

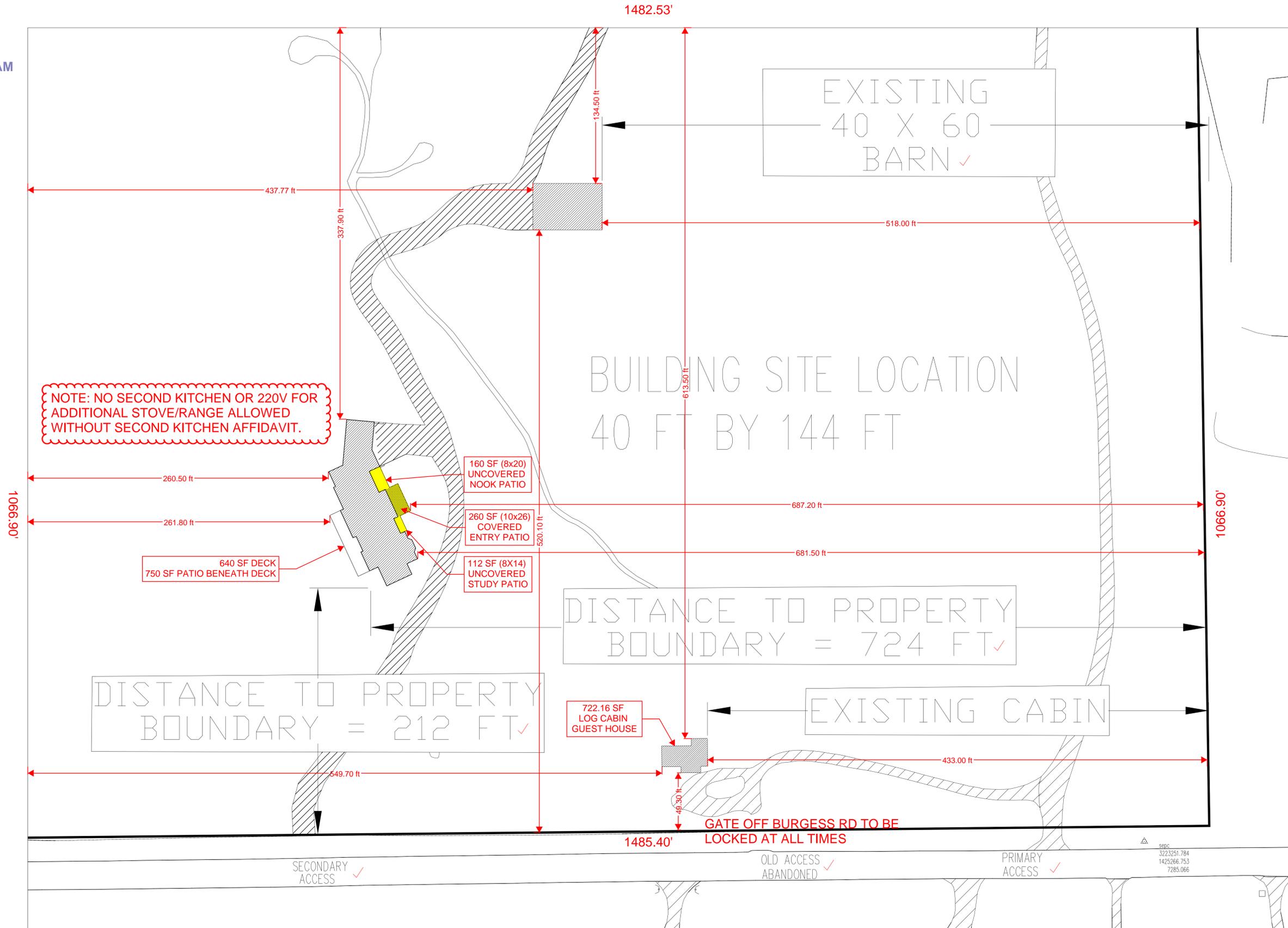
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLIVATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION

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.



NOTE: NO SECOND KITCHEN OR 220V FOR ADDITIONAL STOVE/RANGE ALLOWED WITHOUT SECOND KITCHEN AFFIDAVIT.

