



# Site Plan 7249 Waterman Way

Owner Name:  
Humphreys, Michael  
Address:  
7249 Waterman Way  
COLO SPRS CO 80922  
Property TSN:

Zone District:  
RS-6000 CAD-O

Legal Description:  
Lot 59 Northwest  
Heights Fil NO1

Lot Size: 11,505

Height of Proposed Structure:

1st Floor SF: 730

Garage SF: 440

Proposed Structure SF: 176

Lot Coverage: 11%

- Legend**
- Parcels
  - Short-Term Rentals
  - Building Footprints

1:30  
A-240

Disclaimer: By submitting this site plan, the applicant confirms all property lines, dimensions, and structure information is true and accurate.

**APPROVED  
Plan Review**  
10/15/2024 2:41:20 PM  
dsdmaes  
EPC Planning & Community  
Development Department

ANY APPROVAL GIVEN BY  
EL PASO COUNTY  
DOES NOT OVIATE THE NEED  
TO COMPLY WITH APPLICABLE  
FEDERAL, STATE, OR LOCAL  
LAW, AND/OR REGULATION.  
Planning & Community Development Department  
approval is contingent upon compliance with all  
applicable rules on the recorded plan.  
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 Roadways of any drainage way  
is not permitted without approval of the  
Planning & Community Development Department

**FILE - ADD24631  
ZONING - RS-6000 CAD-O  
PLAT - 10052  
APPROVED 176 SQ FT  
DECK**

**Not Required  
BESQCP**  
10/15/2024 2:41:41 PM  
dsdmaes  
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.

Waterman Way

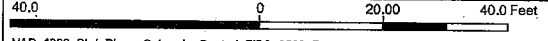
DRIVEWAY

DECK IS UNCOVERED  
DECK IS 8' ABOVE GRD  
11 X 16 = 176 SQ FT

11x16'

15'

40'



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# RESIDENTIAL



2023 PPRBC  
IECC: N/A

Address: 7249 WATERMAN WAY, COLORADO SPRINGS

Parcel: 5332218013

Plan Track #: 195051 

Received: 10-Oct-2024 (SIERRAC)

## Description:

**DECK - NEW**

Contractor: O'LEARY & SONS INC.


Type of Unit:

## Required PPRBD Departments (2)

**Floodplain**  
  
(N/A) RBD GIS

**Construction**  
  
Released for Permit  
10/15/2024 8:38:47 AM  
  
CONSTRUCTION

## Required Outside Departments (1)

**County Zoning**  
  
APPROVED  
Plan Review  
10/15/2024 2:43:00 PM  
  
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.