ENCOMPANIES INTERNAL INCOME	evelopment Department - SITE PLAN
Use for Additions to Property/Residence	or Placement of Manufactured Homes/Mobile Homes
Applicant Name Jauler+ Dreama Kamere	Z 195767218 AVRAMegmail.com
Contractor Name Winity Building Contractor	719-246-5842 trinitypullelingcontractor
Property Address 1045 Proch Greek Canyon Road	Colorado Springs Colorado griculicom
Zoning F5 Parcel Number 1525000100 Lega Desc	Trac TH SUT CONTROL OF THE NEW STREET SO SO 25 25 5 150
Proposed Structure & Use 2 /2 (ar barage blorkout room	a drive of the sq. ft. 676
Lot sq. ft. $34,400$ Existing + new structure sq. ft. $4/3$	New Structure $\frac{1475}{14}$ height $\frac{16}{16}$
All Site Plans MUST include the following LEGIBLE minimum star	
 Lot configuration and boundary measurements All streets, roads, or highways adjoining the property 	Building setbacks, highways or rights-of-way Location of easements, driveway(s), well and septic system
Dimensions & square footage of existing and proposed structures	 Contours if slope is greater than 10% Building coverage calculation (% of lot coverage)
Building location with reference to distance from property lines Location of NO-BUILD areas, watercourses, drainage facilities	Dunung coverage calculation (70 or lot coverage)
Any approval given by El Paso County does not obviate the neregulations. Planning and Community Development Department on the recorded plat. An access permit must be granted by the Pl to the establishment of any Driveway onto a County road, or a w of any drainage way is not permitted without the approval of the	approval is contingent upon compliance with all applicable notes anning and Community Development Engineering Division prior aiver granted for access to a private road. Diversion or blockage
or say dramage way to not per antered when of the opport	I mining and Community Deterophican angle of a
Fees are payable at the time of submittal and are NO	N-REFUNDABLE, regardless of approval or denial
	<u>N-REFUNDABLE</u> , regardless of approval or denial IPPLICANT IS REPONSIBLE FOR ACCURACY OF SITE PLAN
Fees are payable at the time of submittal and are <u>NO</u> Site Plans may be delayed or denied if information is omitted.	N-REFUNDABLE, regardless of approval or denial IPPLICANT IS REPONSIBLE FOR ACCURACY OF SITE PLAN Date Mt CONCIDENT
Fees are payable at the time of submittal and are NO Site Plans may be delayed or denied if information is omitted. Signature Block // Turney Bulding Ont South Stand Country	N-REFUNDABLE, regardless of approval or denial IPPLICANT IS REPONSIBLE FOR ACCURACY OF SITE PLAN Date Mt CONCIDENT
Fees are payable at the time of submittal and are NO Site Plans may be delayed or denied if information is omitted. Signature Blocher % Tringe Building Ont 50 10 10 10 10 10 10 10 10 10 10 10 10 10	N-REFUNDABLE, regardless of approval or denial IPPLICANT IS REPONSIBLE FOR ACCURACY OF SITE PLAN Date Mt CONCIDENT
Fees are payable at the time of submittal and are NO Site Plans may be delayed or denied if information is omitted. And Signature Blance of Blance of Blance of State Signature Blance of State of State South of State of State of State State of State of State of State of State State of State of State of State of State of State State of State of State of State of State of State of State State of State of State of State of State of State State of State of State of State of State of State State of State of State of State of State of State State of State of State of State of State of State State of State of State of State of State of State State of State of State of State of State of State State of State of State of State of State of State State of State of State of State of State of State State of State of State of State of State of State State of State of State of State of State of State State of State of State of State of State of State State of State of State of State of State of State of State State of State of State of State of State of State of State State of State of State of State of State of State of State State of State of State of State of State of State of State State of State of Sta	Date Data Date Date Date Date Date Date Date Date Data Date Date Date Data Date Data Date Data Date Data
Fees are payable at the time of submittal and are NO Site Plans may be delayed or denied if information is omitted. Signature Blank // Blank Blank // Blank	Date Data Date Date Date Date Data Date Date Date Date Date Data Date Data Date
Fees are payable at the time of submittal and are NO Site Plans may be delayed or denied if information is omitted. Signature Bland	Date Date
Fees are payable at the time of submittal and are NO Site Plans may be delayed or denied if information is omitted. Signature Blank // Blank Blank // Blank	Date Date
Fees are payable at the time of submittal and are NO Site Plans may be delayed or denied if information is omitted. Signature Buy to Buy the B	Date Date Date Date Date Date Date Date
Fees are payable at the time of submittal and are NO Site Plans may be delayed or denied if information is omitted. Signature Buy to Buy the Assessor's webpage, or survey emailed by applied This site plan appears to show county right-of-way in the property line and inconsistent setbacks. Please se attached site plan from garage addition received on a 3, 2021 drawn by Morrison Engineering Colorado the more accurately depicts the current and proposed setbacks. Please resubmit a site plan that accurately depicts the county right-of-way adjacent and outside of your proposed setbacks.	Date Date
Fees are payable at the time of submittal and are Modeling or denied if information is omitted. Signature Bubble Bubble Bubble Bubble Bubble Signature Bubble	Date Date
Fees are payable at the time of submittal and are NO Site Plans may be delayed or denied if information is omitted. Signature Buy to Buy the Assessor's webpage, or survey emailed by applied This site plan appears to show county right-of-way in the property line and inconsistent setbacks. Please se attached site plan from garage addition received on a 3, 2021 drawn by Morrison Engineering Colorado the more accurately depicts the current and proposed setbacks. Please resubmit a site plan that accurately depicts the county right-of-way adjacent and outside of your proposed setbacks.	Date Date
Fees are payable at the time of submittal and are Modeling or denied if information is omitted. Signature Bubble Bubble Bubble Bubble Bubble Signature Bubble	Date Date

