

SFD26783
ZONE: A-35
UNPLATTED
36.22 ACRES

APPROVED
Plan Review

09/10/2026 3:40:32 PM
dsdchambers
PC Planning & Community
Development Department



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

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.



This parcel is in a low/moderate/high intensity fire risk area. Please reach out to the local fire district regarding recommendations for compliance with the WRC code.

Owner:	SCHMALZ NATHAN A
Mailing Address:	14120 RAMAH HWY RAMAH CO 80832-9300
Location:	14120 RAMAH HWY
Tax Status:	Taxable
Zoning:	A-35
Plat No:	-
Legal Description:	BEG AT THE SE COR OF SEC 6-12-60 BEING THE POB TH S89-12-36W COINCIDENT W/ THE E W CENTER LN OF SEC 6 1190.64 FT, TH N00-17-47W 1324.99 FT, TH N89-10-04E 1109.32 FT, TH S00-18-38E COINCIDENT W/ THE ELY LN OF THE NE4 OF SEC 6 1325.86 FT TO POB AKA PARCEL 9 AS DESCRIBED IN LSI #224900325

TSN 0200000562

16' DRIVEWAY

TANK

PROPOSED
LEACH FIELD

320'-4'

329'-7"

255'-7"

S89°12'36"W 1190.64'

ENLARGED PROPERTY PLAN
SCALE: 1"=35'-0"

ZONING:A-35

0.1

102 SHOOP DR, SUITE A
PENROSE CO, 81240

BEN@ABOVETHELINEDRAFTING.COM

(719) 747-1002

14120 RAMAH
HWY

14120 RAMAH HWY,
RAMAH CO 80832

PROPERTY MAP

[illegible]

6.10.2026

RESIDENTIAL



2023 PPRBC
2021 IECC

Address: 14120 RAMAH HWY, RAMAH

Parcel: 200000562

Plan Track #: 213224

Received: 15-May-2026 (MELISSAF)

Description:

MANUFACTURED HOME - PERMANENT SET

Contractor: HOMEOWNER

Type of Unit:

Required PPRBD Departments (6)

Enumeration

Released for Permit

09/09/2026 1:08:38 PM



Becky A

ENUMERATION

Floodplain

N/A

05/15/2026 1:23:16 PM



Keith

FLOODPLAIN

Construction Released for Permit

09/10/2026 1:54:05 PM



matthewa

CONSTRUCTION

Electrical

Released for Permit

06/04/2026 9:05:46 AM



Connerm

ELECTRICAL

Mechanical

Released for Permit

05/18/2026 10:02:32 AM



tcrippen

MECHANICAL

Plumbing

Released for Permit

05/18/2026 10:02:54 AM



tcrippen

PLUMBING

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.

