



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 _____

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): 9305 Sand Myrtle Drive	
Tax ID/Parcel Numbers(s) 5503205008	Parcel size(s) in Acres: 0.165
Existing Land Use/Development: Residential	Zoning District: El Paso County

- ☐ 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): Devin and Anita Rogers	
Mailing Address: 9305 Sand Myrtle Drive	
Daytime Telephone: 3252268678	Fax:
Email or Alternative Contact Information: Devin.Rogers917@gmail.com	

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

Encroachment into rear setback. Requesting 22 FT where 25 FT is required. For placement of a 250 SF deck.

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): Stephen Moore dba Best Construction Brands, Inc.	
Mailing Address: 2820 Moonstone View, Colorado Springs, CO 80906	
Daytime Telephone: 7192444666	Fax:
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).

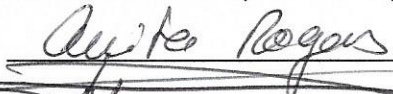
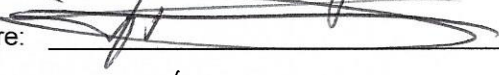
Name (Individual or Organization): Terry McCune	
Mailing Address: 2820 Moonstone View, Colorado Springs, CO 80906	
Daytime Telephone: 7192381400	Fax:
Email or Alternative Contact Information: Sealwize719@outlook.com	

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: 
Owner (s) Signature: 
Applicant (s) Signature: Stephen Moore

Date: 04 Sept. 2019
Date: 4 Sep 2019
Date: 09/04/2019

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.

PLOT PLAN DRAWING CHECKLIST

PROJECT NAME: _____

SUBMITTAL DATE: _____

SUBMITTED BY: _____

SUBMITTAL REVIEWED BY: _____

Plot Plan

Plot plans, when required in particular zoning districts for approval by the Planning Department Director to authorization of the issuance of a building permit, shall be of a minimum size of 24" x 36", drawn to scale 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 in the development area 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 and surfaces of all parking areas, drive aisles and internal roads, and the exact number of parking spaces.
- d. The location of watercourses and other natural and historic features.
- e. The location of all pedestrian walks, malls, recreation and other open spaces.
- f. The location of the proposed landscaping (see Landscape Requirements, Section 35.12).
- g. The location, number, height and square footage of freestanding identification signs.
- h. The location, height, size and orientation of any required light standards.
- r. The location of all permanent accesses from publicly dedicated or private streets, roads or highways.
- j. The location, overlain on contours for the area, of all roadways, walkways, bridges, culverts, drainage easements existing or contemplated, and green belts.
- k. The location of all footpaths, traffic islands, traffic devices and driveways, indicating the pedestrian and vehicular movement and control.
- l. The stages, if appropriate, in which the project will be developed.
- m. A vicinity map to locate the development in relation to the community.
- n. Any existing plats and improvements of adjacent properties lying within three hundred (300) feet of the proposed project.
- o. 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.
- p. Preliminary architectural drawings, elevation, renderings or other graphic illustrations of structures may be presented at the option of the petitioner.
- q. The location of any loading area if a commercial building.

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): _____

Telephone #'s: _____

Description of Proposal: _____

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

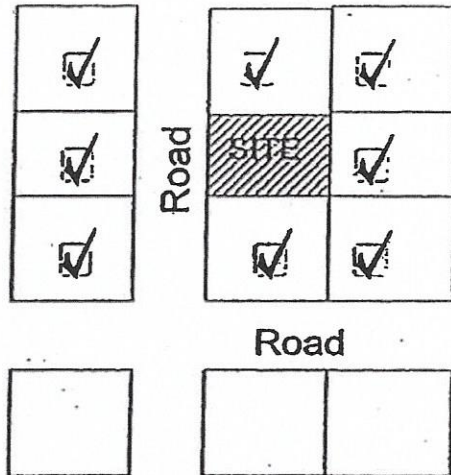
(For additional space, attach a separate sheet of paper)

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.

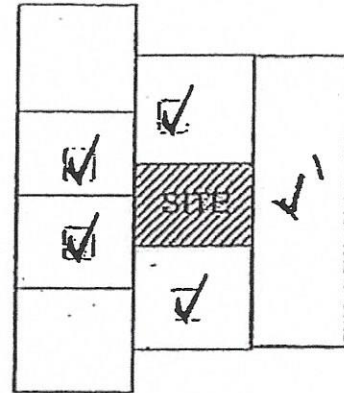
(Signature of Petitioner or Owner) date _____

(Signature of Petitioner or Owner) date _____

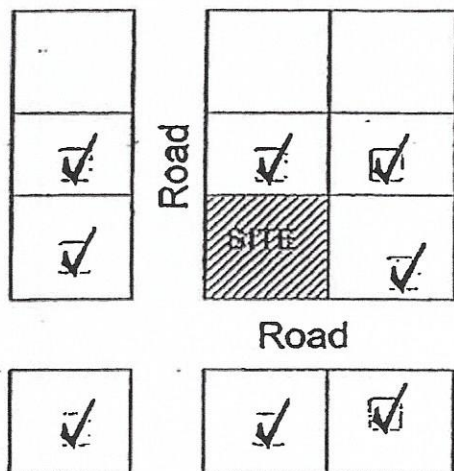
Notification of Adjacent Property Owners



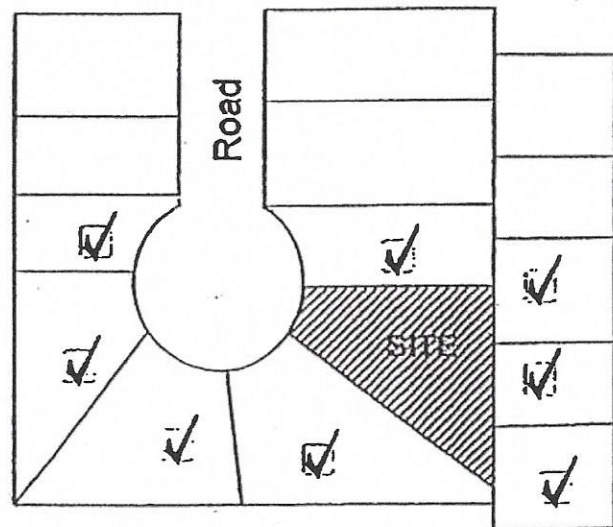
Example 1



Example 2



Example 3



Example 4