. •

, ²

EL PASO COUNTY - COLORADO

7525000100	
1065 ROCK CREEK CANYON	RD

OVERVIEW

Owner:	RAMIREZ JAVIER J, CHRISTIE-RAMIREZ DREAMA D	
Mailing Address:	1065 ROCK CREEK CANYON RD COLORADO SPRINGS CO, 80926-8706	
Location:	1065 ROCK CREEK CANYON RD	
Tax Status:	Taxable	
Zoning:	F-5	
Plat No:		
Legal Description:	TRACT IN SW4SW4 SEC 25-15-67 AS FOLS, COM AT SW COR OF SD SEC 25 TH N 89<48' E 297.03 FT ALG S LN OF SD SEC FOR POB, TH N PARA WITH W SEC LN 155.96 FT, N 76'00' E 89.0 FT, S 68<20' E 122.70 FT, S 49<30' E 86.70 FT, S 05<25' E 75.0 FT M/L TO A PT ON S LN OF SD SEC, TH W ON SD S LN 270.0 FT M/L TO POB, EX RD	

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value	
Land	\$46,400	\$3,320	
Improvement	\$284,129 \$20,320		
stal \$330,529		\$23,640	

RESIDENTIAL - TWO STORY (1)

Market Value \$284,129

Assessment Rate	7.15	Above Grade Area	4,138
Bldg #	1	First Floor Area	2,260
Style Description	TWO STORY	Above First Floor Area	1,878
Property Description	FRAME GOOD QUALITY	Lower Level Living Area	0
Year Built	1977	Total Basement Area	*
Dwelling Units	1	Finished Basement Area	
Number of Rooms	11	Garage Description	*
Number of Bedrooms	4	Garage Area	•
Number of Baths	3.00	Carport Area	•

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value	
1	SINGLE FAMILY RES.	7.150	34400 SQFT	\$46,400	

SALES HISTORY

	Sale Date	Sale Price	Sale Type	Reception
+	03/04/2003	\$0	-	203045470
+	03/04/2003	\$0		203045472
+	06/07/1999	\$140,000	Good sale	99090791
+	04/14/1997	\$0	•	97041772
+	08/27/1993	\$0	(*)	2343910
+	10/03/1990	\$65,000	REO or sale after foreclosure	1968257
+	04/09/1990	\$0	-	1917228
+	07/23/1986	\$0		1426722
+	06/21/1982	\$0		878572