



Planning and Community Development Department - SITE PLAN

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

APPROVED
Plan Review

07/09/2020 3:51:51 PM

dsdrangel

EPC Planning & Community
Development Department

Applicant Name Robert Deutsch (719) 661-2234 cannonfuse@icloud.com

Contractor Name homeowner phone email

Property Address 20610 Cheryl Grove phone email

Zoning RR-5 Parcel Number 32000-00-609 Legal Description Tract 24 Blue Springs Ranch 3

Proposed Structure & Use New 56'x42' Monitor Barn (Agricultural) New Structure sq. ft. 2352 sf

Lot sq. ft. 1,533,312 sf Existing + new structure sq. ft. 6534 sf % Lot coverage .4% New Structure height 22'

35.2 Acres

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% N/A
- ☒ Building coverage calculation (% of lot coverage)

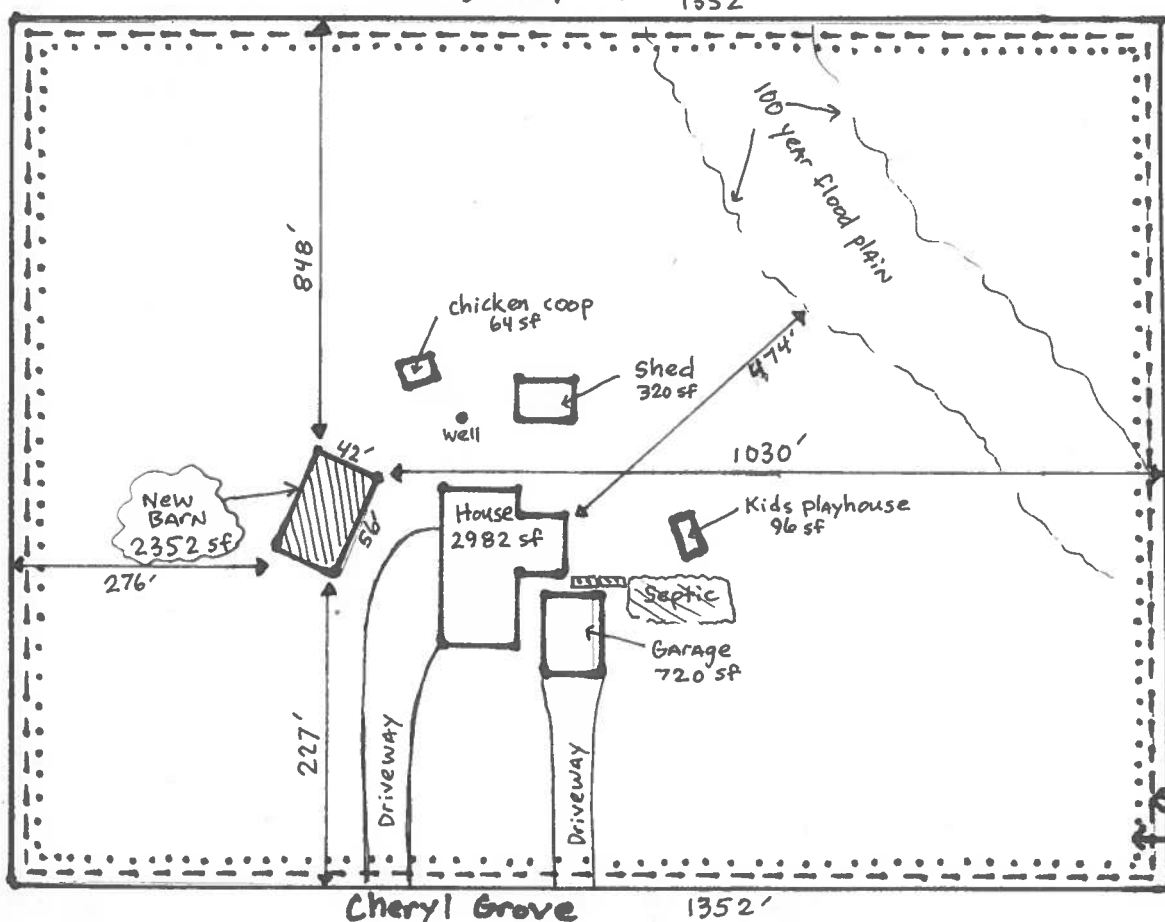
Any approval given by El Paso County does not obviate the need to comply with applicable Federal, State or Local Laws or regulations. Planning and Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat. An access permit must be granted by 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 6/11/20

US Highway 24



New BARN:

2352 sf New BARN
(total new structures)

2982 sf house
2352 sf total new structures
720 sf Garage
320 sf shed
96 sf Kids playhouse
64 sf chicken coop
6534 sf total structure coverage

6534 sf structures / 1,533,312 sf lot

$0 = 0.0042$
 $0.0042 \times 100 = .4\%$
lot coverage

15' easement
25' set back

Office Use

Plat No. _____ Note: _____