

SFD20479
UNPLATTED
RR-5

VA17001
VARIANCE OF USE TO ALLOW
FOR A SECOND HOME.

APPROVED
Plan Review

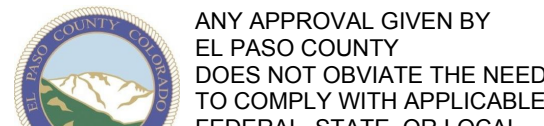
05/19/2020 1:11:18 PM
dsdarchuleta

EPC Planning & Community
Development Department

Not Required
BESQCP

05/19/2020 1:11:28 PM
dsdarchuleta

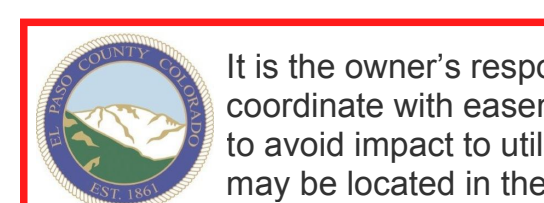
EPC Planning & Community
Development Department



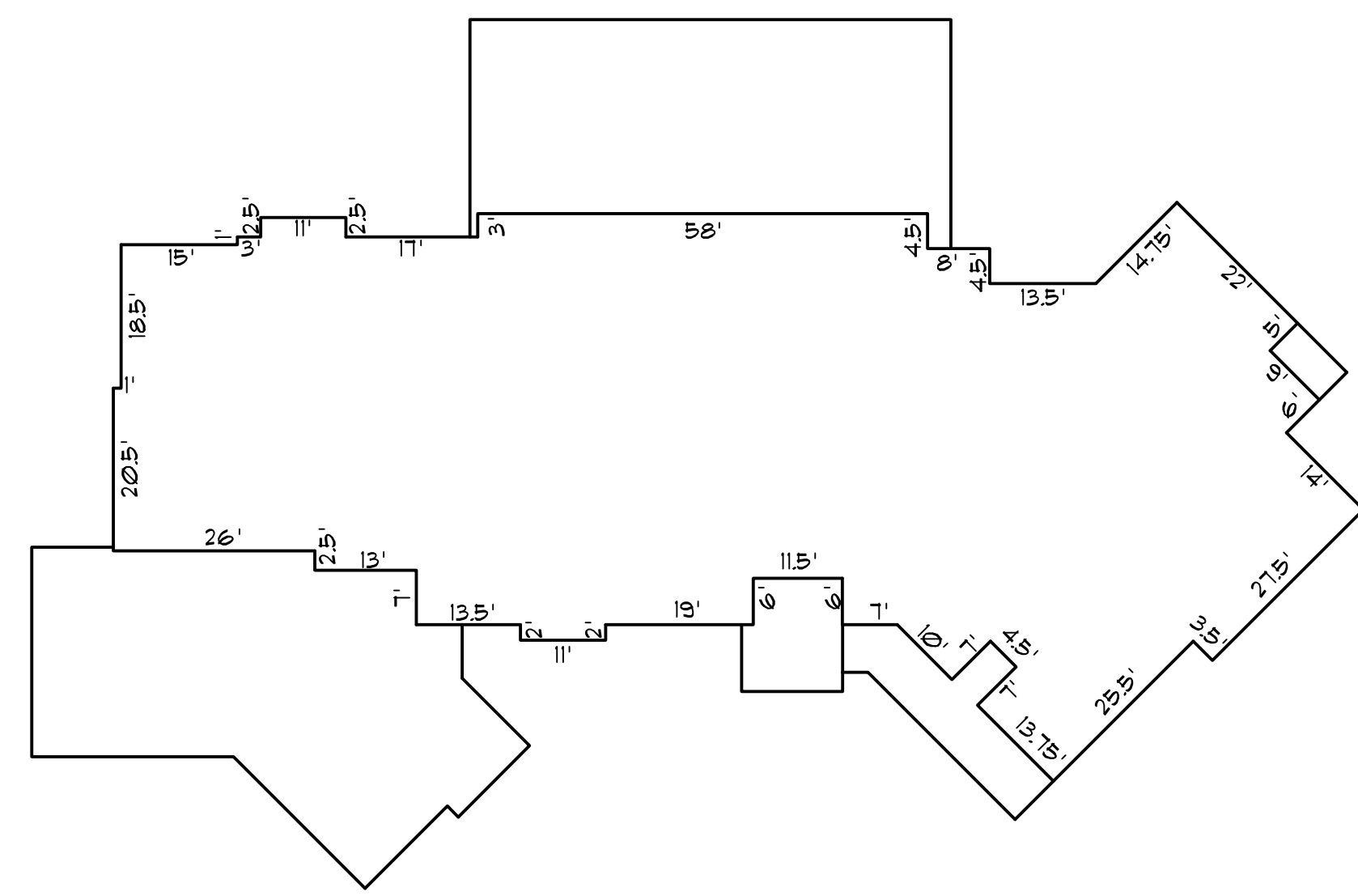
ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT ORVATE THE NEED
TO COMPLY WITH APPLICABLE
FEDERAL, STATE, OR LOCAL
LAWS AND/OR REGULATION.

