



SENT TO LBS Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

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

Name (Individual or Organization): Trinity Building Contractor, LLC / Timothy J. Belcher (TJ)	
Mailing Address: P.O. Box 7061 Woodland Park, Colorado 80863	
Daytime Telephone: (719) 246-5842	Fax: NA
Email or Alternative Contact Information: trinitybuildingcontractor@gmail.com	

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): Timothy J. Belcher (TJ) co Trinity Building Contractor	
Mailing Address: P.O. Box 7061 Woodland Park, Colorado 80863	
Daytime Telephone: 719-2465842	Fax:
Email or Alternative Contact Information: trinitybuildingcontractor@gmail.com	

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: *Deann Annika Rainey*

Owner (s) Signature: *Deann Annika Rainey*

Applicant (s) Signature: *Timothy J. Belcher TJ*

Date: 6/19/21

Date: 6/19/2021

Date: 6/21/2021

Letter of Intent
Javier and Dreama Ramirez
1065 Rock Creek Canyon Road
Colorado Springs, CO 80926

September 23rd, 2021

To whom it may concern:

Javier and Dreama Ramirez are proposing a land use project in El Paso County at 1065 Rock Creek Canyon Rd, Colorado Springs, CO 80926. We ask that a variance be set due to the topographical hardships and the restriction of the land parameters. The 15' encroachment on the 25' setback is being requested from the county of El Paso, Colorado in order to attach a 2 ½ car garage to the address.

This single-family dwelling was built 8' into the setback as well as adjacent lots. Rock Creek Canyon Road is county owned, but not maintained by the county and has no underground utilities.

Granting this request will not have an adverse effect on any other lots. Vegetation removal will not be an issue either because this lot is backed against the mountain at the rear of the home and has a rock wall along the side of the encroachment issue. This proposed addition will be attached to the only available area within the boundaries of the property. Although this lot is zoned "F5", where a lot size 34,400 sq. (5 acres) is required, neither this lot nor any others along this road, are actually five acres. The normal lot sizes are one to one and a half acres with a few exceptions still not totaling five acres.

In addition to the lot size, the septic and leach field placement and access to both is such, there is no other area to place the proposed structure.

The septic and topography hardships of this property restricts the landowner's use. In addition, the parcels in this canyon were positioned in a way which has left several properties, including the Ramirez lot, with the property pin markers either in the middle of, or completely across Rock Creek Canyon Road.

There are a number of factors which would alleviate issues of roadway visibility issues. The first two are the bend in the road and the increased elevation as it curves around the property. The third is the angle at which the addition would be attached to the existing house relative to the roadway.

All adjacent homeowners have been notified with no objections received. We request this variance be set as not to disallow Mr. & Mrs. Ramirez the request of developing their own land. An approval will not only increase the functionality of their property, but it will also increase the property value. This in turn would benefit the county through a property tax increase.

Thank you for your time and consideration,

Trinity Building Contractor



Planning and Community Development Department - SITE PLAN

Use for Additions to Property/Residence or Placement of Manufactured Homes/Mobile Homes

Applicant Name Javier and Dreama Ramirez 719-576-7218 xAVRAM@gmail.com
 Contractor Name Trinity Building Contractor 719-246-6842 trinitybuildingcontractor@gmail.com
 Property Address 1065 Rock Creek Canyon Road Colorado Springs, Colorado
 Zoning R5 Parcel Number 7525000100 Legal Description SW 4 SW 1/4 Sec 25-15-17 AS Follows Com at SW corner of SD Sec 25 1/4 N 89 1/4 48 1/2 297.03 F 549 1/2 30 1/2 E 86.70 S 05 1/2 E 75.0 1/16 To a PION ON S 1/4 of SD. Sec. 25 N ON SD. S 1/4 270.0 0 1/2 ML To POB Ev Road
 Proposed Structure & Use 2 1/2 Car Garage, Workout room above sq. ft. 676
 Lot sq. ft. 34,400 Existing + new structure sq. ft. 4,814 % Lot coverage 14% height 16'

All Site Plans MUST include the following LEGIBLE minimum standards and drawn to a scale determined by applicant:

- Lot configuration and boundary measurements
- All streets, roads, or highways adjoining the property
- Dimensions & square footage of existing and proposed structures
- Building location with reference to distance from property lines
- Location of NO-BUILD areas, watercourses, drainage facilities
- Building setbacks, highways or rights-of-way
- Location of easements, driveway(s), well and septic system
- Contours if slope is greater than 10%
- Building coverage calculation (% of lot coverage)

