

SCOPE OF WORK:

PROPOSED DECK
EXTENSION— 20'-6" x 6'

PROJECT: CUSTOM RESIDENCE
 OWNER: COLORADO STRUCTURES
 DESIGNER: DESIGN RENAISSANCE— DAN SIEVERS
 815 W. JEFFERSON ST.
 COLORADO SPRINGS, CO 80907
 (719) 633-4684
 CONTRACTOR: ALL ABOUT HOME DESIGN
 13530 NORTHGATE ESTATES DR #100
 COLORADO SPRINGS, CO 80921
 (719) 465-8888
 PROJECT ADDRESS: 16238 OPEN SKY WAY
 COLORADO SPRINGS, CO
 PARCEL NUMBER: 6125002007
 LEGAL DESCRIPTION: LOT 49 HIGH FOREST RANCH FIL NO 2
 ZONING: RR-2.5/
 SETBACKS: 90' FRONT
 35' SIDE
 50' REAR
 HEIGHT: EXISTING MAX. HEIGHT = 26'-6"
 (30' ALLOWED PER ZONING)
 LOT COVERAGE: LOT AREA = 17.39 ACRES
 (APPROX. 757,508.4 S.F.)
 EXISTING STRUCTURE = 6,618 S.F.
 (INCLUDING COVR'D PATIOS
 AND RAISED DECKS)
 PROPOSED DECK EXTENSION = 123 S.F.
 PROPOSED FINAL COVERAGE = .9%
 MAX. ALLOWABLE PER ZONING— NONE STATED

ADD2545

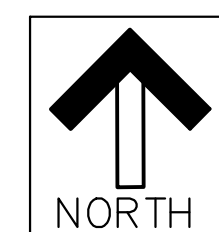
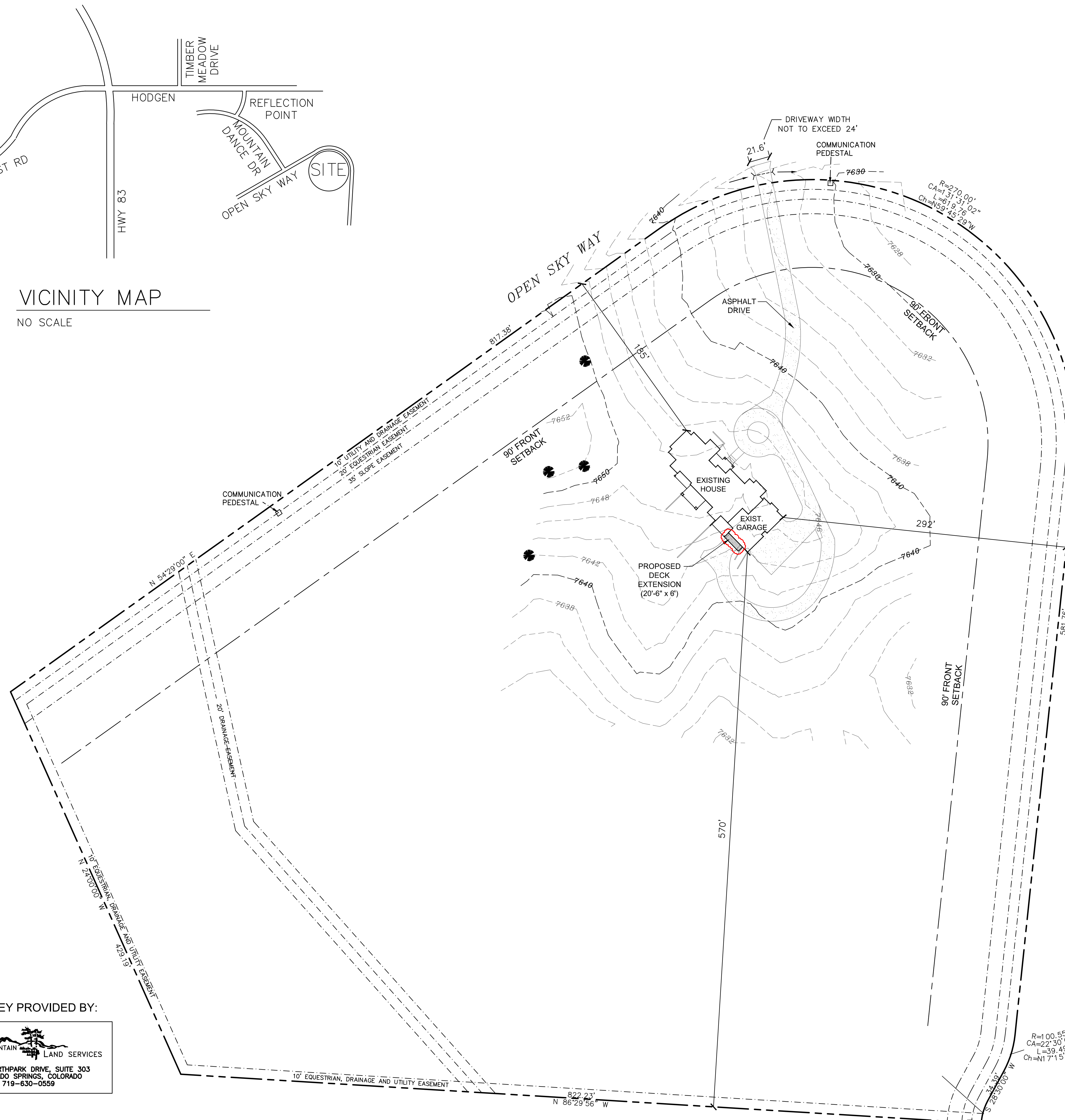
APPROVED
 BESQCP
 02/06/2025 11:20:03 AM
 dsyoung@epcplanning.com
 EPC Planning & Community
 Development Department

