



**El Paso County Planning and
Community Development
Department**

Administrative Relief Application Packet

2880 International Circle, Suite 110
Colorado Springs, CO 80910
Phone 719-520-6300
Fax 719-520-6695
www.elpasoco.com

*NOTE: Please contact the Planner of the Day (719-520-6944) to discuss creating the application online.

Administrative Relief Application Process

Here is an overview of the process:

1. All applications must be submitted and reviewed online via EDARP (<https://epcdevplanreview.com/>). After the project has been setup by a planner, the first step is to register your account. To do so you will:
 - a. Click on the link in your email that is sent by the planner via EDARP
 - b. Click on “register” at the top of the page
 - c. Enter in the 6 digit code and your information
 - d. Once your account has been set up, you will then log in and click on “home,” which is located at the top left-hand side of the EDARP screen. On your home screen you will find your project listed. Click on your project submission request to be able to upload your items.
2. Your submission will be reviewed by the Planning Manager to ensure it is complete. If there are discrepancies, the necessary items will be rejected, and you will be sent a notice by EDARP via email, detailing what items have been rejected and the reason for the rejection via EDARP.
 - a. NOTE: Items will not be reviewed by the Planning and Community Development (PCD) staff or referral agencies until all items have been accepted and the fees are paid.
3. Once all items have been accepted, you will be notified via EDARP that you may make payment online. After payment has been made the application will be considered active and under review.
4. Log into EDARP and make payment. Your project is now considered active.
5. Adjacent property owner notifications will be sent out by El Paso County once the project is considered active. Please see the El Paso County Planning and Community Development website for further information.
6. PCD will send your submission to outside agencies (i.e. El Paso County Public Health, Fire Department, Enumerations, etc.) who will review the submission items. Any comments received from the outside agencies will be uploaded to EDARP as soon as they are received by the outside agency.
7. During the initial review phase, PCD will send a notification to the adjacent property owners notifying them of the anticipated decision date.
8. After the initial review period the planner will send you a re-submission request via EDARP for any items identified by the outside agencies needing revision.
9. The applicant or PCD may request a meeting with the PCD staff to discuss the comments to ensure, upon resubmission, all comments have been addressed.
10. All requested application documents will be revised to address all comments provided and resubmitted via EDARP.
11. PCD will send your revised items to the outside agencies who identified issues so that they may verify that the comments have been addressed.
12. This resubmission and rereview cycle will be repeated as many times as necessary until all comments have been addressed.
13. Once all comments have been addressed the PCD Director will approve/deny the request.



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Type A and B Application Form (1-2a)

Please check the applicable application type (note that separate completed forms are required for each request):

- Administrative Determination
- Administrative Relief
- Billboard Credit
- Code Interpretation
- Combination of Contiguous Parcels by Boundary Line Adjustment
- Determination of Non-conforming Use
- Merger by Contiguity
- Voluntary Merger
- Zoning Compliance
- Other: _____

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

NOTE: The following applications are processed without the use of this application form. Each of the following requires use of a separate request-specific application form:

- BESQCP
- Driveway Permit
- Home Occupation
- Group Home, Adult Care, & Child Care Permit
- Residential Site Plan
- Sign Permit
- Temporary Mobile Home
- Temporary Use, Minor

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

Property Address(es): 12172 Goodson Rd. Colorado Springs, CO 80908	
Tax ID/Parcel Numbers(s) 5214000014	Parcel Size(s) in Acres: 23.053 Acres (1,004,189 Sq. Ft.)
Existing Land Use/Development: Rural Residential/ New Single Family Residence	Zoning District: RR-5
Legal Description (can be provided as an attachment): See Pages 6 & 7 This Packet	

- 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): Andrew Maxwell Makings & Emilee Ann Makings	
Mailing Address: 9630 ARROYA LN COLORADO SPRINGS CO, 80908-4406	
Daytime Telephone: 719-482-6050	Fax:
Email or Alternative Contact Information: drewmakings@yahoo.com/emileemakings@yahoo.com	

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

<p>Administrative Relief Request Request: 20% Increase in building height. Proposed Structure has a Maximum Building Height of 36'0" from Average Grade Structure is a New Single-Family Residence 4,252.3 Sq Ft. Above Grade</p>

For 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): NightHawk Design	
Mailing Address: 2609 N. Chelton Rd Colorado Springs, CO 80909	
Daytime Telephone: 719-477-9460 (Office)	Fax:
Email or Alternative Contact Information: HawkCompanies@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):	
Mailing Address:	
Daytime Telephone:	Fax:
Email or Alternative Contact Information:	

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: *Drew Makings*

Date: 2/12/2024

Owner (s) Signature: *Erilee Makings*

Date: 2/12/2024

Applicant (s) Signature: *[Signature]*
Signature

Date: 02/08/2023

LEGAL DESCRIPTION

PARCEL 1:

