



5645 MOOSA

All

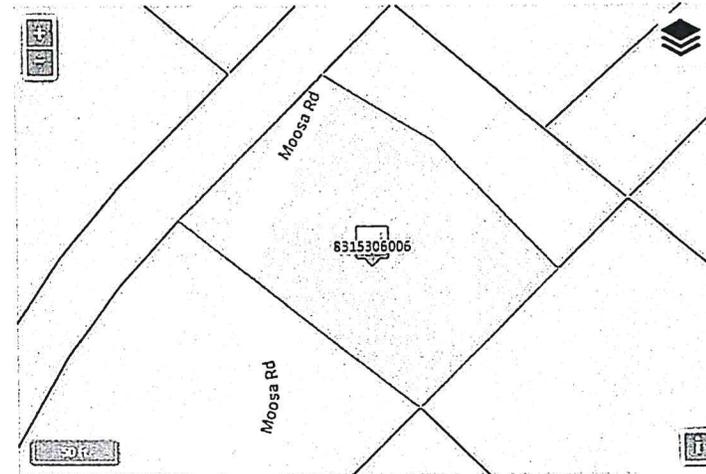
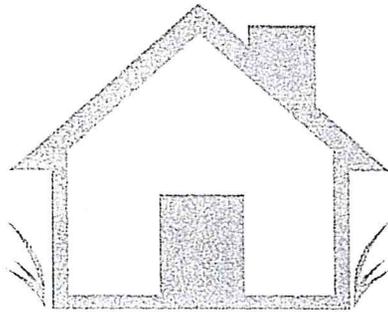


8315306006

5645 MOOSA RD

Total Market Value  
\$191,874

No Photo Available



COUNTY HEALTH DESIGN  
HAS NO SEPTIC DESIGN  
RECORDS FOR WYATT  
5645 MOOSA RD

Overview

Land Details

Buildings Details

Sales History

My Community

Comper

Deeds

Zoning

More

### OVERVIEW

Owner:	WYATT JEANETTE J REV LIVING TRUS
Mailing Address:	10406 W SOMBRERO CIR SUN CITY AZ, 85373-1338
Location:	5645 MOOSA RD
Tax Status:	Taxable
Zoning:	R-T
Plat No:	812

### MARKET & ASSESSMENT DETAILS

	2019 Market Value	2019 Assessed Value
Land	\$53,300	\$3,810
Improvement	\$138,574	\$9,910
Total	\$191,874	\$13,720

**EL PASO COUNTY - COLORADO**

8315306006  
5645 MOOSA RD

Total Market Value  
\$191,874

**OVERVIEW**

Owner:	WYATT JEANETTE J REV LIVING TRUS, WYATT JEANETTE J TRUSTEE
Mailing Address:	10406 W SOMBRERO CIR SUN CITY AZ, 85373-1338
Location:	5645 MOOSA RD
Tax Status:	Taxable
Zoning:	R-T
Plat No:	812
Legal Description:	PART OF LOT 88 AS FOLS, COM AT MOST NLY COR OF SD LOT, TH SWLY ON NWLY LN 60 FT FOR POB, TH ANG L 103<12' SELY 77.48 FT, ANG R 15<10' SELY 105.95 FT TO PT ON SELY LN OF LOT THAT IS 60 FT SWLY FROM MOST ELY COR OF LOT, S 45<08' W ON SELY LOT LN 118 FT, N 52<18' W 181.8 FT TO NWLY LN OF LOT, TH NELY ON SD LN 122.85 FT M/L TO POB UTE PASS SUMMER HOMES CO SUB 1

**MARKET & ASSESSMENT DETAILS**

	2019 Market Value	2019 Assessed Value
Land	\$53,300	\$3,810
Improvement	\$138,574	\$9,910
Total	\$191,874	\$13,720

**RESIDENTIAL - RANCH (1)**

Market Value \$138,574

Assessment Rate	7.15	Above Grade Area	902
Bldg #	1	First Floor Area	902
Style Description	RANCH	Above First Floor Area	0
Property Description	FRAME AVERAGE QUALITY	Lower Level Living Area	0
Year Built	1939	Total Basement Area	-
Dwelling Units	1	Finished Basement Area	
Number of Rooms	4	Garage Description	Detached
Number of Bedrooms	2	Garage Area	440
Number of Baths	1.00	Carport Area	-