**BILLIARD Residence**  
 5980 Burgess Road  
 Colorado Springs, COLORADO  
 EL PASO COUNTY

ENGINEERING BY:  
 HENDERSON ENGINEERING  
 303-841-0983  
 www.EnsignDesign.net

GENERAL CONTRACTOR:  
 PALACE HOMES  
 719-491-9635

ENG REV : 06.15.19  
 PERMIT ISSUE: 07.16.19

**C1.1b**  
 SITE PLAN

NOTE: SEE SHEET C1.0 OF ARCHITECTURAL PLANS IN SUBMITTED PLAN SET FOR DEPICTION OF FULL PARCEL. NORTH & WEST SETBACK MEASUREMENTS DEPICTED ON THIS CLOSE UP OF PROPOSED & EXISTING STRUCTURE LOCATIONS DO NOT EXTEND COMPLETELY TO PARCEL'S NORTH & WEST LOT LINES.

SFD191035  
 ADU1949  
 ZONE: RR-5  
 AREA: 36.2 AC  
 DIST: 1

TSN:  
 5218000111 ✓

Legal Description:  
 TR IN W2 SW 4 SEC 18-12-65



1 SITE PLAN  
 1" = 40'-0"



THE USE OF THESE PLANS SHALL BE RESTRICTED TO THE USE OF THIS PROJECT SITE FOR WHICH THEY WERE PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS REMAINS WITH ENSIGN DESIGN, LLC WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THESE RESTRICTIONS. COPYRIGHT 2019

Recording Requested by and return to:  
EL PASO COUNTY PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT  
2880 INTERNATIONAL CIRCLE  
COLORADO SPRINGS CO 80910  
(719)520-6300

FOR RECORDER USE ONLY

GUEST HOUSE COMPLIANCE AFFIDAVIT

File No. ADU1945

I, JOHN W. BILLIARD & JUDITH A. BILLIARD Applicant or applicant's agent for a  
GUEST HOUSE  
(description of development proposal)

under development application number ADU1945 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 application:

5980 Burgess Rd B Street Address  
TR IN W2 SW 4 SEC 18-12-65 Legal Description  
5218000111 Assessor Tax Schedule Number

El Paso County, Colorado

I hereby acknowledge and agree to the following:

"Pursuant to Section 5.2.29(C) of the El Paso County Land Development Code, I understand that a kitchen is not allowed within a guest house unless an affidavit is signed and recorded in the Office of the El Paso County Clerk and Recorder where by I as Owner acknowledge and agree that the guest house proposed as part of this development application and to be located on the above reference property may not be leased or rented. I, hereby agree that I will not lease or rent the guest house.

IN WITNESS WHEREOF, the parties hereto have hereunder set their hands and seal this 6 day of AUGUST, 2019.

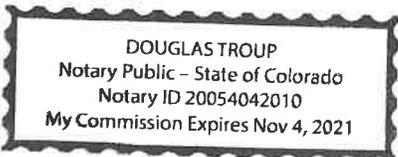
OWNER  
STATE OF COLORADO

COUNTY OF EL PASO.

John Willard  
Owner Signature  
JOHN W. BILLIARD; 5374 EAST OTERO DR; CENTENNIAL  
Print Name, Mailing Address and Phone Number 303-332-5757

The foregoing instrument was acknowledged before me this 6 day of August, 2019 by John W. Billiard, COUNTY of Arapahoe

[Signature]  
(Notary Public) My Commission expires 11/04/2021



**OWNER**

STATE OF COLORADO )

COUNTY OF EL PASO )

Judith A. Billiard

Owner Signature

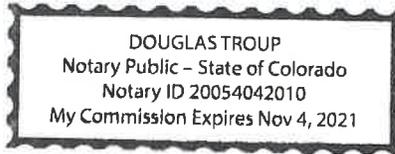
JUDITH A. BILLIARD; 5374 EAST OTERO DR; CENTENNIAL  
Print Name, Mailing Address and Phone Number 720-231-4644

The foregoing instrument was acknowledged before me this 6 day of August, 2019 by  
Judith A. Billiard, COUNTY of Arapahoe

[Signature]

My Commission expires 11/04/2021

(Notary Public)



# EL PASO COUNTY



## Receipt for Fees Paid

Planning and Community Development Department

2880 International Circle, Suite 110, Colorado Springs, Colorado 80910  
Office (719) 520-6300

Date 8/26/19

Customer: JOHN AND JUDITH BILLIARD  
5980 BURGESS RD B  
COLORADO SPRINGS CO 80908

Receipt No. 522525

Processed by JE

Check No.

