



# Planning and Community Development Department - SITE PLAN

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

Applicant Name DAN SCHAEFER 719-271-5617 dan.schaefer@quantum.com  
 Contractor Name homeowner  
 Property Address 1250 W WOODMEN RD  
 Zoning A-5 Parcel Number 73020-00-012 Legal Description TRACT IN SW4 OF SEC 1 + IN SE4 SEC 2-13-67 1/2 ECLY, BEG AT INT SEC OF W LN OF SEC 1 1/2 ECLY NLY R/W LN OF WOODMEN RD, TH NWLY ALG SD R/W LN 343.10 FT FOR PDB, THANG R 47-25-40" NELY 321.0 FT, ANG R=10' 05" NELY 420.31 FT, ANG L 71-35-41" NNWLY 47 FT, ANG L 103-05-20" SULLY 597.6 FT TO A PT ON R/W OF WOODMEN RD, TH ANG 3-06-17-34" SELY 150 FT TO PDB  
 Proposed Structure & Use Rent 1 of 2 Existing Houses sq. ft. Not Applicable  
 Lot sq. ft. 37,120 Existing + ~~new~~ structure sq. ft. 1402 % Lot coverage 1.6% New Structure height No New structures in this project

- 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)

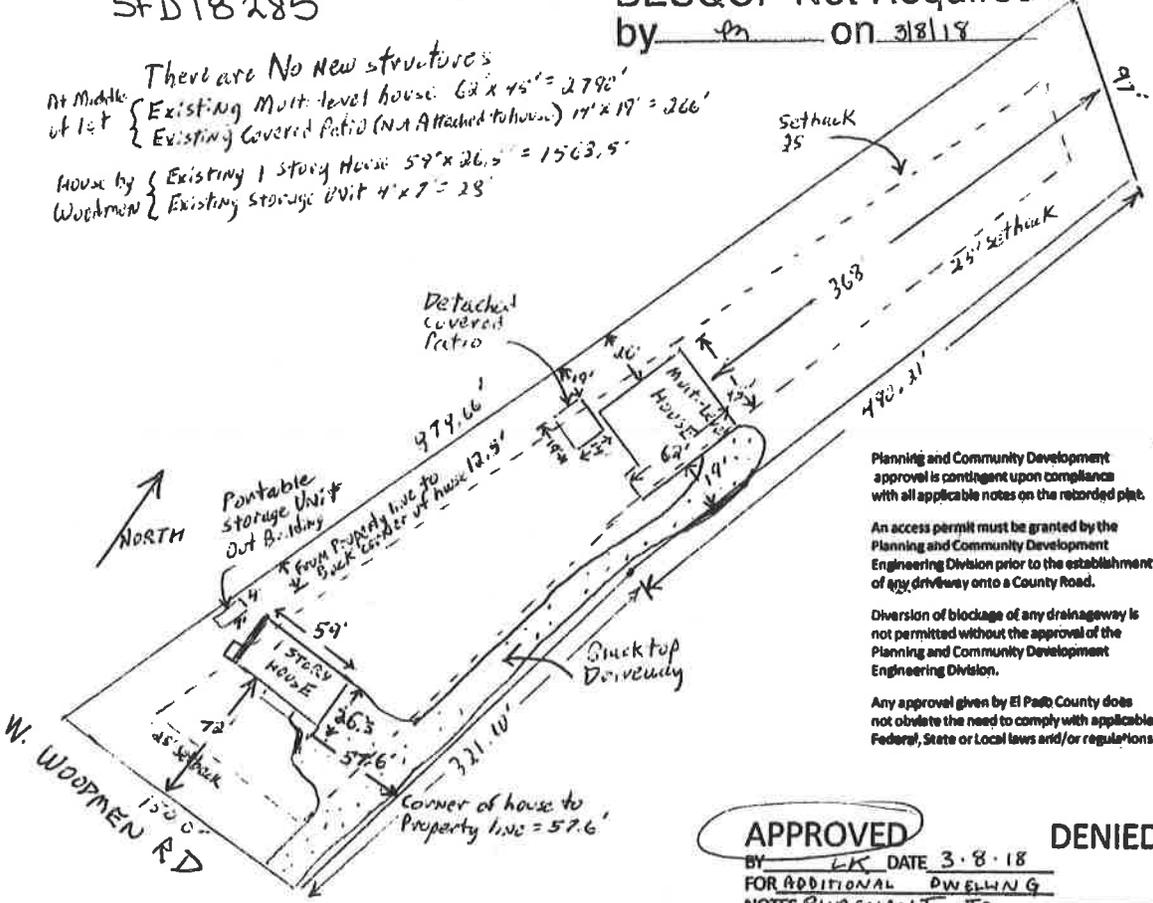
Any approval given by El Paso County does not obviate the need to comply with applicable Federal, State or Local Laws or regulations. Planning and Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat. An access permit must be granted by 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 Dan Schaefer Date 3/6/2018

SFD 18285 **BESQCP Not Required** by us on 3/8/18

At Middle of lot {  
 Existing Mult-level house: 62' x 45' = 2790'  
 Existing Covered Patio (NA Attached to house) 17' x 19' = 326'  
 House by Woodmen {  
 Existing 1 story house 59' x 26.3' = 1563.5'  
 Existing storage unit 4' x 7' = 28'



Planning and Community Development 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.  
 Diversion or blockage of any drainageway is not permitted without the approval of the Planning and Community Development Engineering Division.  
 Any approval given by El Paso County does not obviate the need to comply with applicable Federal, State or Local laws and/or regulations.

**APPROVED** BY LKS DATE 3-8-18  
 FOR ADDITIONAL DWELLING NOTES PURSUANT TO VA-17-008 CONDITIONS.  
**DENIED**  
 EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT

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