AGNER DETACHED GARAGE

PROJECT DESCRIPTION
36'X66' 2,376 SQ. FT. DETACHED GARAGE WITH (2) 12'X14' & (1) 12'X12' OVERHEAD DOOR AND (3) 3068 SERVICE DOOR. SLAB ON GRADE (IF WE HAVE ENOUGH MONEY) WITH ATTIC TRUSS ROOF.

OWNER
JIM & KAREN AGNER
12410 JORDAN ROAD
FOUNTAIN, CO. 80817

LEGAL DESCRIPTION
LOT 11 BLOCK 1 LOCK RANCH SUBDIVISION # 3804
EL PASO COUNTY, COLORADO

SITE DATA
PARCEL NUMBER: 5617003011
LOT ACRES: 5 OR 217,800 SQ/FT
AREA OF EXISTING HOUSE: 3099 SQ/FT
AREA OF OTHER PERMANENT STRUCTURES: 866 SQ/FT
AREA OF MOVABLE OR AGRICULTURE STRUCTURES: 940 SQ/FT
PROPOSED DETACHED GARAGE AREA: 2376 SQ/FT
TOTAL COVERAGE AREA: 6341
PRECENTAGE OF COVERAGE: 2.9%

APPLICABLE BUILDING CODES:
INTERNATIONAL RESIDENTIAL CODE (IRC), 2021 EDITION
THE PIKES PEAK REGIONAL BUILDING CODE, 2023 EDITION
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL FUEL GAS CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2023 NATIONAL ELECTRIC CODE, NEC
2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)

ADD26654
PLAT - 3804
A-5
APPROVED 2376 SQ FT DETACHED GARAGE

APPROVED
Plan Review
11/05/2026 3:33:10 PM
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.

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.

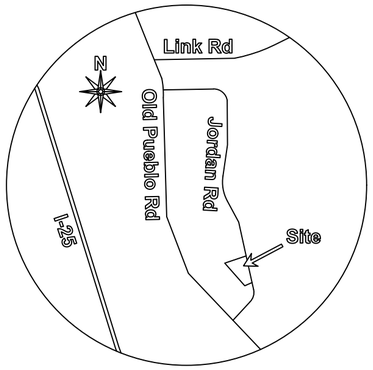
An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.

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

This property is located in a Wildland Urban Interface Area and is subject to Appendix E, Wildfire Resiliency Requirements, of the El Paso County Land Development Code. This property is located in a:

☐Low Fire Intensity Classification and is subject to Class I requirements

☑Moderate or High Fire Intensity Classification and is subject to Class I and Class II requirements



Vicinity Map

Jordan Rd

SITE PLAN
1/64" = 1'0"

RESIDENTIAL

2023 PPRBC
IECC: N/A

Address: 12410 JORDAN RD, FOUNTAIN

Parcel: 5617003011

Plan Track #: 216536 **Received: 02-Sep-2026** **(NICOLASV)**

Description:

DETACHED GARAGE (UNCONDITIONED)

Contractor: HOMEOWNER

Type of Unit:

Required PPRBD Departments (3)

Floodplain

(N/A) RBD GIS

Construction

Mechanical

N/A
09/03/2026 9:59:20 AM
Pikes Peak REGIONAL Building Department
daleh
MECHANICAL

Required Outside Departments (2)

County Zoning

APPROVED
Plan Review
11/05/2026 3:36:52 PM
dsdhills
EPC Planning & Community Development Department

Hanover Fire

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.