owner signature is not required to process a Type A or B Development Application. An owner's signature may only be executed by the owner or an authorized representative where the application is accompanied by a completed Authority to Represent/Owner's Affidavit naming the person as the owner's agent.

OWNER/APPLICANT AUTHORIZATION:

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial or revocation. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal may delay review, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval. I verify that I am submitting all of the required materials as part of this application and as appropriate to this project, and I acknowledge that failure to submit all of the necessary materials to allow a complete review and reasonable determination of conformance with the County's rules, regulations and ordinances may result in my application not being accepted or may extend the length of time needed to review the project. I hereby agree to abide by all conditions of any approvals granted by El Paso County. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I acknowledge that I understand the implications of use or development restrictions that are a result of subdivision plat notes, deed restrictions, or restrictive covenants. I agree that if a conflict should result from the request I am submitting to El Paso County due to subdivision plat notes, deed restrictions, or restrictive covenants, it will be my responsibility to resolve any conflict. I hereby give permission to El Paso County, and applicable review agencies, to enter on the above described property with or without notice for the purposes of reviewing this development application and enforcing the provisions of the LDC. I agree to at all times maintain proper facilities and safe access for inspection of the property by El Paso County while this application is pending.

Owner (s) Signature:

Debby Miller

Date:

2/28/2021

Owner (s) Signature:

Debby Miller

Date:

2/28/2021

Applicant (s) Signature:

Debby Miller

Date:

2/28/2021

Remove all the pages from here
on down as we only need the
application for this document

Letter of Intent

A Letter of Intent shall be submitted with all zoning, rezoning, special use, variance of use, nonconforming use, sketch plan, preliminary plan, final plat, minor subdivision, vacations, Board of Adjustment petitions, etc. Where applicable, please provide the following appropriate information to serve as a cover page for the Letter of Intent.

For all Letters of Intent, the following information is required:

- ___ 1. Owner/applicant and consultant, including addresses and telephone numbers.
- ___ 2. Site location, size and zoning.
- ___ 3. Request and justification.
- ___ 4. Existing and proposed facilities, structures, roads, etc.
- ___ 5. Waiver requests (if applicable) and justification.

The following information, when applicable, shall be submitted for zoning and rezoning requests:

- ___ 6. The purpose and need for the change in zone classification.
- ___ 7. The total number of acres in the requested area.
- ___ 8. The total number of residential units and densities for each dwelling unit type.
- ___ 9. The number of industrial or commercial sites proposed.
- ___ 10. Approximate floor area ratio of industrial and/or commercial uses.
- ___ 11. The number of mobile home units and densities.
- ___ 12. Typical lot sizes: length and width.
- ___ 13. Type of proposed recreational facilities.
- ___ 14. If phased construction is proposed, how it will be phased.
- ___ 15. Anticipated schedule of development.
- ___ 16. How water and sewer will be provided.
- ___ 17. Proposed uses, relationship between uses and densities.
- ___ 18. Areas of required landscaping.
- ___ 19. Proposed access locations.
- ___ 20. Approximate acres and percent of land to be set aside as open space, not to include parking, drive, and access roads.

Notice to Adjacent Property Owners

A letter of Notice to Adjacent Property Owners shall be submitted with certain land use applications. Please choose one of the following:

- a. Signed Notification of the Adjacent Property Owners (see attached)
- b. Copy of the certified letter receipts to the Adjacent Property Owners.
- c. Both

(Please refer to the attached handout showing the adjacent property owners required.)

For all Notice to Adjacent Property Owners, the following information is required:

1. Please begin your letter with the following paragraph:

"This letter is being sent to you because (Name of Owner/Applicant/Consultant) is proposing a land use project in El Paso County at the referenced location (see item #3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact(s) in item #2. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal."

- 2. For questions specific to this project, please contact:
Owner/applicant and consultant,
addresses and telephone numbers.
- 3. Site address, location, size and zoning.
- 4. Request and justification.
- 5. Existing and proposed facilities, structures, roads, etc.
- 6. Waiver requests (if applicable) and justification.
- 7. Vicinity Map showing the adjacent property owners.