**LAND DETAILS**

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	SINGLE FAMILY RES.	7.150	22300 SQFT	\$50,800
2	SEPTIC	7.150	0	\$2,500

**SALES HISTORY**

	Sale Date	Sale Price	Sale Type	Reception
+	01/14/2015	\$0	-	215003711
+	01/14/2015	\$0	-	215003712
+	07/16/2003	\$0	-	203163231
+	01/29/1987	\$0	-	1517731

**TAX ENTITY AND LEVY INFORMATION**

County Treasurer Tax Information

Tax Area Code: **HBD** Levy Year: **2018** Mill Levy: **91.428**

Taxing Entity	Levy	Contact Name/Organization	Contact Phone
EL PASO COUNTY	7.738	FINANCIAL SERVICES	(719) 520-6498
EPC ROAD & BRIDGE (UNSHARED)	0.330	-	(719) 520-6498
MANITOU SPRINGS SCHOOL NO 14	61.900	SUZI THOMPSON	(719) 685-2011
PIKES PEAK LIBRARY	4.000	MIKE VARNET	(719) 531-6333
GREEN MTN FALLS/CHIPITA PARK FIRE	17.460	JEFF IDLEMAN	(719) 684-2293



5625 MOOSA

All

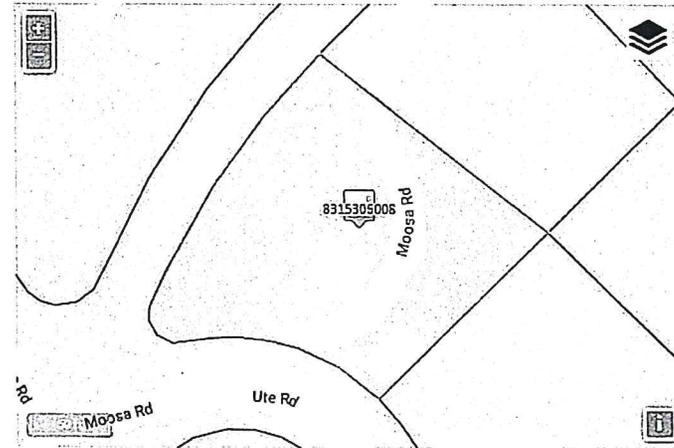
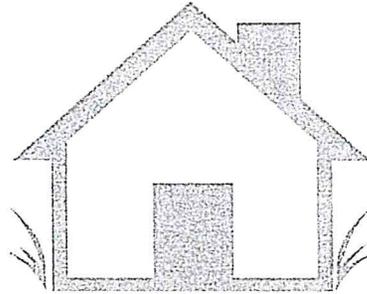


8315306008

5625 MOOSA RD

Total Market Value  
\$266,092

No Photo Available



Overview Land Details Buildings Details Sales History

My Community Comper Deeds Septic Zoning More

OVERVIEW

Owner:	HINNEN SUSAN E
Mailing Address:	PO BOX 416 CASCADE CO, 80809
Location:	5625 MOOSA RD
Tax Status:	Taxable
Zoning:	R-T
Plat No:	812
Legal Description:	PART OF LOT 88 AS FOLS, BEG AT MOST WLY COR OF LOT 92, TH N 52<18' W 181.8 FT TO NWLY LOT LN, ANG L + RUN SWLY + SELY ALG LOT LN TO MOST SLY COR OF LOT 88, ANG L ALG LOT LN TO POB UTE PASS SUMMER HOMES CO SUB 1

MARKET & ASSESSMENT DETAILS

	2019 Market Value	2019 Assessed Value
Land	\$50,800	\$3,630
Improvement	\$215,292	\$15,390
Total	\$266,092	\$19,020

#8315306008

P

EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT  
INDIVIDUAL SEWAGE DISPOSAL SYSTEM INSPECTION FORM

Permit # ON0005275  
Date Nov. 5, 2003

APPROVED: Yes  No  Environmental Health Specialist: Brad Wallace

Address 5625 Moosa Road Owner Robert Hinnen

Legal Description PT 88, Ure Pass Summer #1  
Residence  # Bedrooms 2 Commercial  System Installer Down To Earth

SEPTIC TANK:  
Commercial  Noncommercial  Construction Material Pre-Cast Concrete Capacity Gallon 750 Gallons