An access permit must be granted by the
Planning & Community Development Department
prior to the establishment of any driveway onto a
County road.

Division of blockage of any drainage way
is not permitted without approval of the
Planning & Community Development Department.



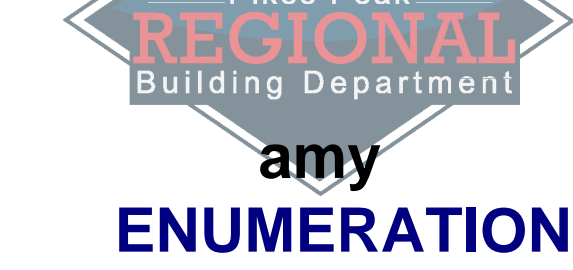
It is the owner's responsibility to
coordinate with easement holders
to avoid impact to utilities that
may be located in the easements.



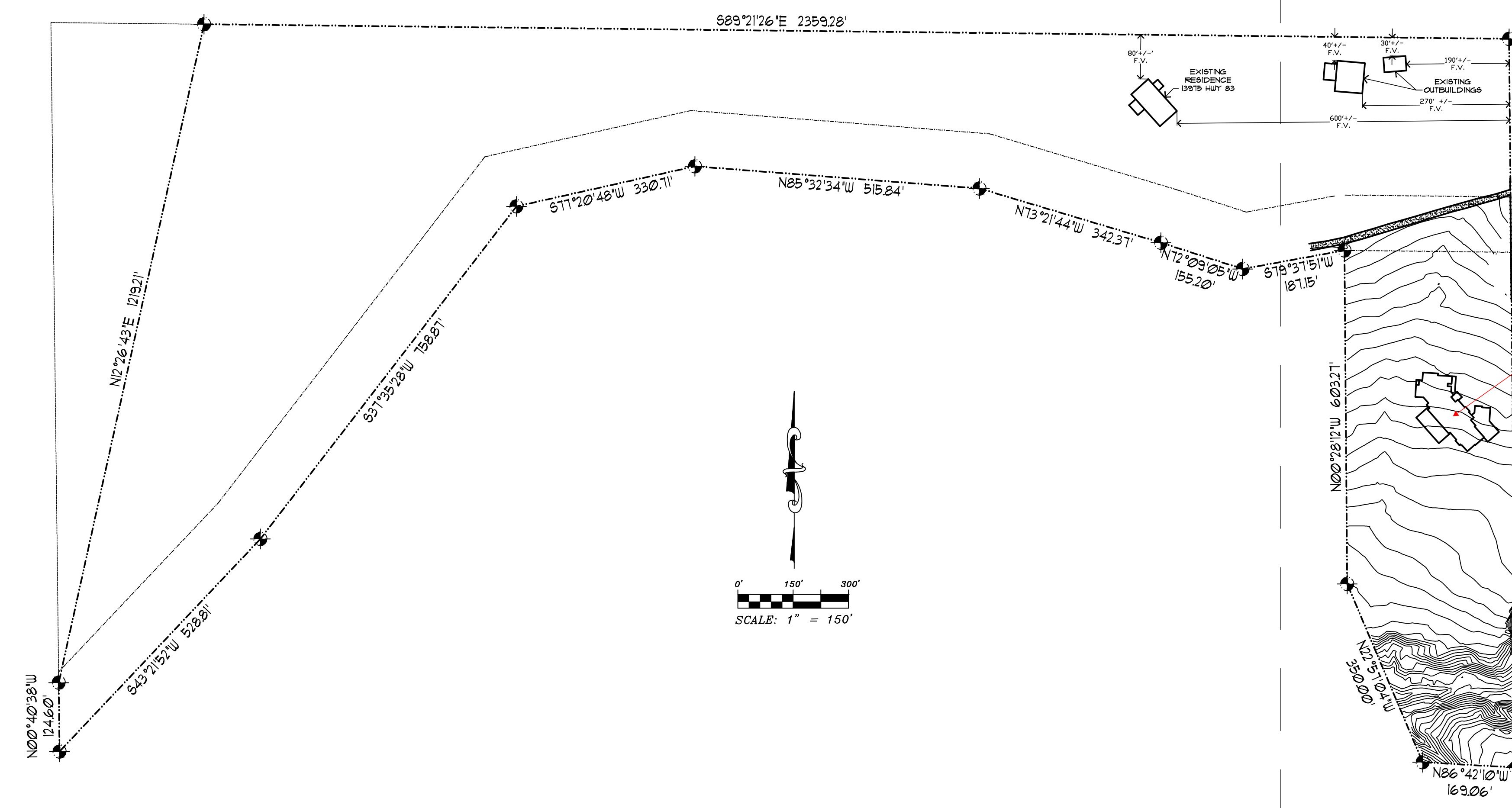
HOUSE FOOTPRINT
NO SCALE

Released for Permit

05/18/2020 8:22:59 AM

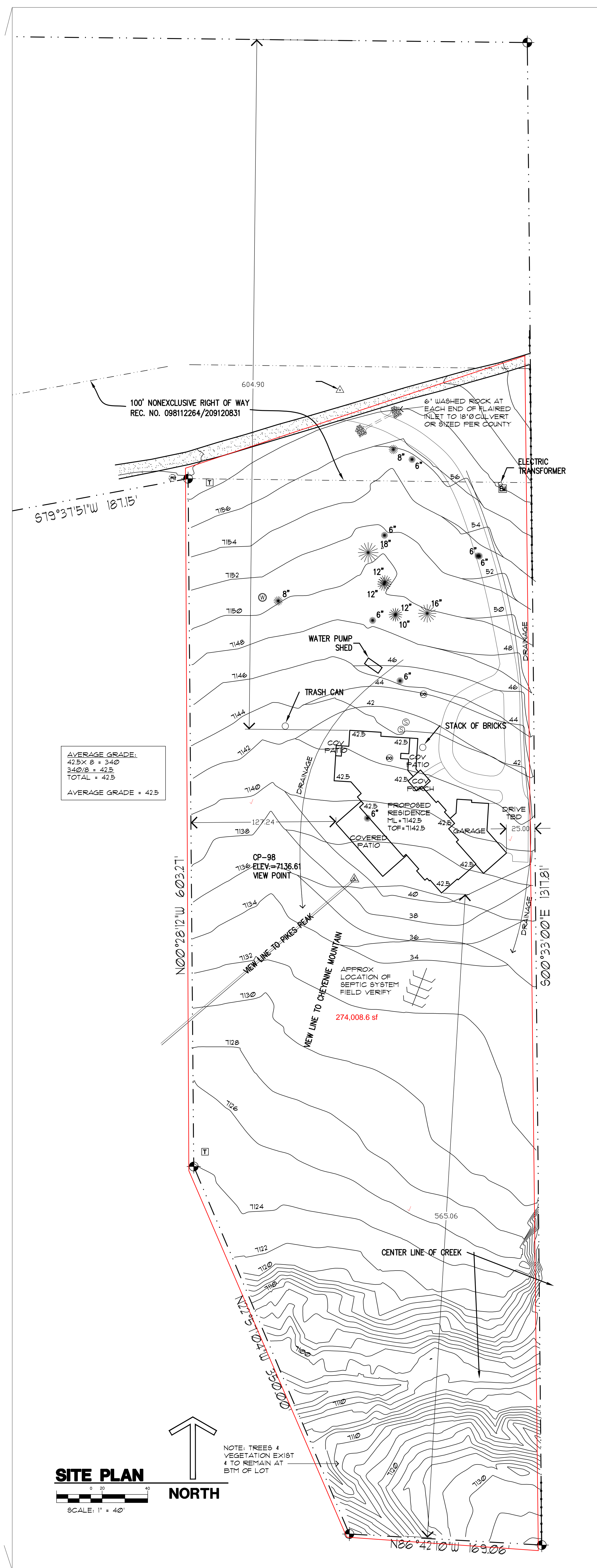


ENUMERATION



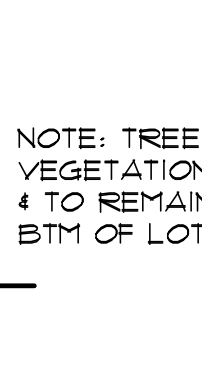
SITE PLAN
SCALE: 1" = 150'

