



Planning and Community Development Department - SITE PLAN

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

Applicant Name Glenn and Cheryl Dahl 707-208-4229 bmwrod1990@gmail.com
 Contractor Name _____
 Property Address 12725 Linnwood Lane
 Zoning RR-5 Parcel Number _____ Legal Description _____
 Proposed Structure & Use Detached Accessory Living Quarters sq. ft. _____
 Lot sq. ft. 217,800 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:

- | | |
|---|---|
| <input type="checkbox"/> Lot configuration and boundary measurements | <input type="checkbox"/> Building setbacks, highways or rights-of-way |
| <input type="checkbox"/> All streets, roads, or highways adjoining the property | <input type="checkbox"/> Location of easements, driveway(s), well and septic system |
| <input type="checkbox"/> Dimensions & square footage of existing and proposed structures | <input type="checkbox"/> Contours if slope is greater than 10% |
| <input type="checkbox"/> Building location with reference to distance from property lines | <input type="checkbox"/> Building coverage calculation (% of lot coverage) |
| <input type="checkbox"/> Location of NO-BUILD areas, watercourses, drainage facilities | |

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 _____

Date _____

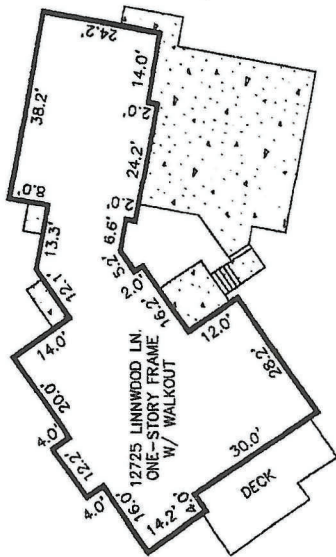
* SEE ATTACHED PAGE *



Office Use

Plat No. _____ Note: _____

IMPROVEMENT LOCATION CERTIFICATE (THIS IS NOT A PROPERTY SURVEY)



PROPERTY ADDRESS:
12725 LINNWOOD LANE

Owners:
Glenn T. Daw
Cheryl D. Daw

LEGAL DESCRIPTION:

PARCEL A: 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B: TOGETHER WITH A NON-EXCLUSIVE RIGHT OF WAY FOR DRIVEWAY OVER THE WEST 20 FEET OF THE EAST 1/2 OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

Zoning: RR-5

Prepared by Glenn Daw 8/1/21

PARCEL B 330' +/- LINNWOOD LANE

660' +/-

330' +/-



POLE BARN

78'



WELL

290'

old c/w
gravel drive

PARCEL A

OLD HOUSE
FOUNDATION

CRUSHED ASPHALT DRIVE

Garage
Driveway
addition

RR-5