



# Planning and Community Development Department - SITE PLAN

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

Applicant Name JAMES C. JACOBSEN 719 640 0617 4/fiat4s@gmail.com

Contractor Name JAMES C. JACOBSEN 719 640 0617 4/fiat4s@gmail.com

Property Address 4355 HEIZER ST. CASCADE, CO 80809

Zoning R-T Parcel Number 8326200082 Legal Description \*SEE ATTACHMENT

Proposed Structure & Use DETACHED GARAGE/STORAGE New Structure sq. ft. 720

Lot sq. ft. 15232 Existing + new structure sq. ft. 2276 % Lot coverage 14.94 New Structure height 17'

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

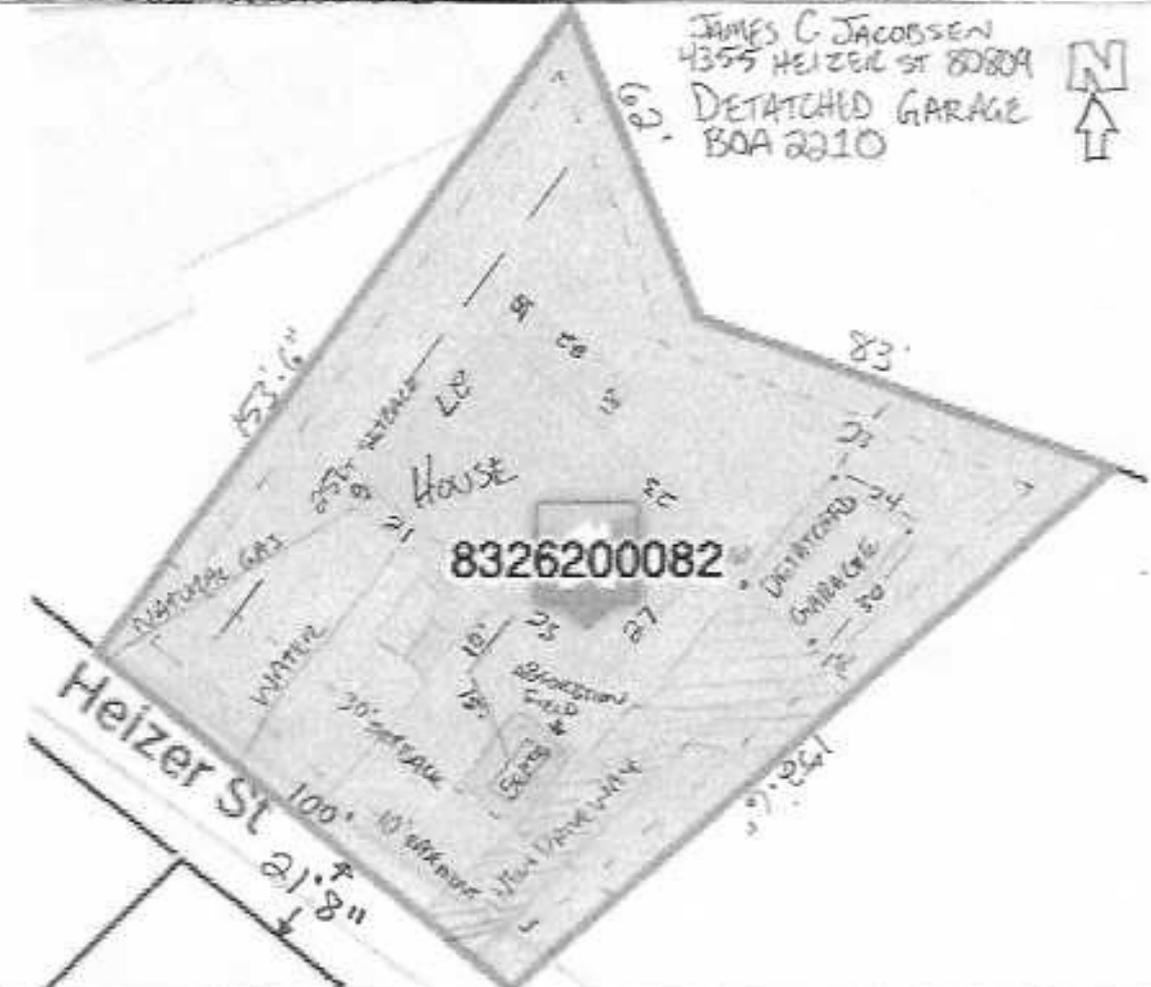
- Lot configuration and boundary measurements
- All streets, roads, or highways adjoining the property
- Dimensions & square footage of existing and proposed structures
- Building location with reference to distance from property lines
- Location of NO-BUILD areas, watercourses, drainage facilities
- 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 [Handwritten Signature]

Date 10-2-22



Office Use  
Plat No. \_\_\_\_\_ Note: \_\_\_\_\_