

R136565
ADU2042
PLAT 9379
ZONE RR-5
DIST 1

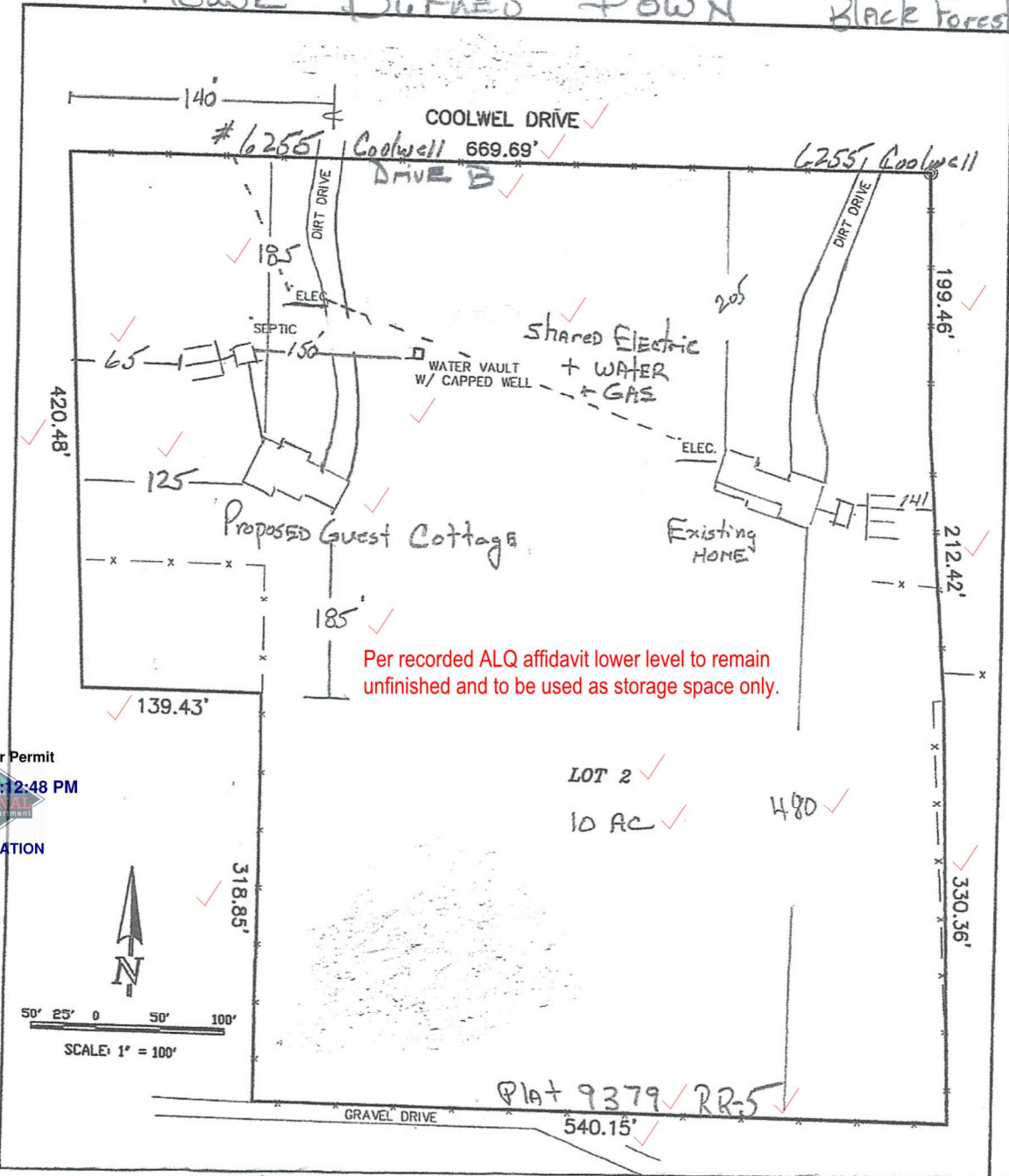
APPROVED
Plan Review
01/12/2021 4:07:35 PM
dsdespinoza
EPC Planning & Community
Development Department

APPROVED
BESQCP
01/12/2021 4:07:55 PM
dsdespinoza
EPC Planning & Community
Development Department

ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT ORVIATE 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 or blockage of any drainage way
is not permitted without approval of the
Planning & Community Development Department

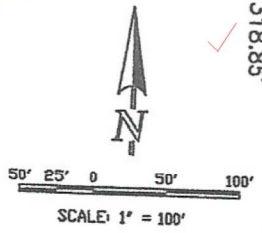
It is the owner's responsibility to
coordinate with easement holders
to avoid impact to utilities that
may be located in the easements.

" HOUSE BURNED DOWN Black Forest Fire "



Per recorded ALQ affidavit lower level to remain unfinished and to be used as storage space only.

