

R132416  
CP205  
PLAT 8740  
ZONE PUD  
DIST 3

Not Required  
BESQCP  
11/20/2020 3:32:08 PM  
4:45pm  
EPC Planning & Community  
Development Department

APPROVED  
Plan Review  
11/20/2020 3:31:59 PM  
4:45pm

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 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

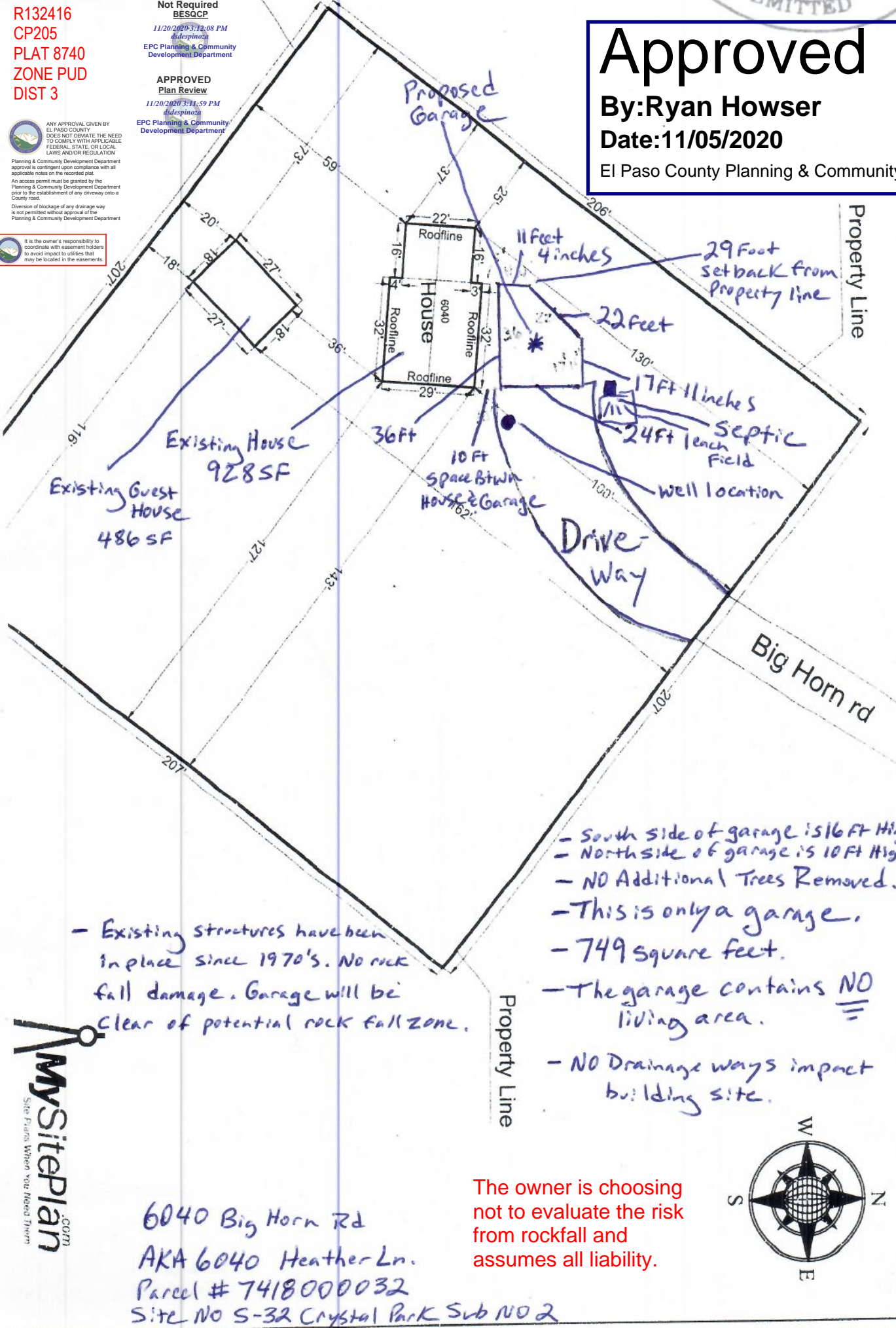
It is the owner's responsibility to  
coordinate with easement holders  
to avoid impact to utilities that  
may be located in the easements.