13979



AVERAGE GRADE:
42.5' x 8' x 340'
340' x 42.5'
TOTAL = 42.5'
AVERAGE GRADE = 42.5'

SITE PLAN
SCALE: 1" = 40'



NORTH

NOTE: TREES &
VEGETATION EXIST
& TO REMAIN AT
BTH OF LOT

SITE INFO:

ADDRESS:
13978 STATE HWY 83

LEGAL:
A TR. OF LAND IN THE SE4 OF SEC. 8-2-66 DEED AS FOLLOWS BEG AT E4 COR. TH 500'33"E 1516.0 FT. N 86°24'40"W 164.06 FT. N22°38'34"W 350.0 FT. N00°10'42"W 603.21 FT. S 74°55'21"W 187.15 FT. N14°15'35"W 85.20 FT. N75°04'14"W 542.37 FT. N89°13'04"W 519.84 FT. S77°32'10"W 330.71 FT. S87°32'58"W 758.87 FT. S45°36'03"W 528.75 FT. TO THE SW COR. OF THE NE4 OF SD SE4. N01°46'N 1317.5 FT. N84°11'E 2638.2 FT. TO ROB. EX. TH FT. BK. S232-8-44 EL PASO COUNTY, COLORADO.

SITE DATA:
LOT SIZE = 35.5 ACRES
BUILDING FOOTPRINT + HOUSE = 1,466 SQFT
GARAGE = 1,145 SQFT
COV PORCH = 181 SQFT
TOTAL = 2,792 SQFT
LOT COVERAGE = 0.7%
ZONING = RR-5
TAX SCHEDULE = 62030-00-004
BUILDING HEIGHT = SEE ELEVATIONS

SITE NOTES:

- 1) Topographic information is to be supplied by owner. See below for info.
- 2) Dashed lines indicate existing contours. Solid lines indicate proposed contours.
- 3) Contractor to verify easements.
- 4) Contractor to limit cut and fill areas and limit material and vehicle storage to the building area in order to minimize erosion and site disturbance.
- 5) All landscaping to be determined by the Contractor/Owner. It shall minimize impact to the site. All landscaping to be completed by the Contractor/Owner.
- 6) Use utilities and site fencing to minimize erosion during construction. And also stabilize area with seeded blankets for erosion control as necessary.
- 7) Earth materials are not to be stockpiled on streets or sidewalks, but site or staging areas.
- 8) Contractor is required to provide positive drainage study from and around structure in all directions as shown.
- 9) Any boulder retaining walls shown shall be 48" max high and 48"-60" min apart laterally. If 12" or more retaining walls exist, or retaining walls shall be engineered by a licensed CO soils engineer.
- 10) General Contractor, Subcontractors, Suppliers and Owner shall familiarize themselves & verify all notes, dimensions and information on drawings prior to starting construction. It shall be the responsibility of those parties to report any changes and/or discrepancies to the Designer. Questions regarding these drawings such as drawing interpretation, dimensions, notes, scale and other similar questions shall be brought to the attention of the Designer immediately in writing. Failure to do any of the above shall relieve the designer of any errors. Designer shall not be responsible for any changes not noted in writing to this plan.

SITE LEGEND:

- PROPERTY LINES 4 CORNERS
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED BOULDER RETAINING WALL
- TREE
- 200' FINISH GRADE
- NO ROCK OUT CROPPING EXIST AT SITE

SITE TERMS:

- ABBREVIATIONS:**
BOU= BOTTOM OF RETAINING WALL
EX= EXISTING TO REMAIN
LL= LOWER LEVEL
ML= MAIN LEVEL
N= NEW CONSTRUCTION
RW= REMOVE
R.O.W.= RIGHT OF WAY
SB= SETBACK
SQ. FT. OR SF= SQUARE FEET
TOP= TOP OF FOUNDATION
T.O.U.= TOP OF RETAINING WALL
UL= UPPER LEVEL
W= WALKOUT

