



Planning and Community Development Department - SITE PLAN

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

Applicant Name Javier and Dreama Ramirez 719-576-7218 xAVRAM@gmail.com
 Contractor Name Trinity Building Contractor 719-246-6842 trinitybuildingcontractor@gmail.com
 Property Address 1065 Rock Creek Canyon Road Colorado Springs, Colorado
 Zoning R5 Parcel Number 7525000100 Legal Description SW 4 SW 1/4 Sec 28-15-17 AS Follows Com at SW corner of SD Sec 28-15-17 N 89° 48' 29" E 7.03 F 549' 2" 30° E 86.70' S 05° 25' E 75.0' M 16 To a P.O.B. ON S 1/4 OF SD. SEC. 28-15-17 N 05° 30' E 86.70' S 05° 25' E 75.0' M 16 To P.O.B. Ev Road
 Proposed Structure & Use 2 1/2 Car Garage, Workout room above sq. ft. 676
 Lot sq. ft. 34,400 Existing + new structure sq. ft. 4,814 % Lot coverage 14% height 16'

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%
- ☐ 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 J.B. Belcher % Trinity Building Contractor Date 9-24-2021

