

**APPROVED
Plan Review**

03/23/2023 4:30:06 PM
dsdrangel

EPC Planning & Community
Development Department



ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OBVIATE 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

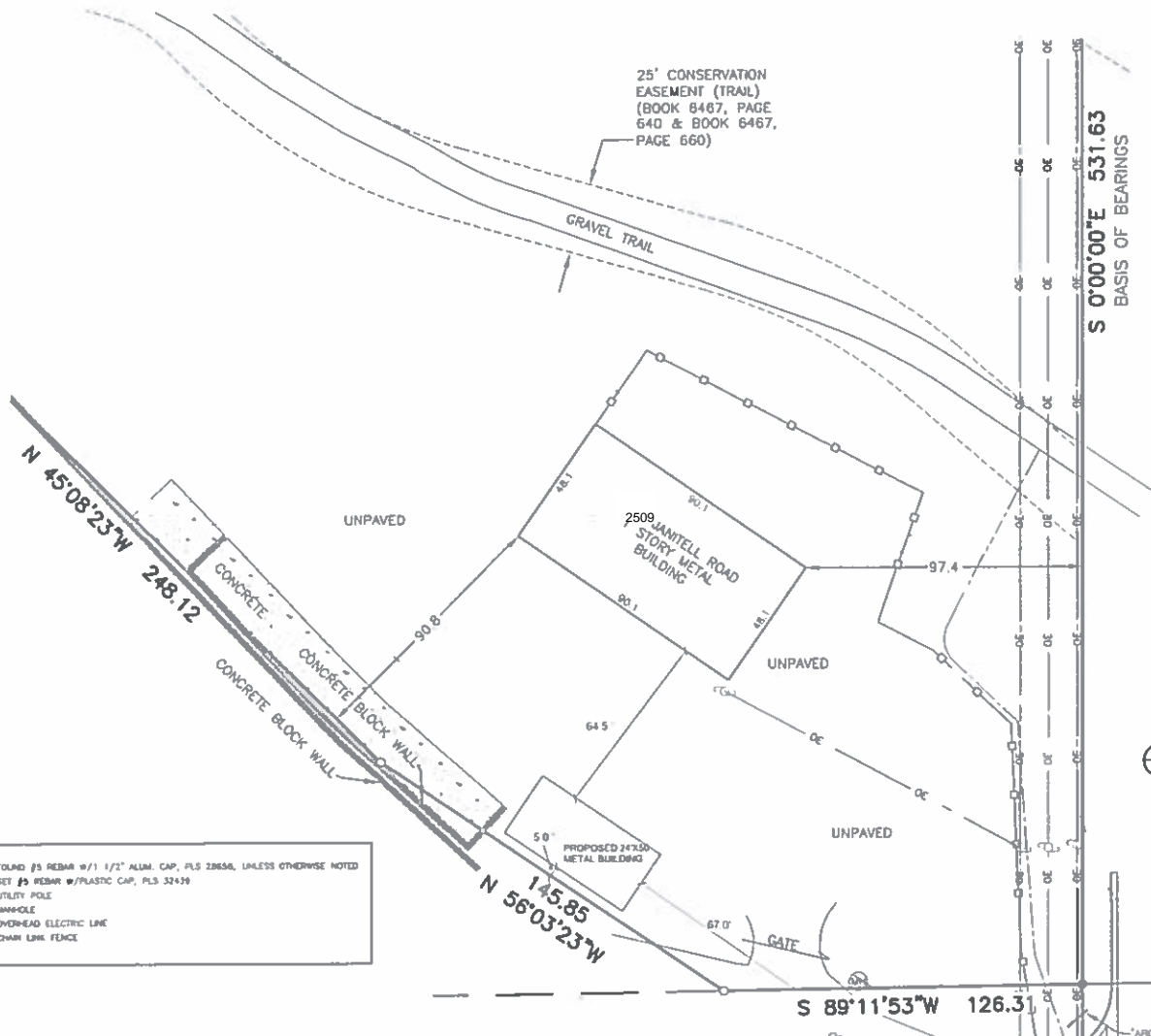
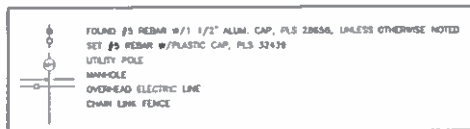
**Not Required
BESQCP**

03/23/2023 4:30:16 PM
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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.



ADDRESS: 2509 JAWITTEL RD
 COLORADO SPRINGS CO 80908
 OWNER: JOSE GARCIA
 PARCEL NUMBER: 6434-00036
 LEGAL
 THAT PT OF NE 1/4 SEC 25-14-46 LY E OF FOL DES ENL
 BEG AT PT CN 1/4 LN OF BE & SEC 25-14-46 FROM WHICH THE
 BEG CORN THEREOF BEARS N 89°09'27" E 4.45 FT TH S
 09°09'27" W 33.29 FT S 56°38'02" W 82.87 FT S 82°19'32" W
 149.49 FT S 84°08'17" W 70.73 FT S 28°08'23" W 255.03 FT
 THENCE ARC OF CURVE TO HAVING A RADIUS OF 188.88 FT A
 C.A. OF 83°14'48" AN ARC LENGTH OF 145.29 FT S 45°08'23"
 E 248.12 FT S 56°03'23" E 145.85 FT TO A PT CN 1/4 LN OF
 NE 1/4 SEC 25-14-46, EX PT CONV TO COUNTY BY DM
 W57-0229
 ZONING: M
 LOT SIZE: 4.92 (214315.2 SF)
 PROPOSED NEW METAL BUILDING: 1200 SF
 EXISTING BUILDING: 4200 SF
 TOTAL SQUARE FOOTAGE: 5400 SF
 LOT COVERAGE: 2.58 %

ADD23121
 M
 4.92 ACRES
 APPROVED 1237 SQ
 FT DETACHED
 ACCESSORY STRUCTURE
 PER KP

PLOT PLAN
 SCALE 1"=20.0'

PLOT PLAN
SHEET 2


RESIDENTIAL



2017 PPRBC

Address: 2509 JANITELL RD, COLORADO SPRINGS

Parcel: 6429400036

Plan Track #: 165348 

Received: 21-Jul-2022 (STEPHANIEV)

Description:

DETACHED ACCESSORY STRUCTURE

Contractor: COAST TO COAST CARPORTS, INC

Type of Unit:

Required PPRBD Departments (2)

Floodplain
N/A
07/22/2022 6:40:36 AM
Pikes Peak
REGIONAL
Building Department
keith
FLOODPLAIN

Construction
Released for Permit
07/26/2022 10:25:10 AM
Pikes Peak
REGIONAL
Building Department
michaela
CONSTRUCTION

Required Outside Departments (1)

County Zoning
APPROVED
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03/23/2023 4:30:33 PM
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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.