



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 jcoco@2015msa.com
 Contractor Name DENNIE MOBILE MOBILE
 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, 19 ATR CONU 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:

- 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**

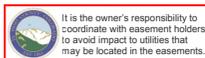
Signature

Date 7/7/25

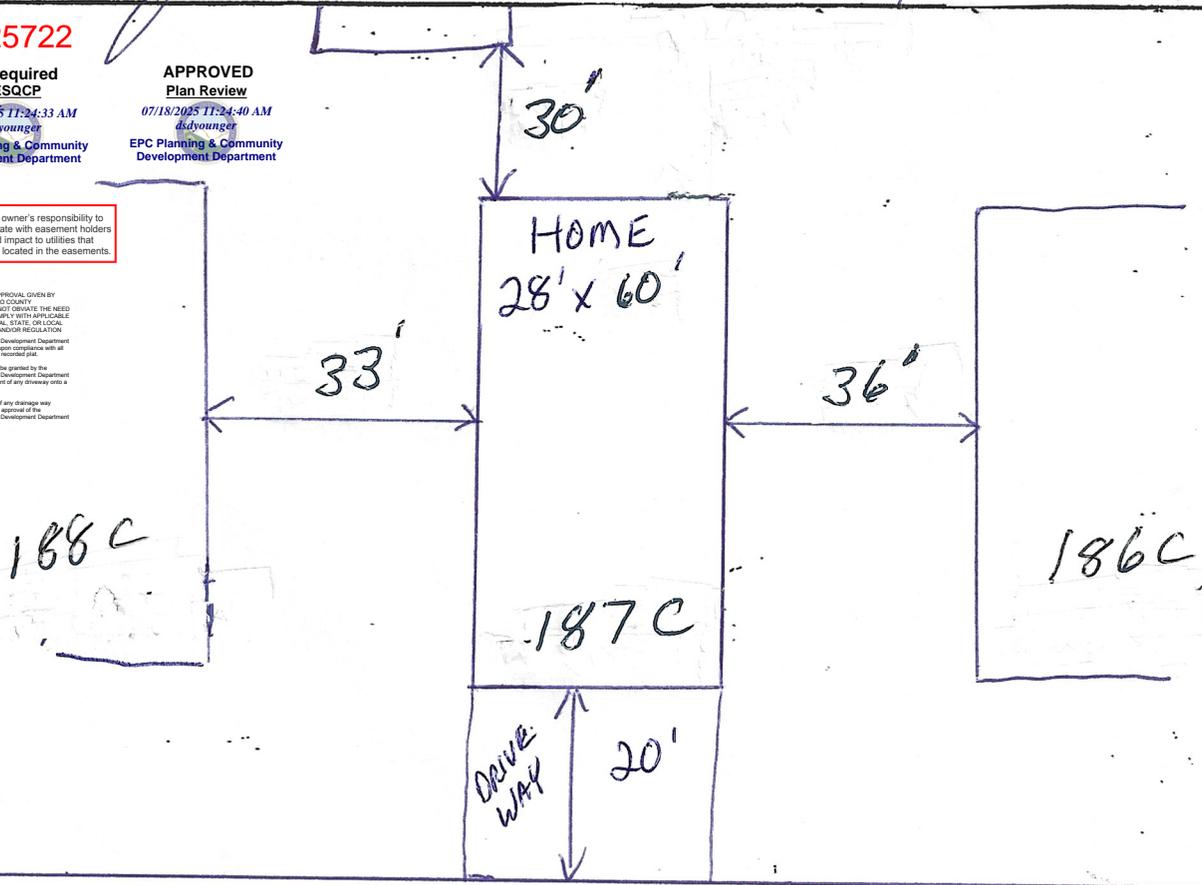
SFD25722

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

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



ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OBLIVATE 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.
An access permit must be granted by the
Planning & Community Development Department
prior to the establishment of any driveway onto a
county road.
Diversion or blockage of any drainage way
is not permitted without approval of the
Planning & Community Development Department



Released for Permit

07/16/2025 9:34:19 AM



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)

Enumeration
Released for Permit
07/16/2025 9:34:47 AM

Becky A
ENUMERATION

Floodplain
N/A
07/16/2025 9:35:06 AM

Becky A
FLOODPLAIN

Construction
Released for Permit
07/17/2025 2:31:59 PM

shelley
CONSTRUCTION

Mechanical
Released for Permit
07/18/2025 9:24:12 AM

tcrippen
MECHANICAL

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review
07/18/2025 11:26:30 AM
dsyounger
EPC Planning & Community
Development Department

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.