APPROVED
 Plan Review
 02/06/2025 11:20:10 AM
 dsyoung@epcplanning.com
 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 GIVEN BY EL PASO COUNTY DOES NOT RELIEVE 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 codes on the record site. An access permit must be granted by the Planning & Community Development Department prior to the commencement of any driveway or site work. Division of backlogs of any drainage way is not permitted without approval of the Planning & Community Development Department.

OPEN SKY WAY



VICINITY MAP

NO SCALE

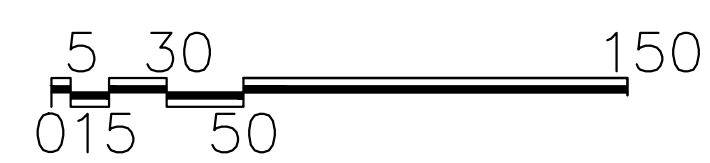
SURVEY PROVIDED BY:

ROCKY MOUNTAIN LAND SERVICES
 4465 NORTH PARK DRIVE, SUITE 303
 COLORADO SPRINGS, COLORADO
 719-630-0559



SITE PLAN

SCALE = 1:50



- GENERAL NOTES:
1. APPLICABLE CODES: ALL WORK & MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE GOVERNING CODES & APPLICABLE STANDARDS.
 2. NOTE TO THE GENERAL CONTRACTOR/BUILDER/TRADES: CONTRACTOR IS RESPONSIBLE FOR: DIMENSIONS— WHICH SHALL BE CONFIRMED & CORRELATED AT THE JOB SITE, FABRICATION PROCESSES & TECHNIQUES OF CONSTRUCTION, COORDINATION OF HIS/HER WORK WITH THAT OF ALL OTHER TRADES, FURNISHING ALL ITEMS REQUIRED FOR THE PROPER EXECUTION, COMPLETION, & SATISFACTORY PERFORMANCE OF ALL WORK NECESSARY, INDICATED, REASONABLY INFERRED, OR REQUIRED BY ANY CODE WITH JURISDICTION TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE & PROPER FINISHED JOB. IN CASE OF ANY QUESTIONS OR NEED FOR FURTHER CLARIFICATION OF INFORMATION AND/OR DETAILS, CONTRACTOR SHOULD CONTACT THE DESIGNER PRIOR TO FURTHER CONSTRUCTION OR FABRICATION OF ITEMS IN QUESTION.

SHEET INDEX

SP	SITE PLAN
A1	DECK PLAN & ELEVATION
S1	DECK FRAMING PLAN

	Design Renaissance Architectural Design & Planning 815 W. Jefferson Street Colorado Springs, CO 80907 719.633.4684 v dansievers@comcast.net	Custom Home: Colorado Structures 16238 Open Sky Way Colorado Springs, CO	PLOT PLAN	SP
	Date: December 18, 2024 Date Revised: Drawn by: DDS			

RESIDENTIAL



2023 PPRBC
IECC: N/A

Address: 16238 OPEN SKY WAY, COLORADO SPRINGS

Parcel: 6125002007

Plan Track #: 197289 

Received: 30-Dec-2024 (SIERRAC)

Description:

DECK - EXTENSION

Contractor: ALL ABOUT HOME DESIGN, LLC

Type of Unit:

Required PPRBD Departments (2)

Floodplain

(N/A) RBD GIS

Construction


Released for Permit
12/31/2024 9:30:05 AM

brianb
CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review

02/06/2025 11:20:49 AM
dsdyounger

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.