Payment Method CASH

Item	Description	Prefix	Type	Rate	Qty	Amount
K12	Affidavit (1st page) to include Clerk and Recorder Surcharge GUEST HOUSE (ADU1945)			13.00		13.00
K13	Affidavit (each additional)			5.00	4	20.00
2	PROJECT NAME: 5980 BURGESS RD					0.00
1	CUSTOMER NAME: JOHN AND JUDITH BILLIARD					0.00
	<p>Guest House Affidavit document submitted to EPC Clerk &amp; Recorder Office consists of the following 5 pages:</p> <p>P1 - Guest House Affidavit 1st Pg P2 - Guest House Affidavit 2nd Pg P3 - PPRBD Notice Of Address Change P4 - EPC Assessor's Confirmation of Cabin SF P5 - Approved Site Plan</p>					

**Total \$33.00**



Pikes Peak  
**REGIONAL**  
Building Department

2880 International Circle Colorado Springs, Colorado 80910

**NOTICE OF ADDRESS CHANGE**

August 20, 2019

CURRENT ADDRESS: 5980 Burgess Rd, Colorado Springs

ADDRESS CHANGE TO: 5980 Burgess Rd B, Colorado Springs

Property Legal Description: tr in w2 sw 4 sec 18-12-65 desc as fols: beg sw cor

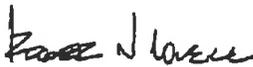
Tax Schedule Number: 5218000111

Permit Number: D65901,K57187,L22910,L13223,L92989

Please be advised that John & Judith Billiard have requested an address change to the property listed above. A change of address is usually based on emergency response needs, and to clarify any existing confusion. In this case, the current residence is being converted into a guest house and a new residence is being constructed.

If you have any questions or need assistance, please call (719) 327-2960.

Sincerely,



Roger N. Lovell  
Regional Building Official

RL:bj

**Enclosures:Pikes Peak Regional Building Code References**

El Paso/Teller County 911  
Elections Department  
EPC Assessor, Clerk & Recorder  
EPC Dept. of Transportation  
John & Judith Billiard  
Mountain View Electric  
Postal Service - Kelly/Martinez/Vickrey

UNABLE TO PROCESS GUEST HOUSE  
AFFIDAVIT. EL PASO COUNTY CLERK  
AND RECORDER'S OFFICE REQUIRES  
THE ORIGINAL AFFIDAVIT FOR  
RECORDATION.

Pikes Peak Regional Building Department  
Enumerations Department  
Colorado Springs, CO

August 9, 2019

Subject: Address Modification for 5980 Burgess Road, Tax ID: 5218000111, Legal Description: A Track in the West ½ of the SW ¼ of Section 18, T 12-65

To Whom It May Concern:

The purpose of this letter is to formally request that the property we own which is listed above, to have one address for all the structures that are located on it.

Presently there is a Log Cabin and a 40' x 60' Steel Building on the property. We also intend to build a new home on the property in the near future. WE DO NOT INTEND ON BUILDING ANY OTHER RESIDENCES ON THE PROPERTY.

The Log Cabin will be used as Guest House but will not be leased or rented. Please see the Guest House Compliance Affidavit attached. Also attached is site plan for further information.

By making the new home we are building the primary address, this will assist in all aspects of mail delivery, emergency and fire services. We do not wish to have a separate address for the new house as that may result in confusion for all.

With these points in mind we would like you to move the address from the old structure to the new, to-be-built home at 5980 Burgess Rd., Colorado Springs, CO.

Thank you



John and Judith Billiard



**PIKES PEAK REGIONAL BUILDING DEPARTMENT**

2880 International Circle  
Colorado Springs, Colorado 80910  
Website: <http://www.pprbd.org>

**Follow us on social media**

- facebook.com/PPRegionalBuilding/
- @PPRBD
- @ppregionalbuilding

**Invoice**

8/12/2019 9:11:07 AM  
(BRENT)  
Receipt #: 1621411  
Customer: Place Homes Inc.

