



# Planning and Community Development Department - SITE PLAN

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

Applicant Name JESS COWAN ✓ phone 719-651-7491 email jtccoo02@msn.com

Contractor Name DENNIE MURR MOBILE LLC ✓ phone \_\_\_\_\_ email \_\_\_\_\_

Property Address 1095 WESTERN DR, C.S. 80915 SPACE # 579J ✓

Zoning MHP ✓ Parcel 54080-03-013 ✓ Legal ALL BLS 1, 2 EX 26, 19 A TR CONV BY

Description BK 2458-837 CUMMERDULLS FIL NO 4 ✓

Proposed Structure & Use MOBILE HOME New Structure sq. ft. 1368 ✓

Lot sq. ft. 4,128 Existing + new structure sq. ft. 5496 <sup>1368</sup> % Lot coverage 33.13% <sup>34</sup> height 13'10" ✓

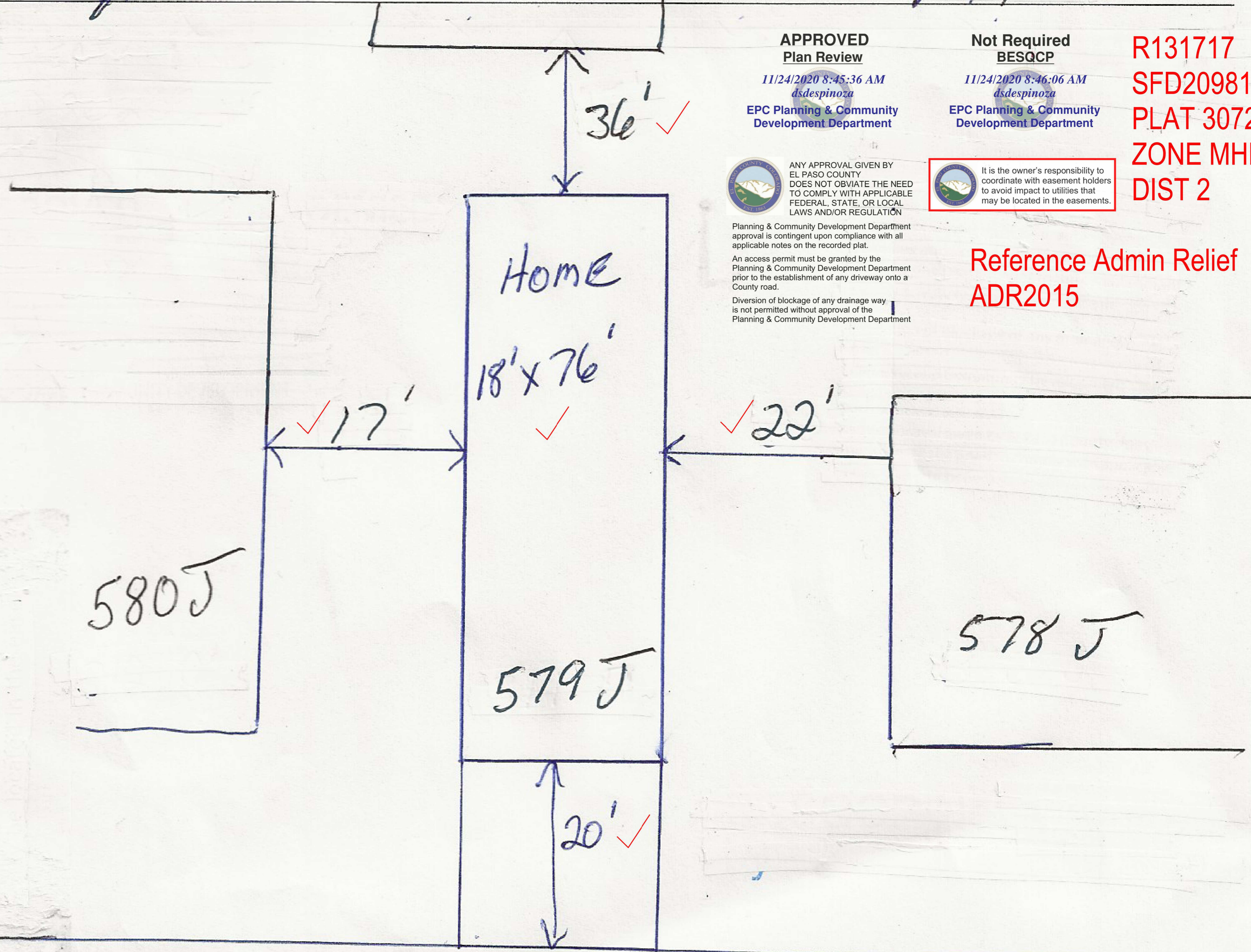
All Site Plans MUST include the following LEGIBLE minimum standards and drawn to a scale determined by applicant:

- 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 [Signature] Date 7/24/20



**APPROVED**  
Plan Review  
11/24/2020 8:45:36 AM  
dsdespinoza  
EPC Planning & Community  
Development Department

**Not Required**  
BESQCP  
11/24/2020 8:46:06 AM  
dsdespinoza  
EPC Planning & Community  
Development Department

**R131717**  
**SFD20981**  
**PLAT 3072**  
**ZONE MHP**  
**DIST 2**

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBTVIATE 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 of 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.

