

# SITE PLAN

## 8385 SWAN ROAD

### EL PASO COUNTY, COLORADO

SFD21711  
 RR-2.5  
 CD: 1971  
 REF FILES: BOA92082 - EP7106086  
 NO RIF - HOME WAS PREVIOUSLY ON PROPERTY

**APPROVED**  
**Plan Review**

04/08/2021 10:51:19 AM  
 dsdrangel

EPC Planning & Community  
 Development Department



ANY APPROVAL GIVEN BY  
 EL PASO COUNTY  
 DOES NOT OBLIVATE 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

**APPROVED**  
**BESQCP**

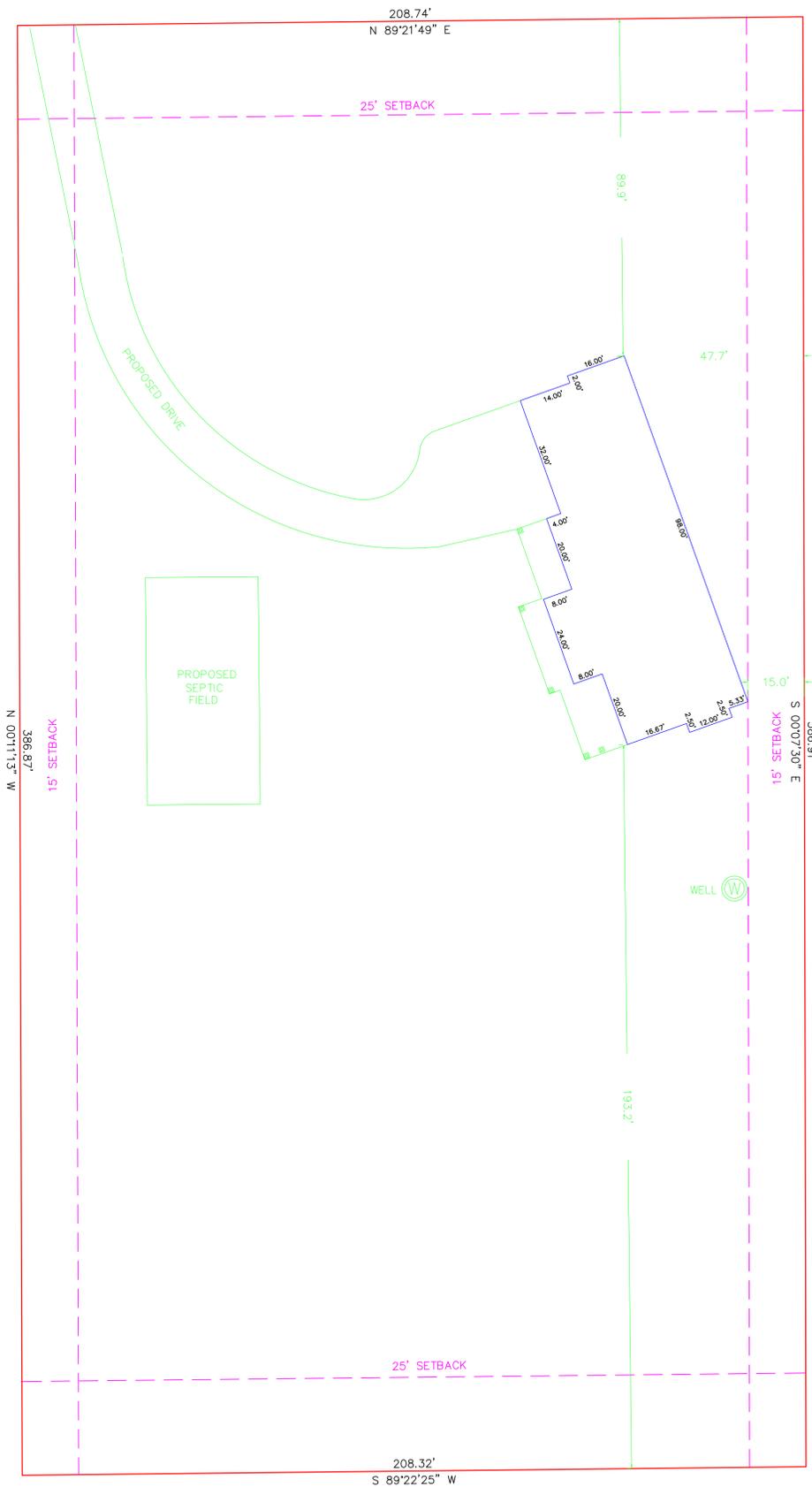
04/08/2021 10:51:29 AM  
 dsdrangel

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

## SWAN ROAD



**BUILDER:**  
 GOEBEL CONSTRUCTION, INC.  
 6840 BRENTWOOD DRIVE  
 COLORADO SPRINGS, COLORADO 80908  
 719-650-8586

**OWNER:**  
 PATRICIA M BURNS  
 3960 TAPADERO DRIVE  
 COLORADO SPRINGS, COLORADO 80921  
 719-650-8586

**LOT AREA:**  
 1.85 ACRES, 80,677SF +/-

**BUILDING PLAN NO.:**  
 CUSTOM

**PROPOSED HOUSE FOOTPRINT:**  
 3,390 SF.

**TOTAL COVERAGE BY HOUSE FOOTPRINT:**  
 4.2%

**ZONING:**  
 RR 5 RR-2.5

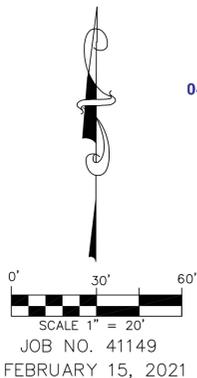
**MAXIMUM BUILDING HEIGHT**  
 30 FEET

**ASSESSORS SCHEDULE NUMBER**  
 52090-00-058

**LEGAL DESCRIPTION**

A TRACT OF LAND LOCATED WITHIN THE WEST ONE HALF OF THE NORTHEAST ONE QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 9, BEING 329.38' EAST OF THE SAIN NORTHEAST ONE QUARTER, THENCE CONTINUE EASTERLY ALONG SAID NORTH