DISPOSAL FIELD:

Trench: Depth (Range) \_\_\_\_\_ Width \_\_\_\_\_ Total Length \_\_\_\_\_ Sq. Ft. \_\_\_\_\_  
Bed: Depth (Range) \_\_\_\_\_ Length \_\_\_\_\_ Width \_\_\_\_\_ Sq. Ft. \_\_\_\_\_

Depth of Rock \_\_\_\_\_ Under PVC \_\_\_\_\_ Type of cover on Rock \_\_\_\_\_

DRYWELLS: # of Pits 2 Rings (Pit 1) 2 Rings (Pit 2) 3 Working Depth #1 8' #2 9'6"

Size (L x W) #1 7' Dia. #2 12'x12' Total Sq. Ft. 170 + 600 FT<sup>2</sup> = 770 FT<sup>2</sup>

ROCKLESS SYSTEMS:

Standard Chamber: Type \_\_\_\_\_ #Chambers \_\_\_\_\_ Sq. Ft./Chamber \_\_\_\_\_ Bed \_\_\_\_\_ Trench \_\_\_\_\_

High Profile Units: Type Chamber \_\_\_\_\_ #Chambers \_\_\_\_\_ Sq. Ft./Chamber \_\_\_\_\_ Bed \_\_\_\_\_ Trench \_\_\_\_\_

Reduction Allowed \_\_\_\_\_ % Sq. Ft. Required \_\_\_\_\_ Depth (Range) \_\_\_\_\_

Sq. Ft. Installed \_\_\_\_\_ Equivalent Sq. Ft. Installed with Reduction \_\_\_\_\_

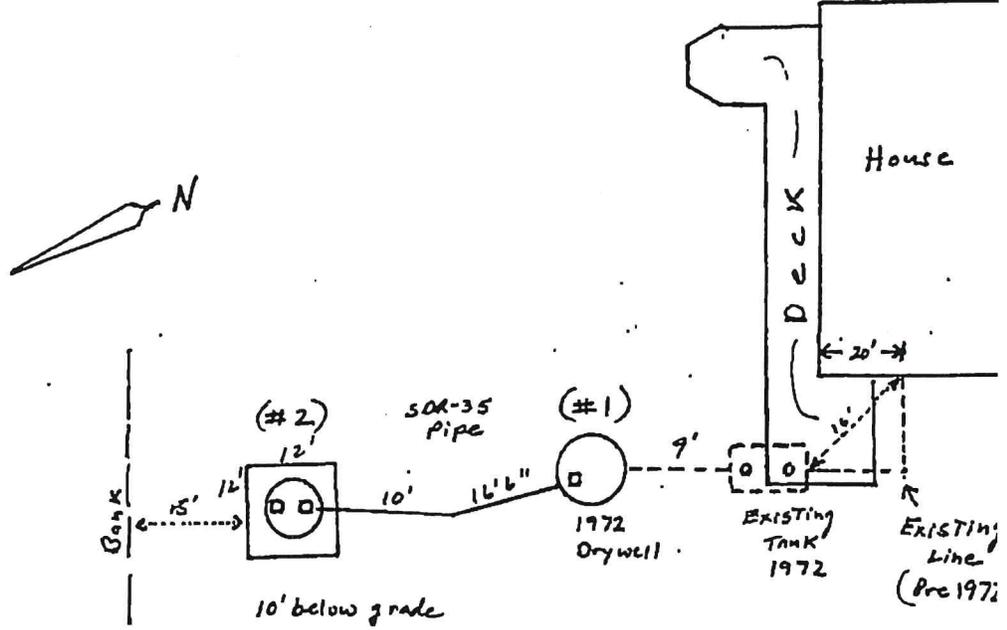
Engineer Design: Y  Engineering Firm \_\_\_\_\_

Approval letter provided? Y  N

Well installed at time of septic system inspection? Y  N  Public Water?

\*Approval will be revoked if in the future the well is found to be within 50 feet of the septic tank and/or 100 feet of the disposal field.

