



Planning and Community Development Department - SITE PLAN

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

Applicant Name Charlene Maneafaiga 719-440-6318 honuhere@hotmail.com
 Contractor Name N/A phone email
 Property Address 7593 Talus Ridge Dr. Colorado Springs CO 80915-1978 phone email
 Zoning PUD Parcel Number 5405105010 Legal Description Lot 60 Jessica Heights Fil No 1
 Proposed Structure & Use New 2nd Floor Deck (rear) New Structure sq. ft. 300
 Lot sq. ft. 7,734 Existing + new structure sq. ft. 7,734 % Lot coverage 31 New Structure height 10 feet

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

Date November 25, 2020