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review

09/10/2026 3:41:06 PM
dsdchambers

EPC Planning & Community
Development Department

APPROVED

09/10/2026 2:17:54 PM

El Paso County, CO

heapablo

Public Health
Health Department

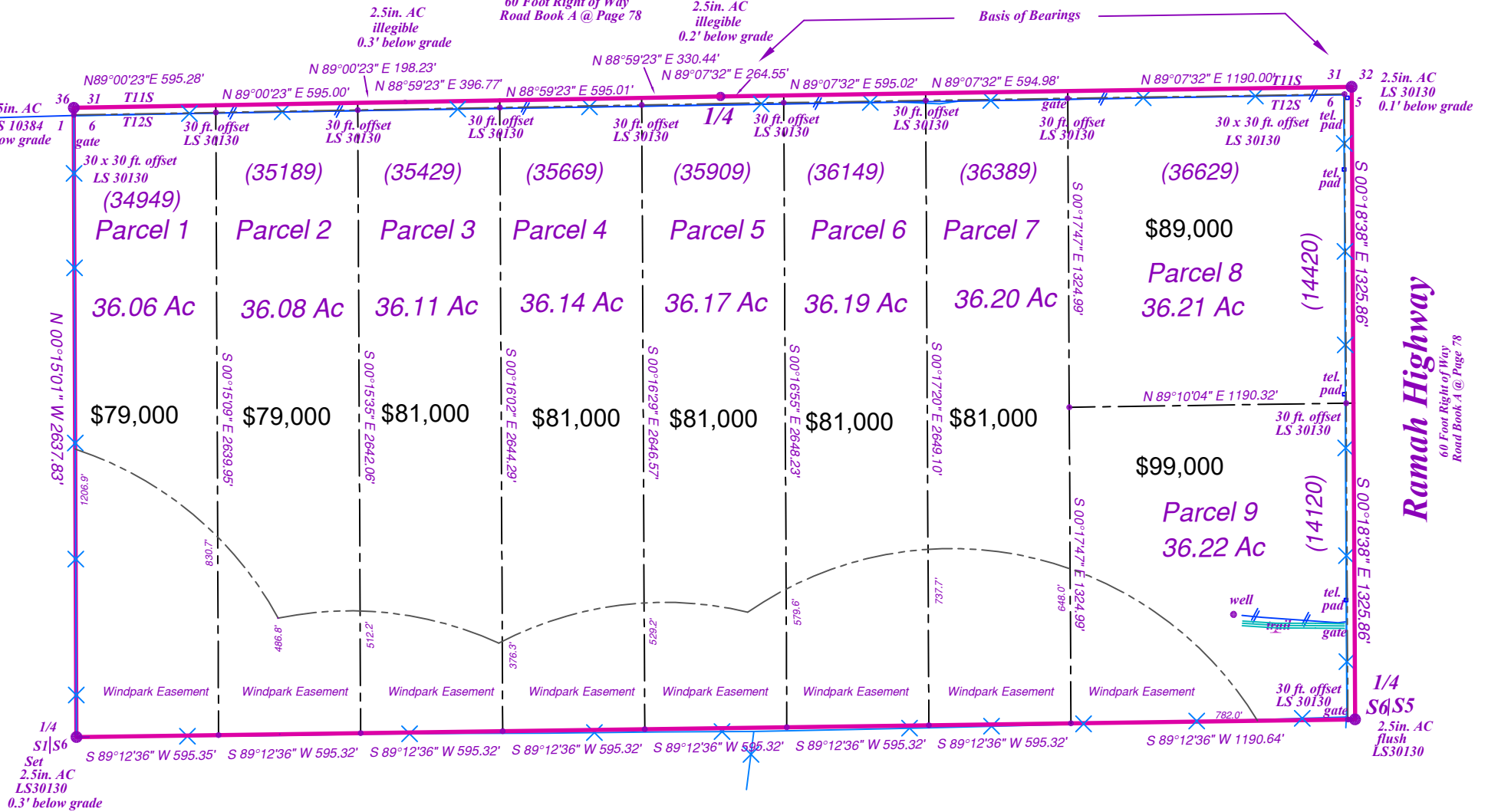
Harrisville Road

60 Foot Right of Way
Road Book A @ Page 78

Basis of Bearings

Ramah Highway

60 Foot Right of Way
Road Book A @ Page 78



From: StormWater StormWater@elpasoco.com
Subject: RE: Project address 14120 Ramah Highway
Date: September 9, 2026 at 12:47 PM
To: bschmalz@gmail.com, Nathan Schmalz nathan.schmalz@gmail.com
Cc: StormWater StormWater@elpasoco.com

Good afternoon,

During our phone conversation on 9/9/2026 you stated that at this time the driveway and manufactured home pad are existing, and there will be no additional earthwork done associated with the home construction. Since the home is pre-fabricated and there will be no additional disturbances, a stormwater permit will not be required for home construction. If you are prompted to submit an approved stormwater permit to for your building permit application, you may submit this email in its place.

This is in regard to the property addressed 14120 Ramah Highway with the parcel # 200000562.

Zach Jannusch
Associate Engineer - Stormwater
Department of Public Works
2880 International Circle, Colorado Springs, CO 80910
Cell: 719-500-3170
<https://publicworks.elpasoco.com>
American Public Works Association Accredited Agency

Exciting News: El Paso County is combining the Engineering Criteria Manual and Drainage Criteria Manual into one streamlined document. We'd love your input—please complete the kickoff survey at <http://www.elpasocountyecm.com> by selecting the Participate tab.

-----Original Message-----

From: bschmalz@gmail.com <bschmalz@gmail.com>
Sent: Friday, September 4, 2026 3:20 PM
To: StormWater <StormWater@elpasoco.com>; Nathan Schmalz <nathan.schmalz@gmail.com>
Subject: Project address 14120 Ramah Highway

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Project address 14120 Ramah Highway, single-family home, Modular Home owner installed. The estimated disturbance area is 1/2 acre.