



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 jtccoco02@msn.com
 Contractor Name DENNIE MURR MOBILE 719-651-7491 jtccoco02@msn.com
 Property Address 21457 SPENCER RD. CALHAN, CO. 80808
 Zoning A-35 Parcel Number 3200000752 Legal Description THE EAST 662.45 OF THE WEST 1324.70 PT OF THE NE 4 SEC 27-12-63
 Proposed Structure & Use MOBILE HOME New Structure sq. ft. 1056
 Lot sq. ft. 1,625,000 Existing + new structure sq. ft. 1,626,056 Lot coverage 1% New Structure height 13' 6"

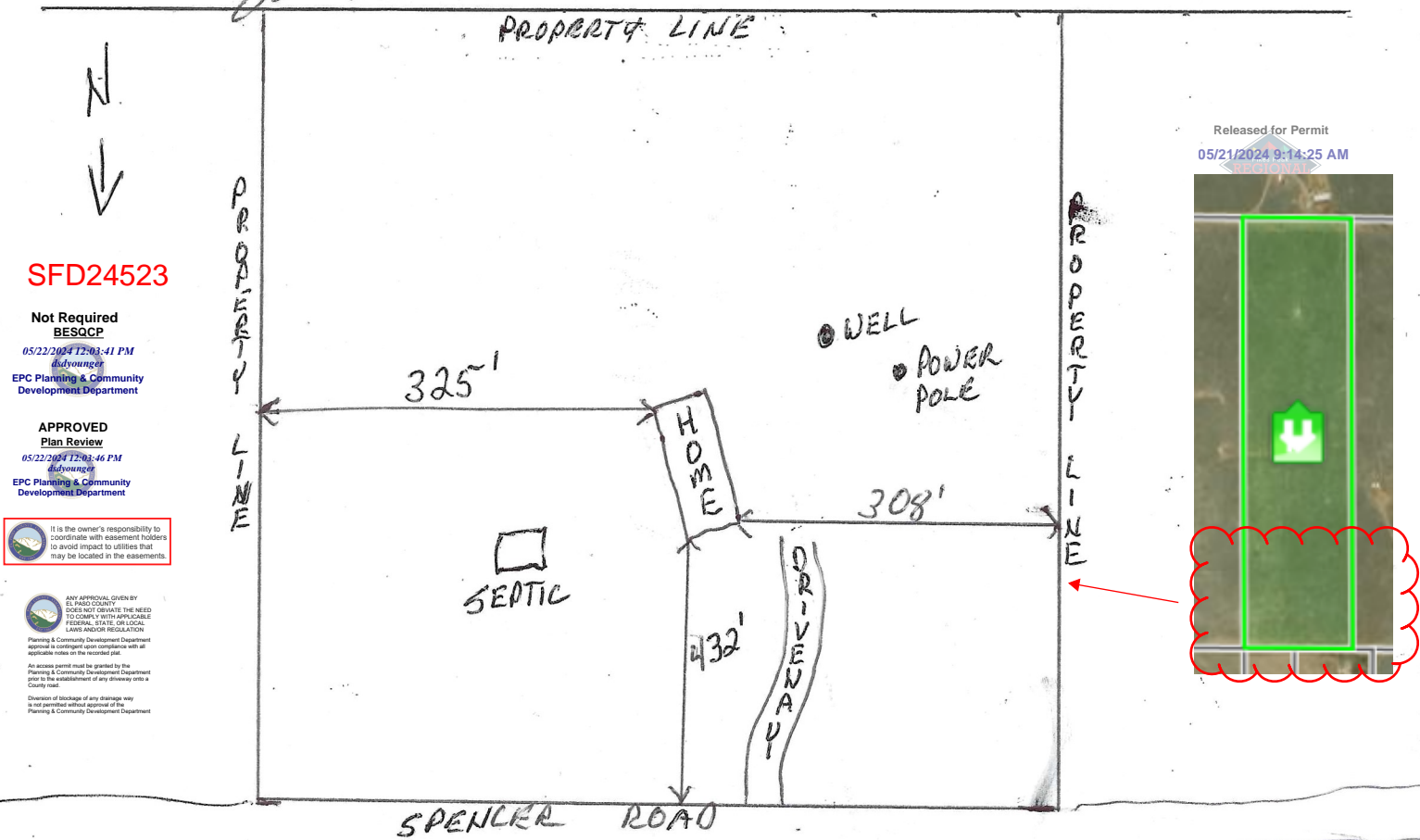
All Site Plans **MUST** include the following **LEGIBLE** minimum standards and drawn to a scale determined by applicant:

- 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 [Signature] Date 5/9/24



SFD24523

Not Required
 BESQCP
 05/22/2024 12:03:41 PM
 ddyounger
 EPC Planning & Community
 Development Department

APPROVED
 Plan Review
 05/22/2024 12:03:46 PM
 ddyounger
 EPC Planning & Community
 Development Department

It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

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

RESIDENTIAL



2023 PPRBC
IECC: N/A

Parcel: 3200000752

Address: 21457 SPENCER RD, CALHAN

Plan Track #: 189950 

Received: 20-May-2024 (BRIANNAM)



Description:

RES MFG HSG-HUD TEMP SET


Contractor: DENNIE MURR MOBILE LLC

Type of Unit:

Required PPRBD Departments (4)

<p>Enumeration</p> <p>Released for Permit 05/21/2024 9:15:42 AM  brent ENUMERATION</p>	<p>Floodplain</p> <p>(N/A) RBD GIS</p>
<p>Construction</p> <p>Released for Permit 05/22/2024 9:54:50 AM  Christineh CONSTRUCTION</p>	<p>Mechanical</p>

Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED Plan Review</p> <p>05/22/2024 12:04:15 PM  dsdyounger EPC Planning & Community Development Department</p>
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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.