Released for Permit
01/08/2021 4:12:48 PM
Regional Building Department
amy
ENUMERATION



Proposed Site Plan

OWNERS - Jim + Corinne Rice ✓
6255 Coolwell drive B ✓
Colorado Springs, CO 80908
Lot 2 Culwell/Dolan Sub ✓
Tax ID = 5206002025 ✓ RR-5 ✓



FORM 1

Chuck Broerman

El Paso County, CO

12/04/2020 01:05:03 PM



Doc \$0.00

2

Rec \$18.00

Pages

220197735

ACCESSORY LIVING QUARTERS COMPLIANCE AFFIDAVIT

I, JAMES M RICE + Corinne A. Rice, applicant or applicant's agent for an Accessory living quarters being duly sworn on oath, deposes and says:

I, as applicant, own and hold title to the following described real property (hereinafter referred to as "the PROPERTY"), or have been given authority to represent the owner by an Owner's Affidavit of the PROPERTY for purposes of the above referenced application:

6255 Coolwell Drive Street Address
Lot 2 Culwell/Dolan Sub Legal Description
5206002025 Assessor Tax Schedule Number

El Paso County, Colorado

I hereby acknowledge and agree to the following:

"Pursuant to Chapter 5 of the El Paso County Land Development Code, I as Owner acknowledge and agree that the Accessory living quarters proposed as part of this development application and to be located on the above reference property may not be leased or rented. I, hereby agree that I will not lease or rent the Accessory living quarters.

IN WITNESS WHEREOF, the parties hereto have hereunder set their hands and seal this 20 day of NOVEMBER, 2020.

OWNER STATE OF TEXAS

COUNTY OF DENTON

James M Rice
Owner Signature

JAMES M. RICE 2137 BEECHWOOD LANE, FLOWER MOUND, TX 75028 214 288 3249
Print Name, Mailing Address and Phone Number

The foregoing instrument was acknowledged before me this 20 day of Nov, 2020 by James M Rice, COUNTY OF Denton

J Sprabary My Commission expires 8/14/2021
(Notary Public)

OWNER STATE OF Texas

COUNTY OF Denton

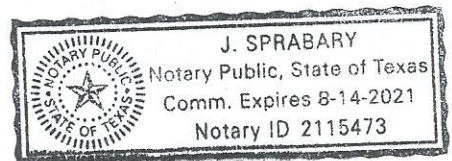
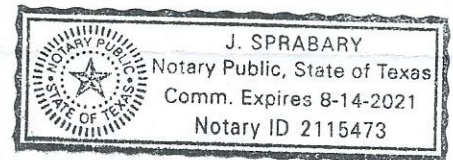
Corinne A. Rice
Owner Signature

Corinne A. Rice, 2137 Beechwood Ln, Flower Mound TX 75028 214.557.8430
Print Name, Mailing Address and Phone Number

The foregoing instrument was acknowledged before me this 20 day of Nov, 2020 by Corinne A Rice, COUNTY OF _____

J Sprabary My Commission expires 8/14/2021
(Notary Public)

El Paso County Procedures Manual
Procedure # R-FM-019-07
Issue Date: 04/02/07
Revision Issued: 3/12/2020



Nov 18 2020

To:
Pikes Peak Regional Building Department
2880 International Circle
Colorado Springs. CO 80910

Re: 6255 Coolwell Colorado Springs CO 80908

dsdespinoza
01/12/2021 1:13:08 PM

We agree to stay within the guidelines of the accessory building square footage per PPRBD guidelines and agree to not finish the lower level. This will remain as storage space only.

Regards,

James M Rice & Corinne A Rice
Owners

IN WITNESS WHEREOF, the parties hereto have hereunder set their hands and seal this 20 day of NOVEMBER, 2020.

OWNER
STATE OF TEXAS

COUNTY OF DENTON

James M Rice
Owner Signature

JAMES M. RICE 2137 BEECHWOOD LANE, FLOWER MOUND, TX 75028 214 288 3249
Print Name, Mailing Address and Phone Number

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OWNER
STATE OF Texas

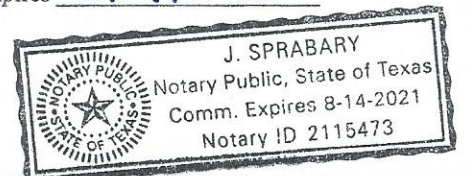
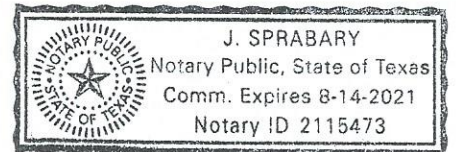
COUNTY OF Denton

Corinne A. Rice
Owner Signature

Corinne A. Rice, 2137 Beechwood Ln, Flower Mound, TX 75028 214-557-8430
Print Name, Mailing Address and Phone Number

The foregoing instrument was acknowledged before me this 20 day of Nov, 2020 by Corinne A Rice, COUNTY of Denton

J Sprabary
(Notary Public) My Commission expires 8/14/2021



RESIDENTIAL



2017 PPRBC

Address: 6255 COOL-WELL DR, COLORADO SPRINGS

Parcel: 5206002025

Plan Track #: 136565  **Received:** 02-Nov-2020 (BECKYA)

Description:

RESIDENCE

Contractor: LAURIA BUILDERS & LAND, LLC.


Type of Unit:

Garage	572	
Lower Level 2	1254	
Main Level	1396	
Upper Level 3	102	
	3324	Total Square Feet

Required PPRBD Departments (4)

Enumeration

Released for Permit
11/03/2020 9:32:34 AM



amy
ENUMERATION

Floodplain

(N/A) RBD GIS

Construction


Released for Permit
11/09/2020 10:40:14 AM



CONSTRUCTION

Mechanical

Released for Permit
11/10/2020 10:02:07 AM



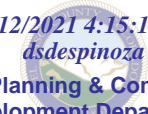
tcrippen
MECHANICAL

Required Outside Departments (2)

County Zoning

APPROVED
Plan Review

01/12/2021 4:15:16 PM
dsdespinoza




EPC Planning & Community
Development Department

Health Dept.

N/A

11/10/2020 6:40:08 PM

El Paso County, CO
heabrannonnuce



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.