



Planning and Community Development Department - SITE PLAN

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

✓ Applicant Name Marshall & Cindy Blasingame 719-775-1226
phone email

✓ Contractor Name Jerry's Custom Concrete Inc 719-337-2286 Barb 719-337-2292 jerryseustomconcreteinc@gmail.com
phone email

✓ Property Address 15865 Blasingame Rd., Ramah, CO 80832

✓ Zoning A-35 Parcel Number 1100000054 Legal Descrip N2S2, E2NE4 L/MR SEC 25-11-61 NW4NW4, S2NW4, SW4NE4, S2 L/4MR NE4NW4, N2NE4, SE4NE4 L/MR SEC 26-11-61 NE4, E2NW4, N2SW4, SE4SW4, SW4SE4, NE4SE4 L/4MR SEC 27-11-61 NW4NW4 L/4MR SEC 35-11-61
New Structure

✓ Proposed Structure & Use Modular - Home sq. ft. 1495
New Structure

✓ Lot sq. ft. 1360 Acres Existing + new structure sq. ft. _____ % Lot coverage _____ height _____

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 Barbara J. Smith ✓ Date 11/25/2020 ✓

See next page for site plan

Office Use

Plat No. _____ Note: _____

R136872
 SFD201658
 UNPLATTED
 ZONE A-35
 LOT AREA 1360 Acres

APPROVED
 Plan Review
 12/04/2020 3:40:42 PM
 dsdespinoza
 EPC Planning & Community
 Development Department

Not Required
 BESQCP
 12/04/2020 3:50:02 PM
 dsdespinoza
 EPC Planning & Community
 Development Department



ANY APPROVAL GIVEN BY
 EL PASO COUNTY
 DOES NOT OVIATE 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 rules 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.
 Direction of flow of any drainage way is not permitted without approval of the 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.

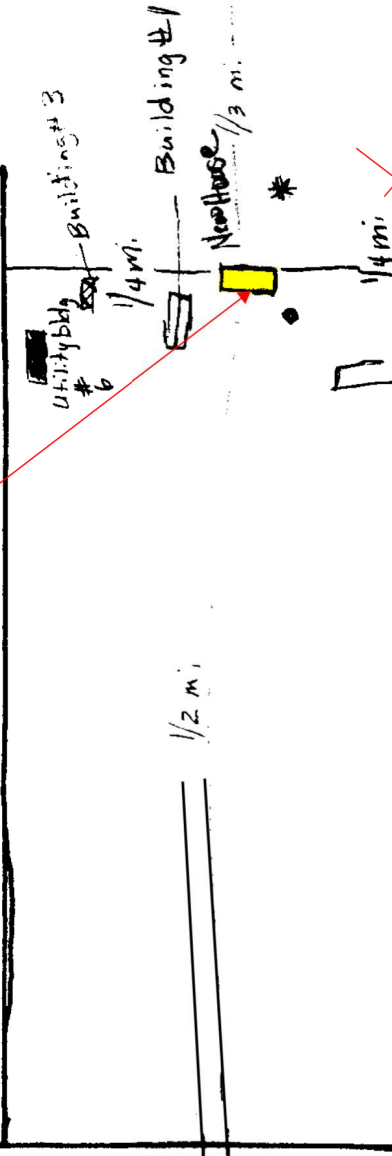
1100000054 ✓

New house is 28'9" x 52'

Released for Permit
 12/02/2020 2:11:33 PM
 REGIONAL Building Department
 brent
 ENUMERATION

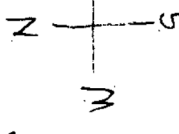
✓ Blasingame Rd

✓ Proposed driveway



- - new house 1495sqft. ✓
- X - well - 100 yds from house ✓
- - Septic - 100 ft from house ✓
- ▭ - leach field - 150 ft from house ✓
- ▭ - Building #1 unlivable ranch 1276sqft. ✓
- ▭ - Building #6 unusable building 1800sqft ✓
- ▭ - Building #3 saddleshed unusable 615sqft ✓

All other structures have fallen down or demolished. ✓
 No commercial buildings on property. ✓



RESIDENTIAL



2017 PPRBC

15865

Address: ~~16499~~ BLASINGAME RD, RAMAH

Parcel: 110000056⁵⁴

Plan Track #: 136872 

Received: 09-Nov-2020 (ANDREAL)

Description:

MOBILE/MFR HOME - PERMANENT SET

Contractor: JERRY'S CUSTOM CONCRETE

Type of Unit:

Required PPRBD Departments (4)

Enumeration

Released for Permit
11/20/2020 9:41:19 AM

brent
ENUMERATION

Floodplain


(N/A) RBD GIS

Construction

Released for Permit
11/13/2020 2:58:05 PM

shelley
CONSTRUCTION

Released for Permit


11/13/2020 3:38:59 PM

tcrippen
MECHANICAL

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

12/04/2020 3:57:02 PM

dsdespinoza
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.