Notification of Adjacent Property Owners

Name and Address of Petitioner(s): Phases Truck & Automotive Repair, Inc
1670 Paonia St, COLO Spgs, CO 80915

Telephone #'s: 719 548-8284

Description of Proposal: 3 additional warehouse rental @ 3000#
each

A list of adjacent property owners may be acquired from the County Assessor's office. If adjacent property owners cannot be reached in person, the applicant must send an Adjacent Property Owner Notification letter by certified mail and provide, as part of the submittal, a copy of the letter sent and a copy of each receipt.

The undersigned, being an adjacent property owner, has read the above notification. I understand I may appear in person at the advertised public hearing to further express my comments.

Date	Owner (Yes or No)	Name (Signature) and Address	Comments
3/17/21		<u>[Signature]</u> 1685 Paonia St, C/S CO 80915	(western Fireplace)
3/17/21		<u>[Signature]</u> 1625 Paonia St C/S CO 80915	(woodshed)
3/17/21		<u>[Signature]</u> 1620 Paonia St.	(DMS)
3/18/21	Yes	East Menomith & Properties, LLC (1720-1730 Paonia) 102 N. Cascade, #250 / C/S, CO 80903 By: CALM - MANAGER	* Investor Owner of Adjacent Property

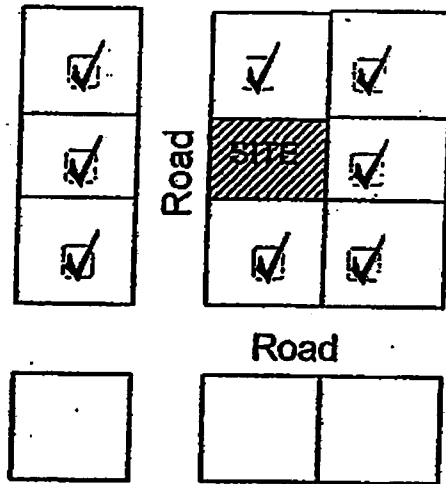
(For additional space, attach a separate sheet of paper)

Above are the signatures of the adjacent property owners who own the property described after their names or who are located as indicated (e.g. north of the subject property). I hereby acknowledge that the information provided within this notification is correct.

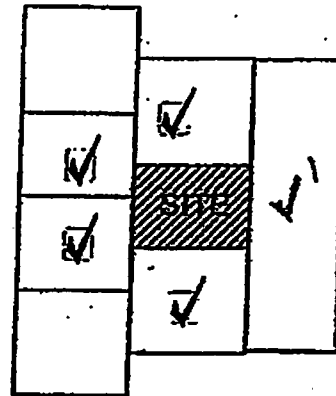
[Signature] date _____
 (Signature of Petitioner or Owner)

[Signature] date _____
 (Signature of Petitioner or Owner)

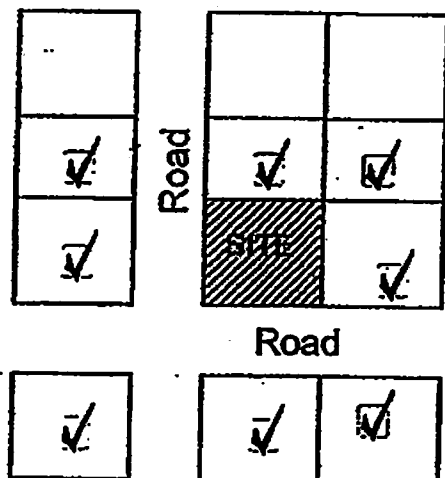
Notification of Adjacent Property Owners