NOTES:



BRAD

EL PASO COUNTY  
DEPARTMENT OF HEALTH AND ENVIRONMENT  
301 S Union Blvd, Colorado Springs, Colorado 719-575-8636

INDIVIDUAL SEWAGE DISPOSAL SYSTEM PERMIT

OWNER NAME: ROBERT HINNEN  
ADDRESS: 5626 MOOSA RD  
CITY, STATE, ZIP: CHIPITA PARK CO 80809  
INSTALLED BY:

PERMIT NUMBER: ON0005275  
DATE PERMITTED: 10/24/2003  
PHONE NUMBER: 7194991000

This permit is issued in accordance with 25-10-107 Colorado Revised Statutes. PERMIT EXPIRES upon completion-installation of sewage-disposal system or at the end of twelve (12) months from date of issue- whichever occurs first-(unless work is in progress). If both a building and an ISDS permit are issued for the same property and construction has not commenced prior to the expiration date of the building permit, the ISDS permit shall expire at the same time as the building permit. This permit is revokable if all stated requirements are not met.  
Sewage disposal system to be installed by an El Paso County Licensed System Contractor or the property owner.

THIS PERMIT DOES NOT DENOTE APPROVAL OF ZONING AND ACREAGE REQUIREMENTS.

*Rosemary C. Baker Martin*

DIRECTOR, EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT

*[Signature]*

PERMIT EXPIRATION DATE:  
Expires twelve months from date of issue

ENVIRONMENTALIST / PHONE NUMBER\*

\* NOTE: FOR INSPECTIONS CALL 575-8699 BEFORE 8:30 A.M. OF THE DAY TO BE INSPECTED.  
(WEEKENDS & HOLIDAYS EXCLUDED)  
LEAVE THE ENTIRE SEWAGE DISPOSAL SYSTEM UNCOVERED FOR FINAL INSPECTION.

WATER SOURCE: PUBLIC

MINIMUM SEPTIC TANK SIZE: Existing GALLONS

MINIMUM ABSORPTION AREA REQUIRED: Repair SQ FT

PLANNING DEPARTMENT

ENUMERATION

FLOOD PLAIN

WASTEWATER

COMMENTS:

PERMIT TO ADD ADDITIONAL DRYWELL TO SYSTEM. MAINTAIN AT LEAST 10 FEET SETBACK TO ORIGINAL DRYWELL. KEEP AT LEAST 12 FOOT SETBACK FROM CUTBANK AT ROAD.

The Health Office shall assume no responsibility in case of failure or inadequacy of a sewage-disposal system, beyond consulting in good faith with the property owner or representative. Free access to the property shall be authorized at reasonable time for the purpose of making such inspections as are necessary to determine compliance with requirements of this law.

FOR ADMINISTRATIVE USE ONLY

Permit Ready: \_\_\_\_\_ Called \_\_\_\_\_ Mailed \_\_\_\_\_

Final Inspection Requested: BY: Jackie - Dunt East Date Called In: 11/4/03 7:26

Phone # 495-3660 Septic Site will be ready: 11/4

Inspector \_\_\_\_\_

District \_\_\_\_\_

Record I.D. 5275

**EL PASO COUNTY ENVIRONMENTAL HEALTH SERVICES**  
301 South Union Boulevard • Colorado Springs, CO • 80910-3123 • (719) 578-3126 • Fax: (719) 578-3188

**APPLICATION FOR AN ON-SITE WASTEWATER TREATMENT SYSTEM PERMIT**

NEW CONSTRUCTION    MINOR REPAIR    MAJOR REPAIR/ADD

Owner ROBERT A. HINNEN Daytime Phone 499-1000  
Address of Property 5625 MOOSA ROAD City & Zip Chippita Park Co. 80809  
Legal Description pt. 88 Ute Pass Summer #1  
Owner's MAILING Address P.O. Box 416 City, State & Zip Chippita Park Co. 80809  
Lot Size 28700 Tax Schedule # 83153-06008  
Type of Building:  Frame    Modular    Mobile    Commercial    Manufactured    Other \_\_\_\_\_  
Water Supply:  Well or Spring    Cistern    Public   Inside City Limits:  No    Yes-City \_\_\_\_\_  
 MAIL PERMIT OR  PICK UP PERMIT    THERE IS AN ADDITIONAL RESIDENCE ON THIS PROPERTY

MAXIMUM POTENTIAL NUMBER OF BEDROOMS 2  
Percolation Test Attached  Y    N   Basement  Y    N   Garbage Disposal Y  N   Clothes Washer  Y    N

