



ADDRESS: 1144 ROCK CREEK CANYON RD
 LEGAL DESCRIPTION:
 TRACT IN SW4SW4 SEC 25-15-6T AS FOLS, COM ATSW COR OF
 SEC 25 TH 82<03' E 153.0 FT, N PARA WITH W LN OF SD SEC
 343.34 FT FOR POB, E AT R/A TO W SEC LN 175.0 FT, S PARA
 WITH SD W LN 244.0 FT TO PT ON N LN OF A RD. S T6<00' W
 180.0 FT M/L, TH N PARA WITH W SEC LN 248.30 FT TO POB

TAX SCHEDULE NO. T2250-00-098
 CD=4/14/1943

LOT SIZE 1.06 ACRES
 EXISTING HOUSE LOT COVERAGE 2310SF
 EXISTING GARAGE AND COTTAGE 231 SF
 PROPOSED ADDITION 792 SF
 TOTAL LOT COVERAGE 3,333 SF

ADD24454

**Not Required
 BESQCP**
 08/02/2024 11:14:56 AM
 ddyounger
 EPC Planning & Community
 Development Department

**APPROVED
 Plan Review**
 08/02/2024 11:42:02 AM
 ddyounger
 EPC 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.

ANY APPROVAL OBTAINED BY EL PASO COUNTY MAY NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS. Planning & Community Development Department approval is contingent upon compliance with all applicable rules and regulations. 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 footage of any drainage way is not permitted without approval of the Planning & Community Development Department.

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Site Plan

PROJECT DESCRIPTION:
1144 Rock Creek Canyon Rd

DRAWINGS PROVIDED BY:
rowe And MacPhail

DATE:

SCALE:

SHEET:
A-1

RESIDENTIAL



2023 PPRBC
2021 IECC

Parcel: 7525000098

Address: 1144 ROCK CREEK CANYON RD, COLORADO SPRINGS

Plan Track #: 192424  Received: 26-Jul-2024 (BRIANNAM)

Description:

Required PPRBD Departments (5)

ADDITION

Contractor: ROWE & MACPHAIL RENOVATIONS & CONSTRUCTION, LLC

Type of Unit:

Floodplain (N/A) RBD GIS	Construction
Electrical	Mechanical
Plumbing	

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.

Required Outside Departments (2)

County Zoning

APPROVED
Plan Review
08/02/2024 11:12:27 AM
dsdyounger
EPC Planning & Community
Development Department

Health Dept.