

ADD 25252
PLAT 3751
RR-5
APPROVED 384 SQ FT DECK
COVER AND APPROVED 512 SQ
FT OPEN DECK

APPROVED
Plan Review

05/21/2025 10:27:16 AM

dsdhills

EPC Planning & Community
Development Department



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

Not Required
BESQCP

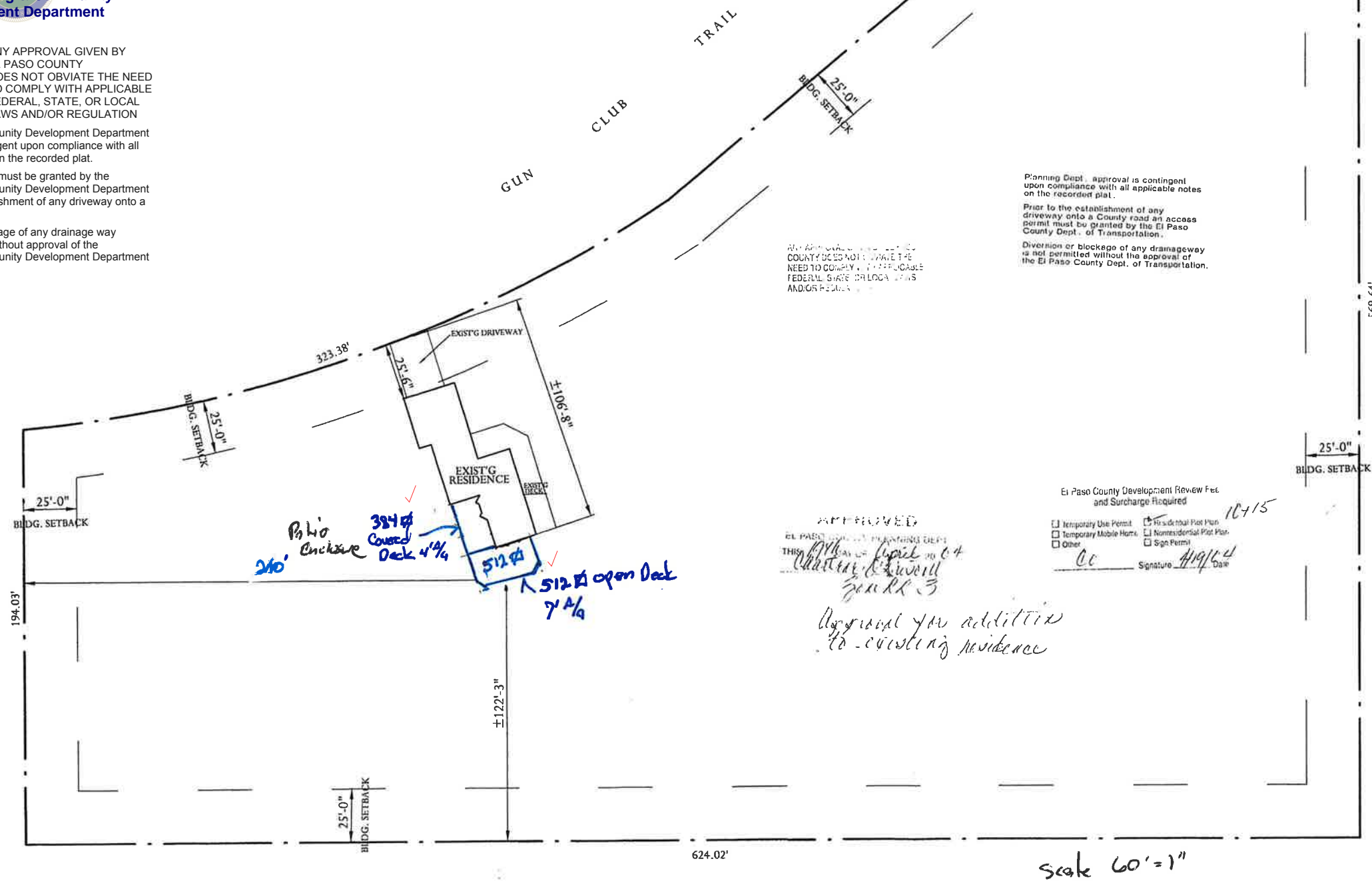
05/21/2025 10:28:05 AM

dsdhills

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.



Planning Dept. approval is contingent
upon compliance with all applicable notes
on the recorded plat.

Prior to the establishment of any
driveway onto a County road an access
permit must be granted by the El Paso
County Dept. of Transportation.

Diversion or blockage of any drainage way
is not permitted without the approval of
the El Paso County Dept. of Transportation.

