



Planning and Community Development Department - SITE PLAN

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

Applicant Name Artemio Mendoza 719-499-6508 mendoza_construction@live.com
phone email

Contractor Name _____
phone email

Property Address 12805 Old Pueblo Road Fountain CO 80817

Zoning RR-5 Parcel Number 5621001008 Legal Description LOTS 17, 18 & 19 BLK 2 LOCK RANCH SUB, TOG WITH THAT PT OF NE4NE4 OF SEC 20-16-65 AS FOLS. BEG AT NW COR OF SD LOT 17 BLK 2 LOCK RANCH SUB, TH S ALG E LN OF SD SEC 20 173.0 FT M/L TO A PT ON C/L OF LISTON LOVE DITCH NO 14, NW ALG SD C/L 186.0 FT M/L TO A PT ON EXT OF N LN OF SD LOT 17, TH E ALG SD EXT 68.0 FT M/L TO POB

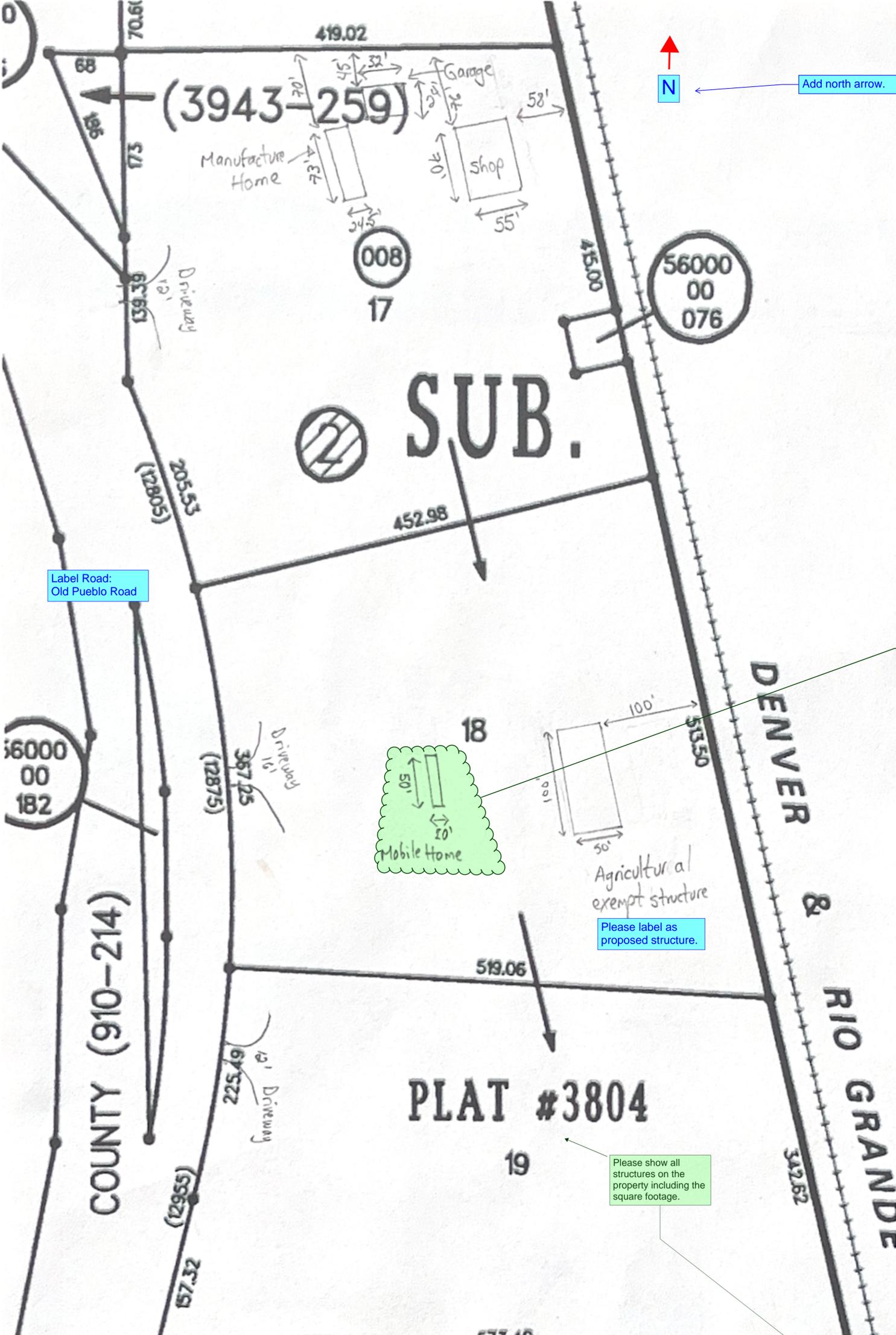
Proposed Structure & Use New 100' x 50' x 18' storage building workshop New Structure sq. ft. 5,000 sf

Lot sq. ft. 620,730 Existing + new structure sq. ft. 5,500 % Lot coverage .89% New Structure height 18'

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***

Office Use _____
Plat No. _____ Note: _____



Label Road:
Old Pueblo Road

The properties were combined (for tax purposes through the ASR office). The current RR-5 (Residential Rural) zoning does not permit two dwellings.

(A)RR-5, Residential Rural District. The RR-5 zoning district is a 5 acre district intended to accommodate low-density, rural, single-family residential development.

Options to correct this issue:

- 1) The properties need to be split back up at the Assessor Office and the application must reflect the address/legal description of lot 18.
- 2) Keep the properties combined. Apply for an application to turn the mobile home into an "accessory living quarters" there are regulations such as it cannot be rented or leased and must be on the same utilities/bill as the main residence to the north.

Please email joeletke@elpasoco.com regarding this comment.

Please label as proposed structure.

Please show all structures on the property including the square footage.