# Approved

By: Ryan Howser

Date: 11/05/2020

El Paso County Planning & Community Development



- Existing structures have been in place since 1970's. No rock fall damage. Garage will be clear of potential rock fall zone.

- South side of garage is 16 FT High
- North side of garage is 10 FT High
- NO Additional Trees Removed.
- This is only a garage.
- 749 square feet.
- The garage contains NO living area.
- NO Drainage ways impact building site.

The owner is choosing not to evaluate the risk from rockfall and assumes all liability.



**MySitePlan**.COM  
Site Plans When You Need Them

6040 Big Horn Rd  
AKA 6040 Heather Ln.  
Parcel # 7418000032  
Site NO S-32 Crystal Park Sub NO 2

# Project Details

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|                        |   |
|------------------------|---|
| <b>Project Name</b>    | Crystal Park Site S-32 Detached Garage                        |
| <b>File Prefix</b>     | CP - Crystal Park   |
| <b>Year</b>            | 2020  |
| <b>Applicant</b>       | Peter youngwerth  |
| <b>File Number</b>     | CP205   |
| <b>Description</b>     | Detached garage for Site S-32 Crystal Park - 6040 Big Horn Rd |
| <b>Parcels</b>         | 7418000032  |
| <b>Project Manager</b> | Ryan Howser ( ryanhowser@elpasoco.com )<br>(719) 520-6049     |
| <b>Review Status</b>   | Approved  |
| <b>Status</b>          | Closed  |
| <b>Created</b>         | 9/11/2020 2:27:07 PM  |

## Approved Documents (1)

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### Document

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Site Plan Drawing

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## Review Documents (5)

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### Document

### Comment

Vicinity/Location Map

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Builder's Erosion and Sediment Quality Control Permit (BESQCP)

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Site Plan Drawing

Edited site plan

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Wildland Fire & Hazard Mitigation Plan

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Elevation Plans

page 6 elevation plan with living area removed

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## Receipts

| Receipt # | Payment Total | Paid                  |
|-----------|---------------|-----------------------|
| 1003288   | \$148.50      | 9/23/2020 10:22:51 PM |

## Events

| Date                   | Comment                                 |
|------------------------|---|
| 11/5/2020 3:58:17 PM   | Project Closed                          |
| 11/5/2020 11:29:39 AM  | Submission request canceled             |
| 11/3/2020 1:23:01 PM   | Submission request sent to Applicant    |
| 10/20/2020 11:22:59 AM | Submission Triaged                      |
| 10/19/2020 2:06:04 PM  | Submission received from Applicant      |
| 10/8/2020 8:39:26 AM   | Submission request sent to Applicant    |
| 9/23/2020 10:22:53 PM  | Fees paid: 9/23/2020 (Receipt: 1003288) |
| 9/23/2020 3:21:42 PM   | Payment Request sent: 9/23/2020         |
| 9/23/2020 3:21:42 PM   | File # Assigned: CP205                  |
| 9/23/2020 3:21:36 PM   | Submission Triaged                      |
| 9/23/2020 7:28:59 AM   | Submission received from Applicant      |
| 9/22/2020 4:55:15 AM   | Submission request sent to Applicant    |
| 9/22/2020 4:54:59 AM   | Submission Triaged                      |
| 9/21/2020 3:36:56 PM   | Submission received from Applicant      |
| 9/11/2020 2:32:30 PM   | Submission request sent to Applicant    |
| 9/11/2020 2:27:14 PM   | Project Manager Assigned: Ryan Howser   |
| 9/11/2020 2:27:14 PM   | Project Created                         |

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# RESIDENTIAL



2017 PPRBC

Address: 6040 BIG HORN RD, MANITOU SPRINGS

Parcel: 7418000032

Plan Track #: 132416 

Received: 10-Aug-2020 (GITA)

Map #: 708G

## Description:

## Required PPRBD Departments (1)

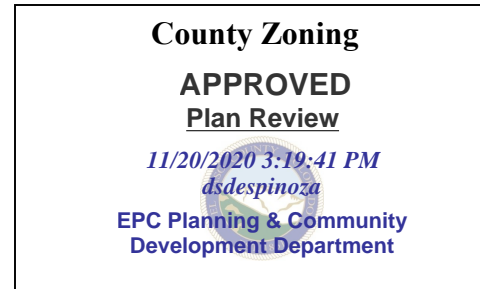
### DETACHED GARAGE

Contractor: HOMEOWNER

Type of Unit:



## Required Outside Departments (1)



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.