I have supplied a plot plan as described on the back of this form. I acknowledge the completeness of the application is conditional upon such further mandatory and additional tests and reports as may be required by the Department to be made and furnished by an applicant for purposes of evaluating the application, and issuance of the permit is subject to such terms and conditions as deemed necessary to ensure compliance with rules and regulations adopted pursuant to C.R.S. 25-10-107 et. seq. I hereby certify all represented to be true and correct to the best of my knowledge and belief, and are designed to be relied on by the El Paso County Department of Health and Environment in evaluating the same for purposes of issuing the permit applied for herein. I further understand any falsification or misrepresentation may result in the denial of the application or revocation of any permit granted based upon said application and in legal action for perjury as provided by law.

OWNER'S SIGNATURE Robert A. Hinnen Date 10/20/03  
You will be notified by telephone when your permit is ready for pick up. Please allow a minimum of 10 days for new septic.

**DEPARTMENT OF HEALTH USE ONLY**

<u>Existing</u> Minimum Tank Capacity	<u>Addition</u> Minimum Absorption Area	<u>10/23/03</u> Date of Site Inspection
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REMARKS Permit to add additional drywell to septic system. Maintain at least 10 ft setback to original drywell. Keep ~~area~~ at least 12 feet setback from ~~cutbank~~ cutbank at road.

EHS INSPECTOR [Signature] DATE 10/23/03  APPROVED    DENIED

**FEES AS OF 11/1/02:**  
NEW CONSTRUCTION \$432.00 + Planning Department Surcharge of \$30. = \$462.00  
MAJOR REPAIR/ADDITION \$342.00  
MINOR REPAIR/ADDITION \$162.00

DATE TO PLANNING / WASTEWATER: \_\_\_\_\_  
DATE TO FLOODPLAIN/ENUMERATIONS [Signature]

PLEASE COMPLETE THE BACK OF THIS FORM



#8315306008  
11/05/2003

**SUN PEAK  
ENGINEERING INC**  
Soil percolation test

PO Box 7023  
Woodland Park, CO  
719-687-6232

719-687-5561 FAX  
pikespeakresort@qwest.net

5625 MOOSARD

October 10, 2003							Test Location	
Report: 310-5								
Bob Hinnon PO Box 416 Chipita Park, CO 80809								
Test site: 5625 Moosa Rd Chipita Park, CO								
Test date: October 7, 2003								
Time	Test Hole #1 Depth 36"		Test Hole #2 Depth 96"		Test Hole #3 Depth 180"			
Interval (Mins)	Water depth	Drop in inches	Water Depth	Drop in inches	Water Depth	Drop in inches		
	14.12		32.12		26.88			
10		2.88		3.75		3.00		
10		2.50		3.25		2.62		
10		2.12		2.75		2.38		
10		1.75		2.38		2.00		
10		1.50		2.00		1.75		
10		1.38		1.62		1.50		
Rate = 7.2			Rate = 6.2		Rate = 6.7			
Average of holes =			6.7		Minutes/inch			
			* Resaturated					
							Soil Profile	
							Depth	
							Soil Description	
							0-6"	
							6"-15"	
							Top soil	
							Red/brown, weathered granite consisting of fine to coarse grained sand with gravel.	

**Site observations**

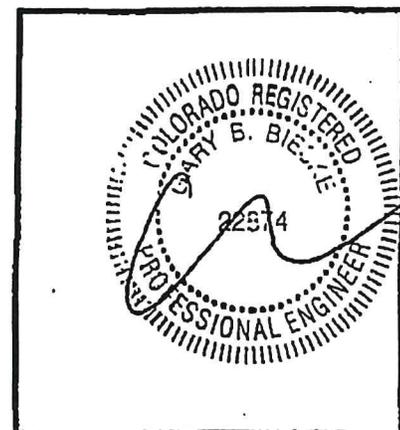
Slope	Approximately 20-25% to the north	Wells	None found in vicinity
Ground Cover	Grasses and scattered trees	Gulches	None found in vicinity
Ground water	None encountered	Streams	None found in vicinity
Bedrock	None encountered	Springs	None found in vicinity

**Recommendations**

Configuration      A seepage pit system is recommended for this site due to the limited area and steep terrain.