Account	Description	Transaction Summary	Reference	Amount
1301-40046	ADDRESS ASSIGNMENT FEE			\$50.00

Total Due: \$50.00

Account	Description	Payment Summary	Reference	Amount
9801-55200	COLLECTION, CHECK		31189	\$50.00

Total Tendered: \$50.00

Comment: 5980 BURGESS RD.

Enumeration's  
PPRBD

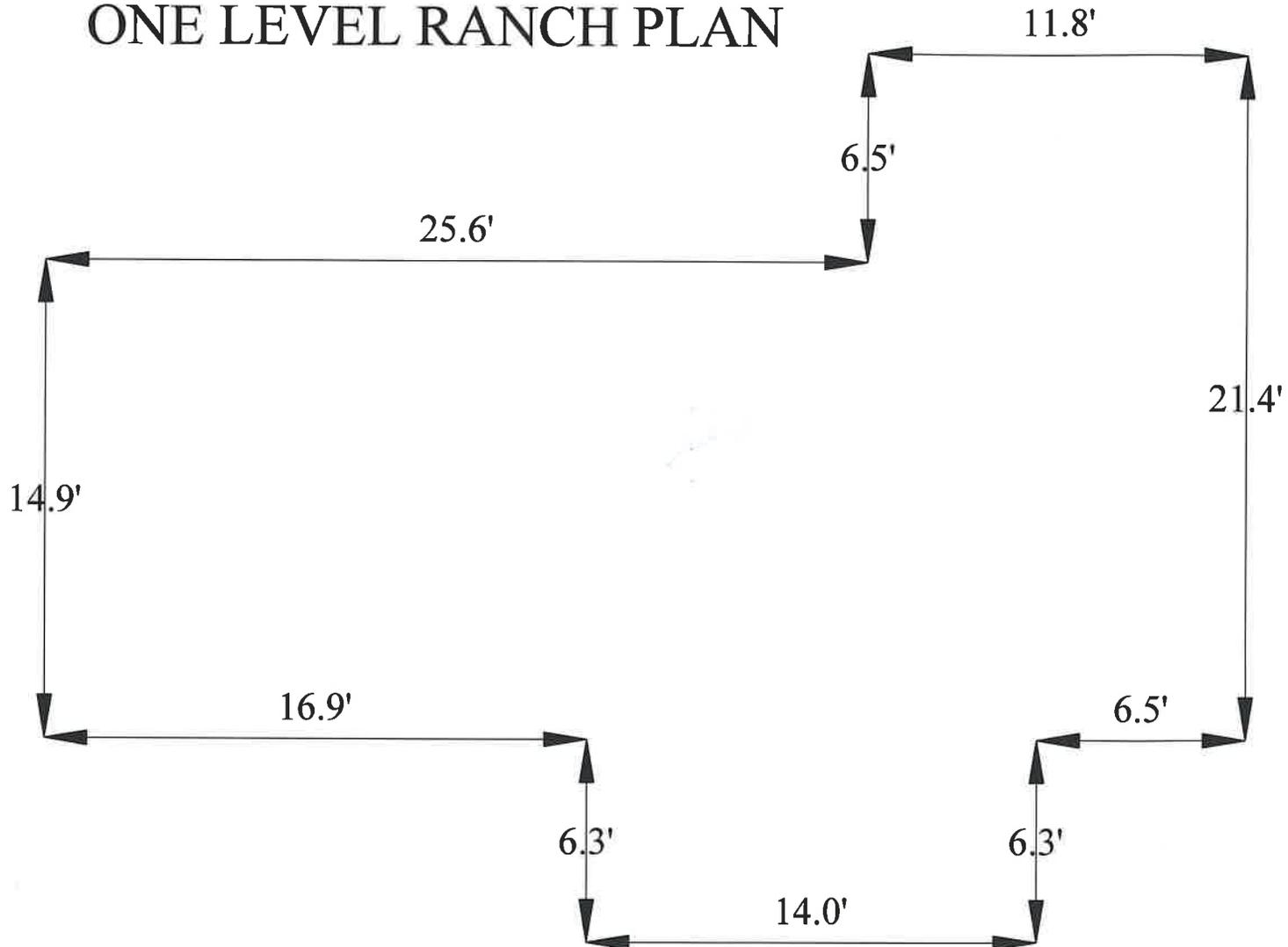
Billiard      Address to change  
to New House  
(we hope?)

