



Planning and Community Development Department - SITE PLAN

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

Applicant Name JESS COWAN 719-651-7491 itcoco@20msn.com
Contractor Name DENNIE MUELLER phone email
Property Address 1095 WESTERN DR. C.S. 80915 SPACE # 187C
Zoning MHP Parcel Number 54090-03-013 Legal Description ALL BLS 1, 2 EX 26, 119 ATR CONVB BY BK 2458-837 Cimmeron hills Fil No. 4
Proposed Structure & Use MOBILE HOME Plat 3072 New Structure sq. ft. 896
Lot sq. ft. 5,400 Existing + new structure sq. ft. 6,296 % Lot coverage 25 New Structure height 13'4"

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

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

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**

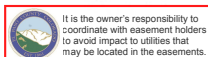
Signature

Date 7/7/25

SFD25722

Not Required
BESQCP
07/18/2025 11:24:33 AM
dsdyounger
EPC Planning & Community
Development Department

APPROVED
Plan Review
07/18/2025 11:24:40 AM
dsdyounger
EPC Planning & Community
Development Department



ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OBLVATE THE NEED
TO COMPLY WITH APPLICABLE
FEDERAL, STATE, OR LOCAL
LAWS AND/OR REGULATION
Planning & Community Development Department
approval is contingent upon compliance with all
applicable notes on the recorded plat.
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Planning & Community Development Department

188C

33'

30'

HOME
28' x 60'

187C

DRIVE
WAY

20'

36'

186C

Released for Permit

07/16/2025 9:34:19 AM

REGIONAL
Building Department
Becky A
ENUMERATION

C STREET



RESIDENTIAL



2023 PPRBC
IECC: N/A

Address: 1095 WESTERN DR 187 C, COLORADO SPRINGS

Parcel: 5408003013

Plan Track #: 203797 

Received: 15-Jul-2025 (QUINTONW)

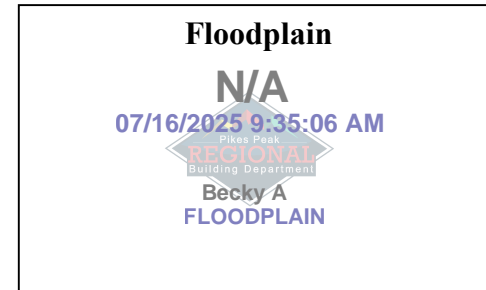
Description:

RES MFG HSG- HUD TEMP SET

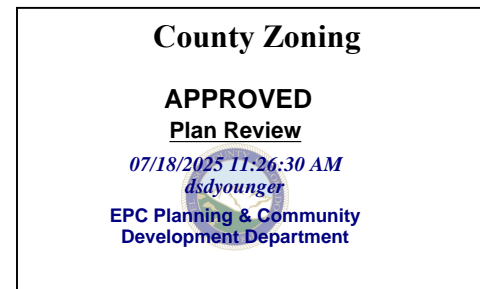
Contractor: DENNIE MURR MOBILE LLC

Type of Unit:

Required PPRBD Departments (4)



Required Outside Departments (1)



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.