**Limitations**

Sun Peak Engineering makes no warranty as to the findings or recommendations provided in this report except that they were prepared in accordance with the El Paso County Health Department regulations. The test was conducted in the vicinity of the site requested by the owner or representative of the owner and Sun Peak Engineering has no knowledge of actual property lines or corners other than what has been described or represented by the owner or representative. Sun Peak Engineering has attempted to locate any items in the vicinity of the septic site that may affect the minimum setbacks, however there may be additional wells, gulches, streams, etc not observed during the site visit. It is the responsibility of the owner or representative to make certain that all items that may affect the minimum setbacks are properly maintained and represented to all parties to whom it may concern.





THIS PERMIT DOES NOT  
DENOTE APPROVAL OF ZONING  
AND ACREAGE REQUIREMENTS.

# CITY-COUNTY HEALTH DEPARTMENT

Colorado Springs Colorado El Paso County

Central Water  
3/4 Acres  
No. 1816

## PERMIT 471-3700

Individual Sewage Disposal System (Construction, Alteration or Repair)

Issued To Orville Houchin 684-2177 Date June 1, 1972

Address of Property Lot 88, Ute Pass Summer Homes Sub. 1, Chipita Park 5620  
(Permit valid at this address only) 14003A

Builder - Contractor - Owner—Address Wayne Woolston's property Phone \_\_\_\_\_

Sewage-Disposal System work to be performed by Rusty Houchin Phone \_\_\_\_\_

This Permit is issued in accordance with Regulation XII and Article 2 of Chapter 66, Colorado Revised Statutes 1963, as amended by the addition of a new Section 66-2-16. (H.B. 1205, 7-1-65). **PERMIT EXPIRES** upon completion—installation of sewage-disposal system or at the end of six (6) months from date of issue—whichever occurs first—(unless work is in progress).

November 1, 1972

(Date of Expiration)

J.A. Reich

Director, City-County Health Dept.

Permit Fee \$25.00

~~Mileage (8c/mile to and from site)~~ \_\_\_\_\_

Total Fee \$25.00

**NOTE:** Leave entire sewage-disposal system uncovered for final inspection.

24-hour advance notice required.

Septic tank 750 gals. Field \_\_\_\_\_ feet of trench \_\_\_\_\_ inches wide.

Seepage bed \_\_\_\_\_ ft. long \_\_\_\_\_ ft. wide. Seepage pit 7'D x 8'WD - 170 Sq. Ft. gallons.

The Health Officer shall assume no responsibility in case of failure or inadequacy of a sewage-disposal system, beyond consulting in good faith with the property owner or representative.

Receipt # 4058

3/4 acre

SOIL PERCOLATION TESTS FIELD DATA SHEET

Orville Houchin, Box 411, Cascade, Colorado

#7205-14

CLIENT 684-2177  
Wayne Woolston's, Ute Pass Summer Homes

TEST NO. 5-30-72

TEST LOCATION Sub #1, Lot #88

DATE \_\_\_\_\_

TRIAL NO.	DEPTH START, IN	START TIME	DEPTH FINISH, IN	FINISH TIME	TOTAL DROP INCHES	TOTAL DROP TIME, MIN.	MINUTES TO DROP 1 INCH
1	20"	1510	25"	1520	5.0"	10Min.	2.0
2							
3							
4							
5							

SOIL LOG

FROM	TO	SOIL CLASSIFICATION	MOISTURE
0'	10'	DG-RED-MEDIUM-COARSE GRAVEL Wx P.P.	MODERATE
		GRANITE	

FHA - 1103 - 7.3 LEACHING FIELD  
 REQUIRED AREA OF TRENCH BOTTOM PER BEDROOM 50 SQ. FT.  
 REMARKS: (Rusty Houchin)

2 BR'S 750 G. ST. FHA - 1103 - 8.5 SEEPAGE PIT  
170<sup>sq</sup> REQUIRED SIDEWALL AREA PER BEDROOM 85 SQ. FT.  
7' D x 8' W.D.

DATE HOLE SATURATED 5-30-72 TIME 1430  
 DATE PERCOLATION TEST MADE 5-30-72 TIME 1510

LINCOLN DEVORE TESTING LAB

George D. Morris, P. E.

H PICK

OBSERVER

BY [Signature]

LINCOLN DeVORE TESTING LABORATORY

COLORADO SPRINGS

PUEBLO, COLORADO