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El Paso County Development Review Fee
and Surcharge Required

☐ Temporary Use Permit ☒ Residential Plot Plan
☐ Temporary Mobile Home ☐ Nonresidential Plot Plan
☐ Other ☐ Sign Permit

Signature: [Signature] Date: 4/19/14

APPROVED
EL PASO COUNTY PLANNING DEPT.
THIS PLAN IS APPROVED FOR
CONSTRUCTION OF THE
PROPOSED ADDITION TO THE
EXISTING RESIDENCE

Approval for addition
to existing residence

scale 60' = 1"

Address: 6765 Gun Club Trail
Colorado Springs, CO 80908
Zoning: RR3
Legal Description: Lot 4, Block 1, in resubdivision tract D, E, F, and a portion
of G in Black Forest Country Club Subdivision, according
to the Plat thereof recorded in Plat Book U-2 at Page 46,
County of El Paso, State of Colorado.
Tax Schedule#: 52070-03-001
Bldg. Height: 26'-6" ACTUAL, 30' MAX.
Lot Area: 211,368 SF. = 4.85 AC.
Lot Coverage: <10% Max. 20%
Design Loads: 40# Snow Load
40# L.L. Floor
85mph, Exposure "C" Wind Load
65# Deck

Gross Square Footage: Exist'g Main Level w/ Garage 1,945 sf.
Main Level Additions (Habitable): 379 sf.
Total Main Level (Lot Cover.) 2,324 sf.

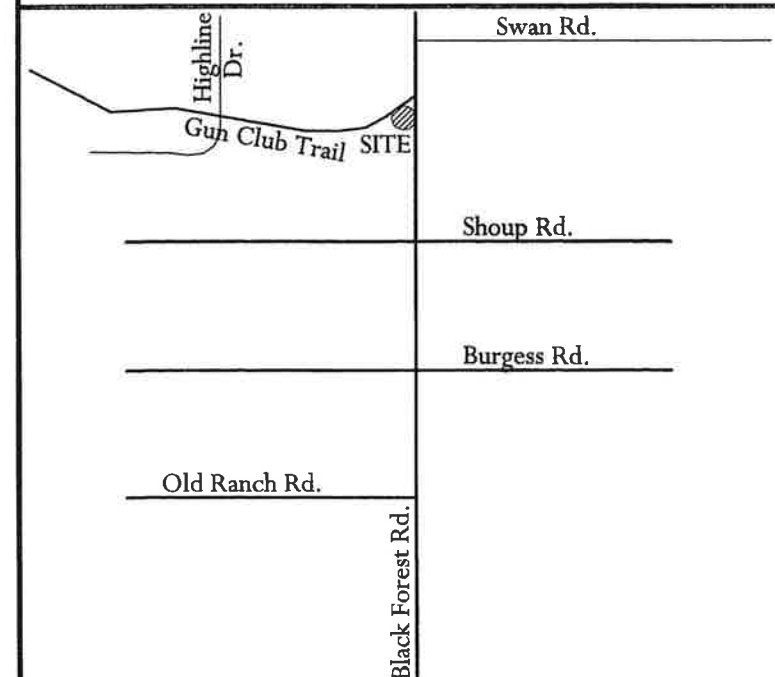
Energy Code Data: Area of Doors: 0 sf. R of Wall Insul.: 19
(Additions Only) Area of Glazing: 374 sf. R of Bsm't. Insul.: n/a
Area of Wall: 875 sf. R of Crawl. Insul.: n/a
U Glass / Window: .33 R of Found. Insul.: 7.5
R of Roof Insul.: 38 R of Unheated Flr.: n/a

Furnace Size: _____ Btu/Hr. Input

GENERAL NOTES

1. Contractor shall field locate & verify all utilities prior to excavating.
2. Soils report & foundation design by Colorado licensed engineer or
architect to be on hand @ time of first inspection.
3. All glazing subject to human impact per UBC chapter 54 shall be
safety glazed.
4. LP Gas burning devices are not permitted in bsmts. or crawlspaces.
5. All work shall comply w/ current editions of the following codes:
UBC, UMC, UPC, NEC, & '99 Pikes Peak Building Code.
6. Smoke Detectors shall be hardwired & interlinked w/ battery
backup.
7. Contractor shall review drawings prior to start of construction
& notify designer of any discrepancies or errors immediately, in writing.
Failure to do so shall relieve the designer of all liability.
8. Installation of self-sealing strip shingles, weighing less than 240#
per 100 sq. ft. may be installed only during daylight savings time
periods, April thru October.
9. Contractor shall have Colorado registered Surveyor set building
corners to verify compliance with building setbacks.

VICINITY MAP



CONTRACTOR

PROJECT

ADDITIONS/ ALTERATIONS TO

DRAWN
CRAIG
10/17
Marc
JO
10/17