

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 OVIATE THE NEED
TO COMPLY WITH APPLICABLE
FEDERAL, STATE, OR LOCAL
LAWS AND/OR REGULATION

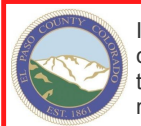
Planning & Community Development Department
approval is contingent upon compliance with all
applicable notes on the recorded plat.
An access permit must be granted by the
Planning & Community Development Department
prior to the establishment of any driveway onto a
County road.

Diversion of blockage of any drainage way
is not permitted without approval of the
Planning & Community Development Department

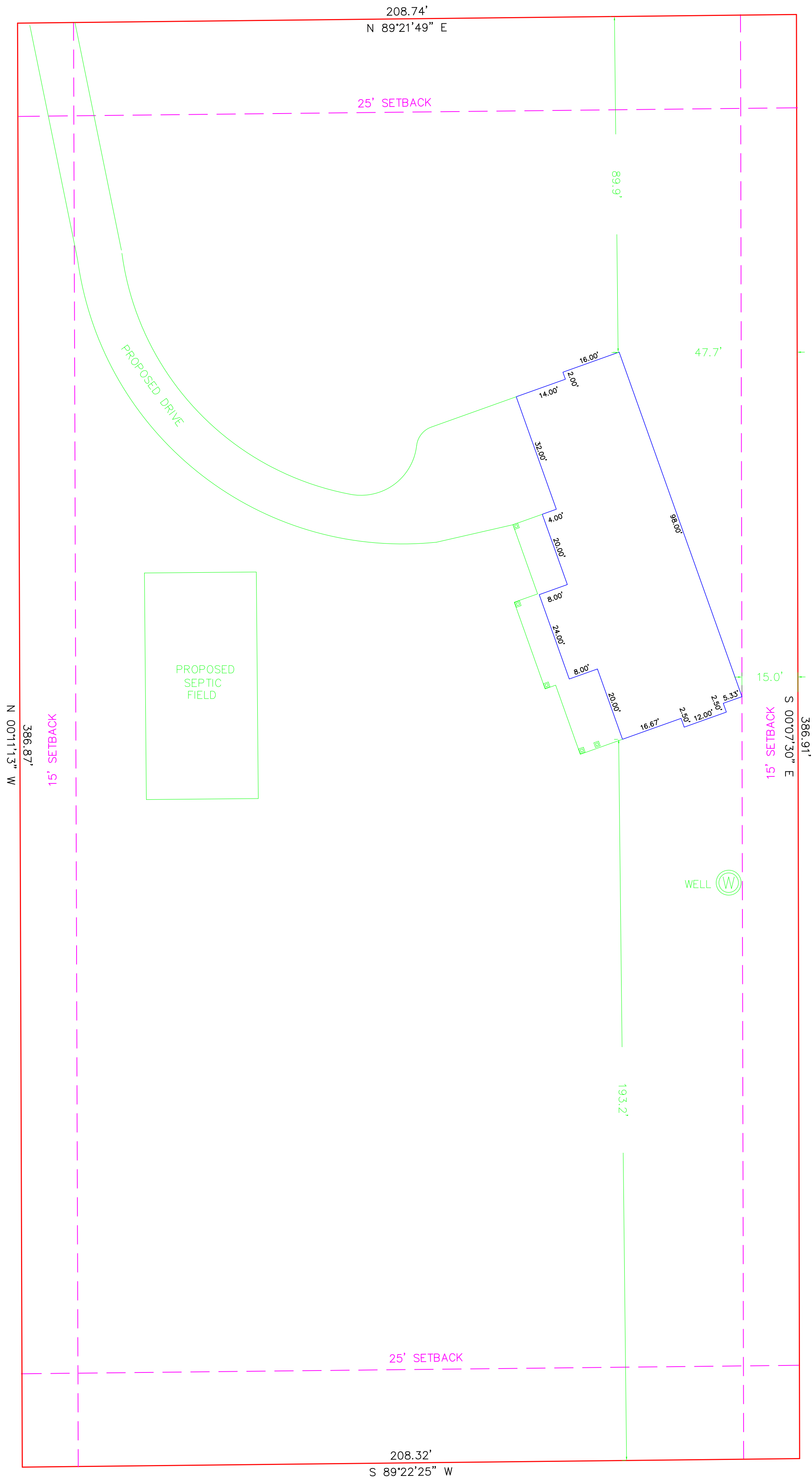
APPROVED
BESQCP

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



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

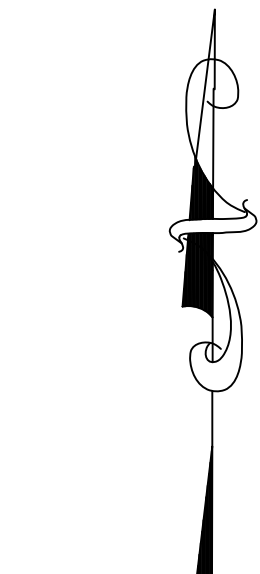
LEGAL DESCRIPTION

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



0' 30' 60'
SCALE 1" = 20'

JOB NO. 41149
FEBRUARY 15, 2021

ROCKY MOUNTAIN LAND SERVICES

4465 NORTH PARK DRIVE SUITE 303
COLORADO SPRINGS, COLORADO 80907
719-630-0559

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  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.