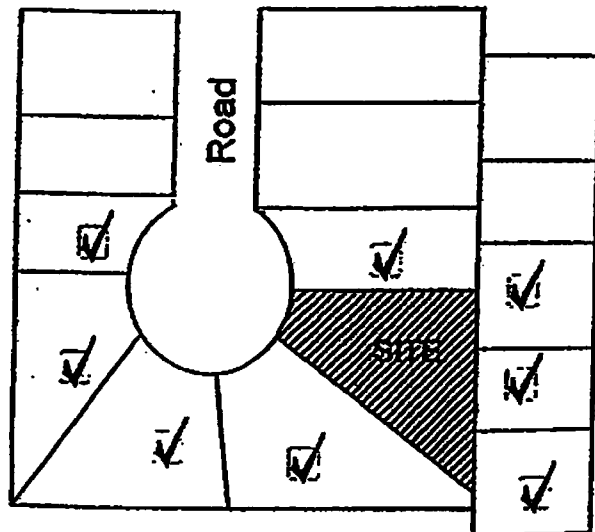
Example 1



Example 2



Example 3



Example 4

SPECIAL USE MAP CHECKLIST

PROJECT NAME: _____
SUBMITTAL DATE: ____/____/____
SUBMITTED BY: _____
SUBMITTAL REVIEWED BY: _____

Special Use Map

A map shall be drawn to a scale suitable to describe the information required and shall include:

1. Boundary description of the subject property, which shall illustrate the legal description. ☐
2. Existing land uses and zoning on the property and within five hundred (500) feet of the boundary. ☐
3. Adjoining property ownership. ☐
4. Existing private roads. ☐
5. Existing structures. ☐
6. Existing easements. ☐
7. Name and addresses of the petitioner, owners of all interests (including mineral interests), in the property, and preparer. ☐

PLOT PLAN DRAWING CHECKLIST

PROJECT NAME: _____
SUBMITTAL DATE: ____/____/____
SUBMITTED BY: _____
SUBMITTAL REVIEWED BY: _____

Plot Plan

Plot plans, to satisfy the submission requirements of a Special Use, Variance of Use, Nonconforming Use and Location Approval, shall be of a minimum size of 8½" x 11", drawn at a scale adequate to provide the required information clearly, and containing at a minimum the following:

- a. The location, height, and dimensions of each existing and proposed structure within the development and the uses to be contained therein. ☐
- b. The proper building setbacks and building area with reference to property lines, highways or street rights-of-way. ☐
- c. The location of all parking areas. ☐
- d. The location of watercourses and other natural and historic features. ☐
- e. The general locations of existing and proposed landscaping. ☐
- f. The location(s) of all permanent accesses from publicly dedicated or private streets, roads, or highways. ☐
- g. The stages, if applicable, in which the project will be developed. ☐
- h. Locations of all components of outside storage, if applicable. ☐
- i. Location of all proposed uses, structures, and other natural or man-made features and relationship of uses, structures and features to internal and adjoining uses, structures, features, landscaping and transportation facilities. ☐

Notice to Mineral Estate Owners
§24-65.5-101, et seq., C.R.S. – Checklist and Certification

An examination of the records of the Clerk and Recorder's Office established the following:

Checklist

_____ identity of the owner(s) of mineral estate
_____ the mineral estate owner(s) has filed a proper notification form
_____ the mineral estate owner(s) has recorded an instrument satisfying an applicable dormant mineral
_____ interest act
_____ no mineral estate owner(s) was found
_____ mineral owner(s) waived the right to notice in writing to the Applicant.

If a mineral estate owner(s) exists, a Notice shall be sent to the mineral estate owner no less than thirty (30) days prior to the initial public hearing. The Notice shall include:

_____ time and place of initial public hearing
_____ nature of hearing
_____ location of property/subject of hearing
_____ name of applicant
_____ notice was sent to mineral estate owner(s) no less than thirty (30) days prior to initial public
_____ hearing (do not count day of mailing in thirty (30) day calculation).

If a mineral estate owner(s) exists, a copy of the Notice shall be sent to the local government at the same time as notice s mailed to the mineral owner(s) and no less than thirty (30) days prior to the initial public hearing. The Notice shall include:

_____ time and place of initial public hearing
_____ nature of hearing
_____ location of property/subject of hearing
_____ name of applicant
_____ name and address of mineral estate owner
_____ notice was sent to El Paso County Planning Department no less than thirty (30) days prior to
_____ initial public hearing (do not count day of mailing in thirty (30) day calculation).