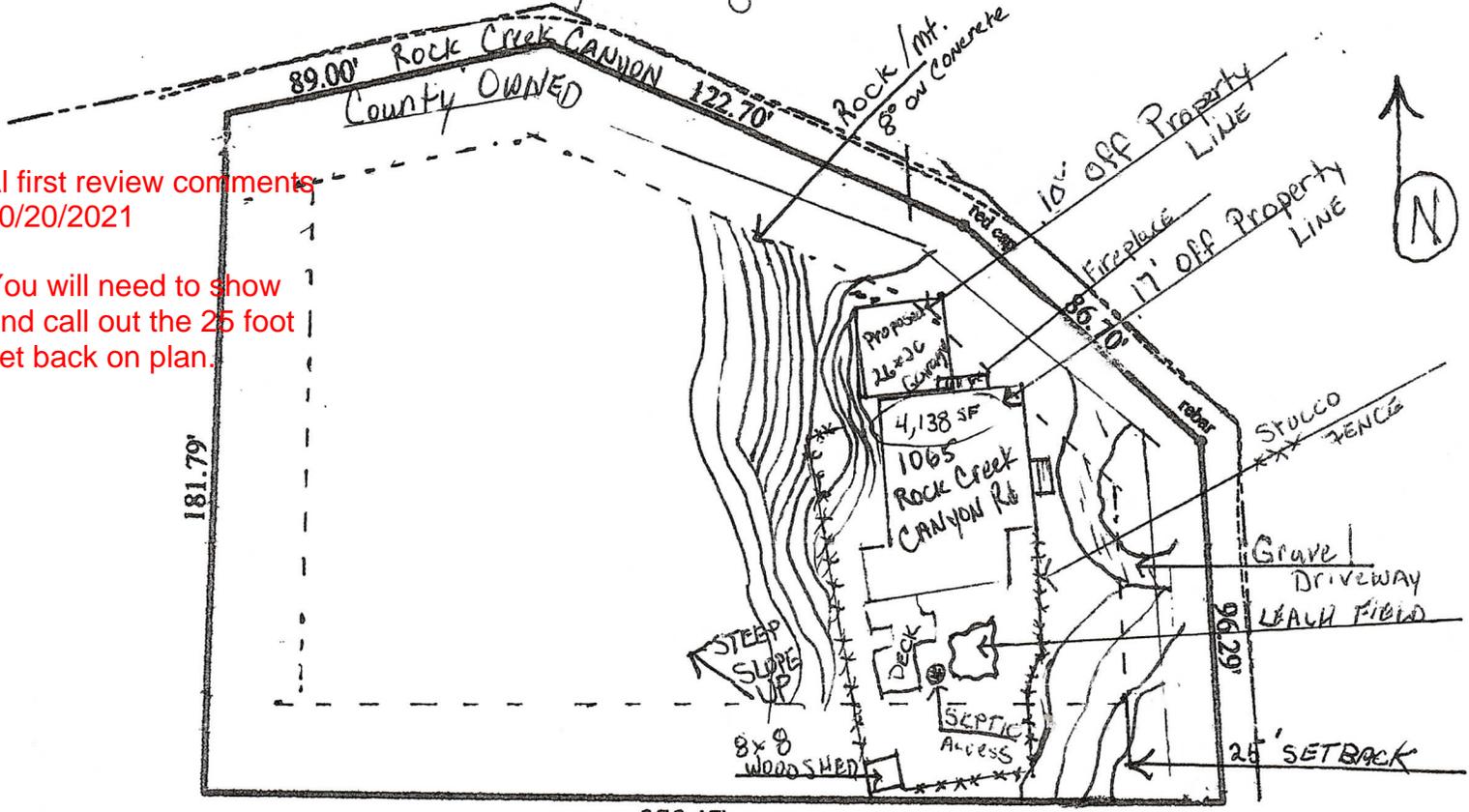
Any approval given by El Paso County does not obviate the need to comply with applicable Federal, State or Local Laws or regulations. Planning and Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat. An access permit must be granted by the Planning and Community Development Engineering Division prior to the establishment of any Driveway onto a County road, or a waiver granted for access to a private road. Diversion or blockage of any drainage way is not permitted without the approval of the Planning and Community Development Engineering Division.

Fees are payable at the time of submittal and are **NON-REFUNDABLE**, regardless of approval or denial
 Site Plans may be delayed or denied if information is omitted. **APPLICANT IS RESPONSIBLE FOR ACCURACY OF SITE PLAN**

Signature J.B. Belcher % Trinity Building Contractor Date 9-24-2021

All first review comments
10/20/2021

You will need to show
and call out the 25 foot
set back on plan.



There are four CSU overhead electric lines that run through this site please show on plan set along with the utility easement and reception number to be shown on the plan set for the electric lines. However if an easement does not exist then you will need to grant an easement to CSU for these overhead electric lines. If the customer need help or has questions then they can reach out to me at ajuvera@csu.org.

This should be submitted using the standard City encroachment permit process.

<https://coloradosprings.gov/real-estate-services/page/easement-encroachments>