5980 BURGESS ROAD

EXISTING LOG CABIN/HOME

722.16 SQ. FT.

ONE LEVEL RANCH PLAN



Byron Linthicum

Appraiser I  
Real Estate  
Assessor's Office

1675 W. Garden of the Gods Rd., Ste. 2300 ♦ Colorado Springs, CO ♦ 80907  
Office: 719-520-6634 ♦ Fax: 719-520-6665

[ByronLinthicum@elpasoco.com](mailto:ByronLinthicum@elpasoco.com)

[www.elpasoco.com](http://www.elpasoco.com)



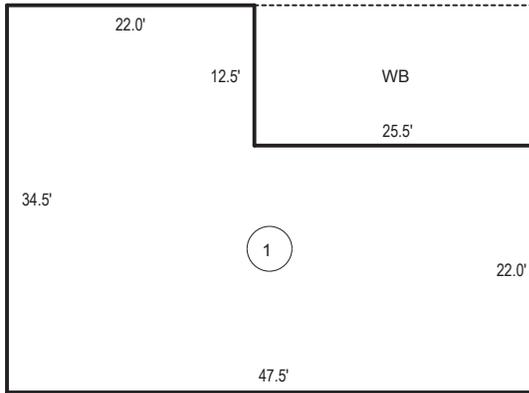
# SKETCH/AREA TABLE ADDENDUM

Parcel No **52180-00-111**

SUBJECT	Property Address <b>5980 BURGESS RD</b>			
	City <b>COLORADO SPRINGS</b>	County <b>El Paso</b>	State <b>CO</b>	Zip
	Owner			
	Client <b>KMA</b>	Client Address <b>94</b>		
	Appraiser Name <b>KS</b>	Inspection Date <b>2/16/17</b>		

**CONFIGURATION & AREA OF EXISTING CABIN DEPICTED ON SITE PLAN DOES NOT MATCH CURRENT ASSESSOR'S DATA & SKETCH AREA TABLE DATED 2/16/17.**

*dsdespinoza*  
08/19/2018 7:59:17 PM



IMPROVEMENTS SKETCH

Scale: **1 = 17**

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	First Floor	1.00	1320.0	164.0	1320.0
WB	Wood Balcony	1.00	318.8	76.0	318.8

### General Information

Class:  
Design:  
Rooms:  
Bedrooms:  
Baths:  
Bsmt:  
Unf Bsmt:  
Saved As:

K's	L's

Net LIVABLE Area (rounded w/ factors) 1320

# RESIDENTIAL



2017 PPRBC

Address: 5980 BURGESS RD, COLORADO SPRINGS

Parcel: 5218000111  
Map #: 527G

Plan Track #: 119239

Received: 29-Jul-2019 (BECKYA)

## Description:

### RESIDENCE

Contractor: PALACE HOMES, INC.

Type of Unit:

Garage	1203	
Lower Level 2	3718	
Main Level	3906	
Upper Level 1	1206	
	10033	Total Square Feet

## Required PPRBD Departments (4)

**Enumeration**

Released for Permit  
08/13/2019 8:05:01 AM  
REGIONAL Building Department  
brent  
ENUMERATION

**Floodplain**

(N/A) RBD GIS

**Construction Released for Permit**  
08/02/2019 10:11:23 AM  
Pikes Peak REGIONAL Building Department  
michaela  
CONSTRUCTION

**Mechanical Released for Permit**  
08/13/2019 10:53 PM  
Pikes Peak REGIONAL Building Department  
Justin C  
MECHANICAL

## Required Outside Departments (2)

**County Zoning APPROVED Plan Review**  
08/30/2019 1:29:25 PM  
dsdespinoza  
EPC Planning & Community Development Department

**Elevators N/A**  
08/02/2019 10:44:50 AM  
Pikes Peak REGIONAL Building Department  
eric  
ELEVATOR

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.