CERTIFICATION:

I _____ researched the records of the El Paso County Clerk and Recorder and established that there was/was not a mineral estate owner(s) on the real property known as _____. An initial public hearing on _____, which is the subject of the hearing, is scheduled for _____, 2000_____.

Pursuant to §24-65.5-103(4), C.R.S., I certify that a Notice of an initial public hearing was mailed to the mineral estate owner(s) (if established above) and a copy was mailed to the El Paso County Planning Department on _____, 2000_____.

Dated this _____ day of _____, 2000_____.

STATE OF COLORADO)
) s.s.
COUNTY OF EL PASO)

The foregoing certification was acknowledged before me this _____ day of _____, 2000_____, by _____.

Witness my hand and official seal.

My Commission Expires: _____

Notary Public

AFFIDAVIT OF COMPLIANCE WITH SOLAR PHOTOVOLTAIC INSTALLATION REQUIREMENTS

I understand I may obtain permits from Pikes Peak Regional Building Department ("PPRBD" or "RBD") to install, replace, or repair photovoltaic electrical work in conformance with C.R.S. § 40-2-128, as amended, provided I meet the following criteria:

- (1) For all photovoltaic (PV) electrical installations with a direct current design capacity of less than three hundred (300) kilowatts, there shall be, at all times, and for every PV project, at least one on-site supervisor who is either NABCEP certified or a Colorado licensed electrician. The ratio of the number of persons assisting in the installation who are not certified or licensed to each NABCEP certified person or Licensed electrician shall never exceed three to one.
- (2) All work on the alternating-current side of an inverter will be performed by a licensed electrical contractor who employs licensed journeyman or residential wireman who will perform the work. All electrical work that pertains to Article 155 of Title 12 of Colorado Revised Statutes (C.R.S.) will be performed by State of Colorado licensed master electrician(s), licensed journeyman electrician(s), licensed residential wireman, or registered apprentices maintaining no less than one license to three apprentices.
- (3) In the case of building-integrated PV technology, if the type or scope of building-integrated PV installation does not require a licensed master electrician, journeyman electrician, or residential wireman to perform the installation, and the installation work includes roofing materials, the on-site supervision may be performed by a certified solar energy installer, as designated by NABCEP, or Roof Integrated Solar Energy (RISE) certified person.
- (4) For building-integrated PV installations, a licensed master electrician, licensed journeyman electrician, or licensed residential wireman must perform the work for any stage of the installation after the materials penetrate the roof, structural wall, or any other part of the building, or any stage of the installation in which the building-integrated PV materials transition to a surface mounted junction box and utilize types of conduit and building wire approved by the National Electrical Code, as defined in C.R.S. § 12-115-103 (8).

By signing below I hereby acknowledge that I have read and understand the statements in this document. *I hereby swear and affirm under penalty of perjury that the statements contained in this Affidavit are true to the best of my knowledge and belief. I further understand and acknowledge that making a materially false statement or representation may be punishable under the criminal laws of the State of Colorado as perjury in the second degree pursuant to C.R.S. § 18-8-503.*

Proud American Electrical	2/28/2021
_____ Company Name	_____ Date
Jesse Berkshire	
_____ Print Name of Responsible Licensee or NABCEP certification holder	
<u>Jesse Berkshire</u>	
_____ Signature of Responsible Licensee or NABCEP certification holder	
526 w pikes peak Ave	
_____ Address	
719-360-4986	jesse.berkshire@gmail.com
_____ Telephone No. and E-mail	

State of Colorado)
) ss.
County of _____)
Signed and sworn to [or affirmed] before me this _____ day of _____, 20____,	
by _____.	
Document description: Affidavit of Compliance with Solar Photovoltaic Installation Requirements.	
_____ (Notary's official signature)	
_____ (Title of office)	
_____ (Commission Expiration)	[Notary Seal]

Implemented as of: January 1, 2020