REFERENCE INFO:

TOPO INFO:
RAMPART SURVEYS
P.O. BOX 5101
WOODLAND PARK, CO 80866
PHONE 719-687-0320
PROJECT #: 19392

REVISIONS
LGA STUDIOS
201 E. Los Animas Street
Suite 113
Colorado Springs, CO 80903
Phone: (719) 635-0080
Fax: (719) 999-8310
LGAstudiosmailbox@gmail.com
www.lgastudios.com

CONTRACTOR
BOB McGRATH
CONSTRUCTION
2424 JARVIS ROAD
COLORADO SPRINGS, CO 80909
PHONE: (719) 237-7427

THE
CHUNG
RESIDENCE
13978 STATE HIGHWAY 83
COMPUTER FILE 839-8008 SP

DRAWN BY: MDW
CHECKED BY: LGA
PLOT 03/19/20 2:47 PM
SITE PLAN
VICINITY MAP
SITE NOTES
Sheet 8
SP1
OF 1 Sheets

RESIDENTIAL

2017 PPRBC

Address: 13979 HWY 83, COLORADO SPRINGS

Parcel: 6203000004

Plan Track #: 126867

Received: 03-Apr-2020 (GITA)

Map #: 295G

Description:

RESIDENCE - ENGINEER STAMPED

Contractor:

Type of Unit:

Garage	1745	
Main Level	7466	
Upper Level 1	2531	
	11742	Total Square Feet

Plan-check Fee: \$650.00 (1671734)

APPROVED

Plan Review

05/19/2020 1:13:41 PM
dsdarchuleta

EPC Planning & Community
Development Department

Required PPRBD Departments (4)

Enumeration
Released for Permit
04/07/2020 9:27:38 AM
REGIONAL Building Department
bend
ENUMERATION

Floodplain

(N/A) RBD GIS

Construction
Released for Permit
04/10/2020 3:20:39 PM
Pikes Peak REGIONAL Building Department
michaela
CONSTRUCTION

Mechanical

Required Outside Departments (2)

County Zoning
APPROVED
Plan Review
04/10/2020 3:35:12 PM
dsdrangel
EPC Planning & Community
Development Department

Health Dept.
N/A
04/17/2020 2:26:15 PM
El Paso County, CO
heabrannonnuce
Public Health
Health 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.

EL PASO

COMMISSIONERS:
DARRYL GLENN (PRESIDENT)
MARK WALLER (PRESIDENT PRO TEMPORE)



COUNTY

STAN VANDERWERF
LONGINOS GONZALEZ
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

December 11, 2018

Leisle Chung Revocable Trust
5075 Gibson Lake Court
Colorado Springs, CO 80924

McGrady and Associates
2810 Andromeda Drive
Colorado Springs, CO 80906

RE: Chung Second Residence – Variance of Use – (VA-17-001)

This is to inform you that the above-reference request for approval of variance of use to allow a second dwelling was heard by the El Paso County Board of County Commissioners on December 11, 2018, at which time an approval was made to approve the variance of use. The property is located east of Highway 83, approximately one quarter (1/4) of a mile south of Old Northgate Road and is within Section 3, Township 12 South, Range 66 West of the 6th Principal Meridian. A concurrent request has been made for an exemption of the subdivision regulations pursuant to C.R.S. §§30-28-101 to legalize the illegal division of land created in 1980. The property is located within the boundary of the Black Forest Preservation Plan (1987). (Parcel No. 62030-00-004)

This approval is subject to the following:

*COPY
mailed
12/11/18*

CONDITION

1. A residential site plan must be approved prior to the construction of the home.

NOTATIONS

1. Variance of use approval includes conditions of approval and the accompanying site plan and elevation drawings. No substantial expansion, enlargement, intensification or modification shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.
2. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or variance of use conditions/standards are being violated, preceded by notice and public hearing.

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



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

3. If the variance of use is discontinued or abandoned for two (2) years or longer, the variance of use shall be deemed abandoned and of no further force and effect.

This represents the Planning and Community Development Department's understanding of the action taken by the Board of County Commissioners.

Should you have any questions, or if I can be of further assistance, please contact me at 719-520-6300.

Sincerely,

A handwritten signature in blue ink, appearing to read 'NR', is written over the word 'Sincerely,'.

Nina Ruiz, Planner II

File No. VA-17-001