**Reference Admin Relief**  
**ADR2015**

✓ J - STREET

**EL PASO**  **COUNTY**  
**COLORADO**

COMMISSIONERS:  
MARK WALLER (CHAIR)  
LONGINOS GONZALEZ, JR. (VICE-CHAIR)

HOLLY WILLIAMS  
STAN VANDERWERF  
CAMI BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

November 19, 2020

dsdespinoza  
11/24/2020 8:20:54 AM

RE: ~~The Springs Community Administrative Relief~~

File: ~~ADR-20-015~~  
Parcel ID No.: ~~5408003013~~

This is to inform you that the above referenced ~~request by The Springs Community mobile home park for approval of an application for administrative relief to allow a 16-foot separation between mobile homes for individual spaces 579J and 210D where 20 feet is required in the MHP: Mobile Home Park zoning district was approved by the Planning and Community Development Director on November 19, 2020.~~

It is the determination and finding of the Planning and Community Development Department (PCD) Director that the application meets the review criteria for Administrative Relief included in Section 5.5.1 of the El Paso County Land Development Code (2019) based upon the following analysis of the review criteria.

Due to the age of the mobile home park, the existing pad sites for mobile homes are not sized appropriately to place new mobile homes which meet current HUD standards in order to facilitate provision of affordable housing options for El Paso County residents. Based on this analysis, the Planning and Community Development Director has made a finding that strict application of the building separation requirement is unreasonable in this instance.

The intent of Section 4.2.2, MHP, Mobile Home Park District, of the Code is as follows:

“to promote an acceptable living environment for occupants of mobile home parks.”

The intent of the Code is preserved by encouraging the replacement of the older mobile homes with newer models that comply with current building standards.

A reduction of the setback requirements will not have an adverse impact on surrounding properties. Furthermore, facilitating the replacement of older mobile homes with newer models will have a positive impact on the mobile home park and allow for the provision

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695

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of additional, updated affordable housing. In addition, approval of the request will not increase the number of available mobile home pad sites within the mobile home park.

Current and future use of the property shall continue to be governed by Table 5-1, Principal Uses, of the Land Development Code. Approval of the requested administrative relief application is subject to the following:

## CONDITIONS AND NOTATION

dsde@pinoza  
11/24/2020 8:20:54 AM

### Conditions

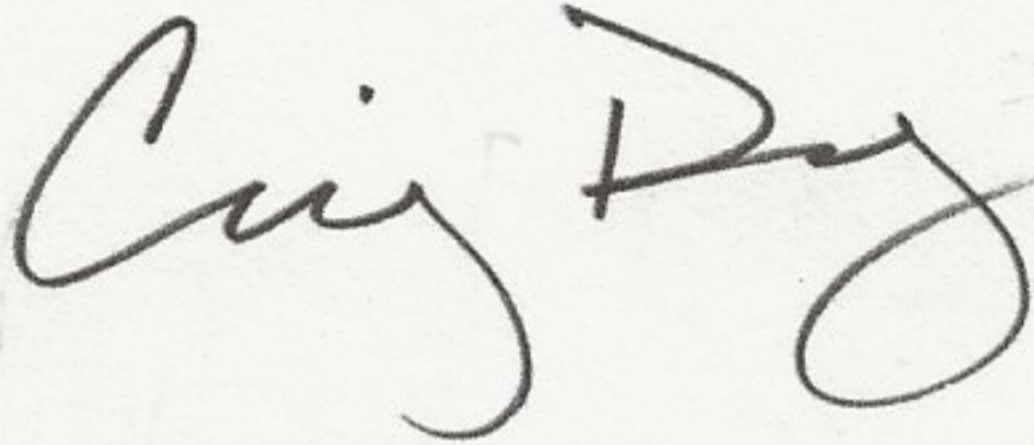
1. Any expansion or additions beyond the initial construction of the detached single-family dwelling (e.g. deck, garage, sunroom) may require separate application(s) and approval(s) if the development requirements of the MHP zoning district cannot be met.
2. Approval of a site plan by the Planning and Community Development Department and issuance of a building permit from the Pikes Peak Regional Building Department are required prior to residential construction.

### Notation

1. Physical variances approved for a proposed structure (except for lot area variances) are valid only if construction of the structure is initiated within twelve (12) months of the date of the approval.

All administrative decisions, such as this one, may be appealed to the Board of Adjustment within 30 days of the date of the decision. Should you have any questions, please contact Ryan Howser at (719) 520-6049.

Sincerely,



Craig Dossey, Executive Director  
El Paso County Planning and Community Development Department  
File: ADR-20-015

# RESIDENTIAL



2017 PPRBC

Address: 1095 WESTERN DR 579J, COLORADO SPRINGS

Parcel: 5408003013  
Map #: 752G

Plan Track #: 131717  Received: 27-Jul-2020 (BECKYA)

## Description:

**MOBILE/MFR HOME - TEMPORARY SET**

Contractor: DENNIE MURR MOBILE LLC

Type of Unit:

## Required PPRBD Departments (4)

**Enumeration**

Released for Permit  
07/29/2020 8:37:10 AM  
Pikes Peak  
REGIONAL Building Department  
brent  
ENUMERATION

**N/A**

**Floodplain**

07/28/2020 11:47:07 AM  
Pikes Peak  
REGIONAL Building Department  
keith  
FLOODPLAIN

**Construction**

Released for Permit  
10/01/2020 8:35:34 AM  
Pikes Peak  
REGIONAL Building Department  
brent  
CONSTRUCTION

**Mechanical**

Released for Permit  
07/31/2020 11:41:00 AM  
Pikes Peak  
REGIONAL Building Department  
Justin C  
MECHANICAL

## Required Outside Departments (1)

**County Zoning**

**APPROVED**  
**Plan Review**

11/24/2020 8:50:12 AM  
dsdespinoza  
EPC Planning & Community  
Development Department

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.