

RESIDENTIAL

2023 PPRBC
2021 IECC Amended



Parcel: 8316201044

9950

Address: ~~9869~~ FOUNTAIN RD, CASCADE

Plan Track #: 183195

Received: 07-Nov-2023 (BRIANNAM)

Description:

Required PPRBD Departments (6)

RESIDENCE

Contractor: BASECAMP CONSTRUCTION LLC

Type of Unit:

Garage	590	
Upper Level 1	590	
Upper Level 3	188	
	1368	Total Square Feet

Enumeration

Released for Permit
11/20/2023 10:44:30 AM

ENUMERATION

Floodplain

(N/A) RBD GIS

Construction

Released for Permit
11/20/2023 10:55:24 AM

Christineh
CONSTRUCTION

Electrical

Released for Permit
11/14/2023 2:34:40 PM

danieldg
ELECTRICAL

Mechanical

Released for Permit
11/07/2023 3:11:01 PM

tcrippen
MECHANICAL

Plumbing

Released for Permit
11/07/2023 3:11:16 PM

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
12/05/2023 2:50:02 PM
dsdarchuleta
EPC Planning & Community
Development Department



**MERGER BY CONTIGUITY
OF PROPERTIES SITUATED
WITHIN UNINCORPORATED EL PASO COUNTY**

MER 167

this document, it is hereby acknowledged that the properties listed below are merged together pursuant to section ~~35.2K~~, Nonconforming Lot or Parcel and Merger by Contiguity, of the El Paso County Land Development Code ~~5.6.7~~

12-19-00: PLEASE NOTE: **(PLEASE TYPE)**
THIS MERGER FORM WILL NOT BE PROCESSED UNLESS IT IS TYPED.
The property owner(s) formalizing the merger by contiguity are:

George Evan and Peggy Lynn Mussemann Mussemann Living Trust

Location of merged property:

Mountain Road

Current Tax Schedule number(s):

83162-01-037, 064, 039, 040

Legal Description:

Parcels 037, 064, 039, 040 Tract in E2NW4 Sec 16-13-68 in El Paso County
see legal description on Exhibit C 7.2.E

The properties described above have merged together pursuant to Section ~~35.2K~~ of the El Paso County Land Development Code and are considered as one (1) parcel for purposes of zoning administration as the properties do not contain the required minimum lot area as specified within the RR-5 (Residential) zoning district which is applicable to this property.

Portion of this merged property shall be sold or conveyed away individually or separately unless said portion and/or remaining portion:

- 1) Is brought into compliance with the zoning on the property, or
- 2) Is otherwise approved by El Paso County in accordance with applicable regulations.

Property Owner(s) signature:

George E Mussemann

Date: 10-3-16

Peggy L Mussemann

Date: Oct 3, 2016

NOTE: Merger does not relieve the property of compliance with regulations or criteria of other agencies or departments or of other applicable sections of the Land Development Code, except as otherwise expressly provided for in subsection K.

Merger does not eliminate lot lines or any easements associated with the property.

Merger does not guarantee that the affected parcel will be considered as a "buildable parcel."

SUBMITTED IN CONFORMANCE WITH SECTION 35.2 K.
OF THE EL PASO COUNTY LAND DEVELOPMENT CODE

10/5/16

[Signature]
Director, El Paso County Planning Department

Exhibit A: DRET
Exhibit B: Merger Map