A PORTION OF SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 219050325 OF THE EL PASO COUNTY CLERK AND RECORDER OFFICE, BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING:

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND ARE ASSUMED TO BEAR S00°28'41"E, MONUMENTED ON THE NORTH END OF THE LINE BY A FOUND 2.5" ALUMINUM CAP STAMPED, "MVE INC, RLS 17665, S11 S12 S14 S13, 1998, T12S R65W AND ON THE SOUTH END OF THE LINE BY A FOUND 2.5" ALUMINUM CAP STAMPED, "MVE INC, RLS 17665, 1/4, S14, S13, 1988, T12S R65W."

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 14 AND BEING A POINT ON THE WEST RIGHT OF WAY LINE OF GOODSON ROAD;

THENCE WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, S89°06'22"W, A DISTANCE OF 409.14 FEET TO THE SOUTHEAST CORNER OF SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 207039933 AND BEING A POINT OF NON-TANGENT CURVE TO THE RIGHT;

THENCE DEPARTING SAID SOUTH LINE AND WITH THE NORTH LINE OF SAID SPECIAL WARRANTY DEED AND ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 435.00 FEET, A CENTRAL ANGLE OF 22°07'49", A DISTANCE OF 168.02 FEET, A CHORD BEARING OF N56°41'15" W WITH A CHORD DISTANCE OF 166.97 FEET:

THENCE CONTINUING WITH SAID NORTH LINE OF SPECIAL WARRANTY DEED, N45°37'21"W, A DISTANCE OF 16.45 FEET;

THENCE S44°22'39"W, A DISTANCE OF 149.99 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER;

THENCE WITH SAID SOUTH LINE, S89°06'22"W, A DISTANCE OF 754.91 FEET;

THENCE DEPARTING SAID SOUTH LINE, N00°28'41"W, A DISTANCE OF 1309.24 FEET;

THENCE N89°31'24"E, A DISTANCE OF 465.80 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 39°42'22", A DISTANCE OF 235.62 FEET, A CHORD BEARING OF S70°37'25"E WITH A CHORD DISTANCE OF 230.93 FEET TO A POINT OF REVERSE CURVE TO THE LEFT;

THENCE ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 39°42'22". A DISTANCE OF 415.80 FEET, A CHORD BEARING OF S70°37'25"E WITH A CHORD DISTANCE OF 407.53 FEET:

THENCE N89°31'24"E, A DISTANCE OF 353.93 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 14 AND BEING A POINT ON THE WEST RIGHT OF WAY LINE OF GOODSON ROAD;

THENCE WITH SAID EAST LINE AND SAID WEST RIGHT OF WAY LINE, S00°28'41"E, A DISTANCE OF 1082.07 FEET TO THE POINT OF BEGINNING

LEGAL DESCRIPTION PREPARED BY BRIAN J. DENNIS WITH GALLOWAY & CO., SURVEY DATED DECEMBER 3, 2021 AND JOB NO. SLV000012.10.

EXISTING LEGAL DESCRIPTION

PARCEL 5214000014:

TR IN THE NE4 SEC 14-12-65 DESC AS FOLS: BEG AT THE E4 COR OF SD SEC 14 ALG THE W ROW LN OF GOODSON RD, TH WITH THE S LN OF THE NE4 S89-06-22W 409.19 FT, TH ALG THE ARC OF A NON TANG CUR TO THE R HAVING A RAD OF 435.00 FT, A C/A OF 22-07-49, DIST OF 168.02 FT, WHICH CHORD BEARS N56-41-15W, ARC DIST OF 166.97 FT, TH N45-37-21W 16.45 FT, TH S44-22-39W 149.99 FT, TH ALG THE S LN OF NE4 S89-06-22W 754.91 FT, TH N00-28-41W 1309.24 FT, TH N89-31-24E 465.80 FT, TH ALG THE ARC OF A CUR TO THE R, HAVING A RAD OF 340.00 FT, A C/A OF 39-42-22, DIST OF 235.62 FT, WHICH CHORD BEARS S70-37-25E, ARC DIST OF 230.93 FT, TH ALG THE ARC OF A REVERSE CUR TO THE L, HAVING A RAD OF 600.00 FT, A C/A OF 39-42-22, DIST OF 415.80 FT, WHICH CHORD BEARS S70-37-25E, ARC DIST OF 407.53 FT. TH N89-31-24E 353.93 FT TO THE E LN OF SD NE4 OF SD SEC 14 AND W ROW LN OF GOODSON RD, TH S00-28-41E 1082.07 FT TO THE POB AKA PARCEL 1 LSP REC. NO. 222900039