LINE A DISTANCE OF 208.71 FEET, THENCE ANGLE RIGHT 90 DEGREES 26 MINUTES 30 SECONDS SOUTHERLY A DISTANCE OF 417.42 FEET, THENCE ANGLE RIGHT 89 DEGREES 33 MINUTES 30 SECONDS, A DISTANCE OF 208.71 FEET, THENCE ANGLE RIGHT 90 DEGREES 26 MINUTES 30 SECONDS NORTHERLY A DISTANCE OF 417.42 FEET TO THE POINT OF BEGINNING, EXCEPT THE NORTHERLY 30 FEET.

Released for Permit  
 04/05/2021 8:12:50 AM  
 REGIONAL  
 Building Department  
 Becky A  
 ENUMERATION



**ROCKY MOUNTAIN LAND SERVICES**  
 4465 NORTH PARK DRIVE SUITE 303  
 COLORADO SPRINGS, COLORADO 80907  
 719-630-0559

JOB NO. 41149  
 FEBRUARY 15, 2021

# RESIDENTIAL



2017 PPRBC

Address: 8385 SWAN RD, COLORADO SPRINGS

Parcel: 5209000058

Plan Track #: 143495 

Received: 01-Apr-2021 (DANM)

## Description:

### RESIDENCE

Contractor: GOEBEL CONSTRUCTION, INC

Type of Unit:

Garage	960	
Lower Level 1	82	
Lower Level 2	2120	
Main Level	2394	
	5556	Total Square Feet

## Required PPRBD Departments (4)

**Enumeration**  
Released for Permit  
04/06/2021 2:21:12 PM  
  
Becky A  
ENUMERATION

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

**Construction**

**Mechanical**

## Required Outside Departments (2)

**County Zoning**  
APPROVED  
Plan Review  
04/08/2021 10:52:08 AM  
  
dsdrangel  
EPC Planning & Community  
Development Department

**Health Dept.**

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.