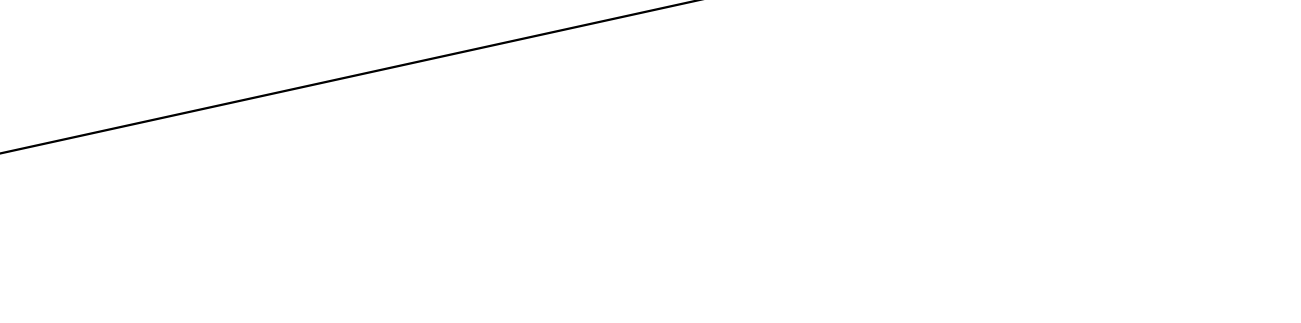
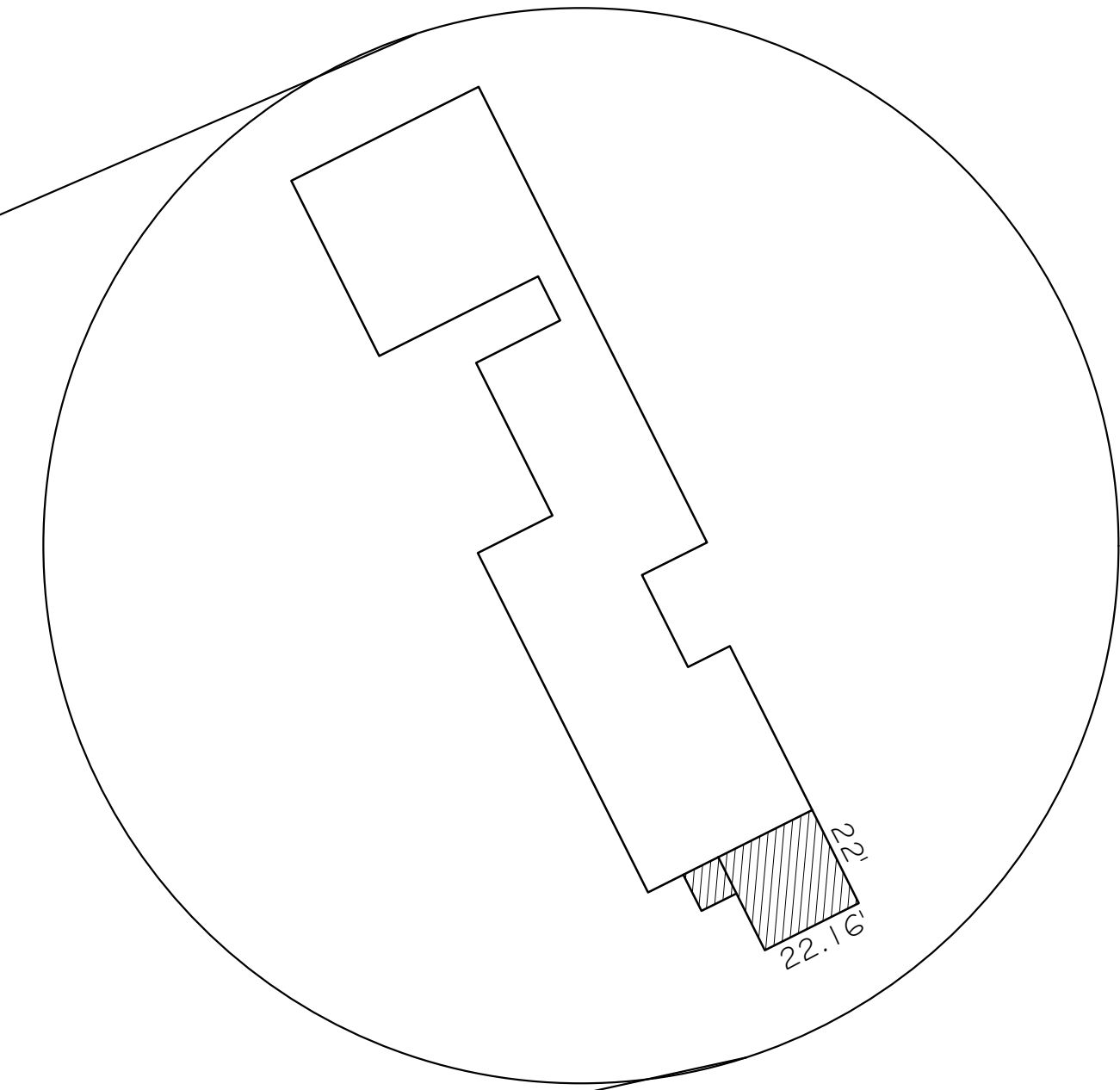
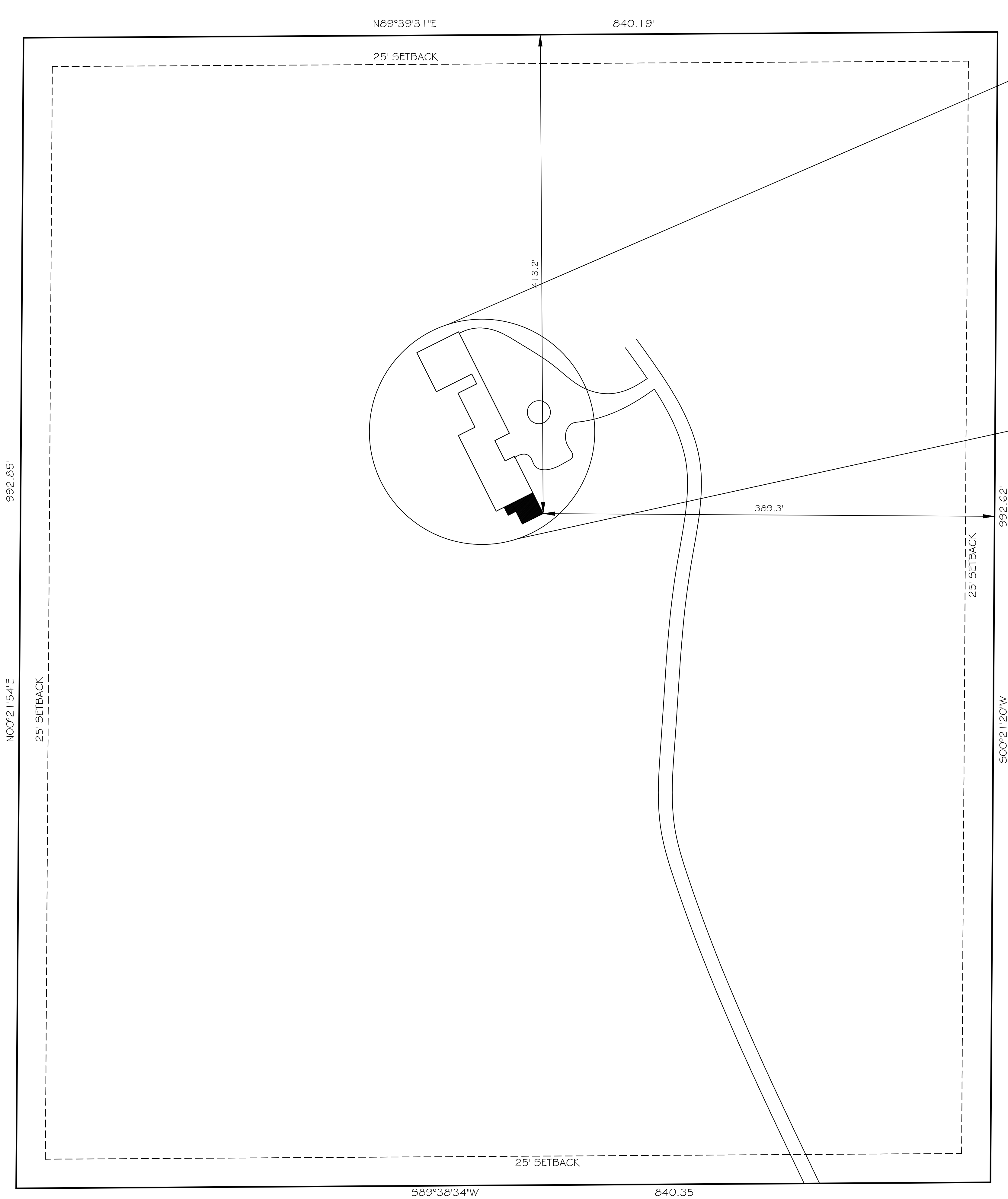




ADD26565

APPROVED
Plan Review
09/17/2026 12:23:04 PM
dsdyounger
EPC Planning & Community
Development Department



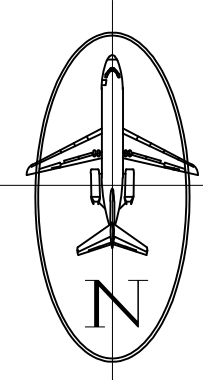
Approval of this permit does not allow for the space indicated on the plan, either attached or detached from the primary structure, to be leased, rented or function separately from the primary unit.



This parcel is in a **low/moderate** high intensity fire risk area. Please reach out to the local fire district regarding recommendations for compliance with the WRC code.

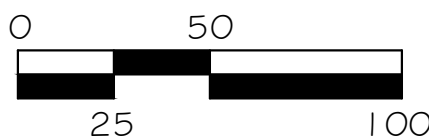


It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.



SITE PLAN

SCALE: 1" = 50'-0"



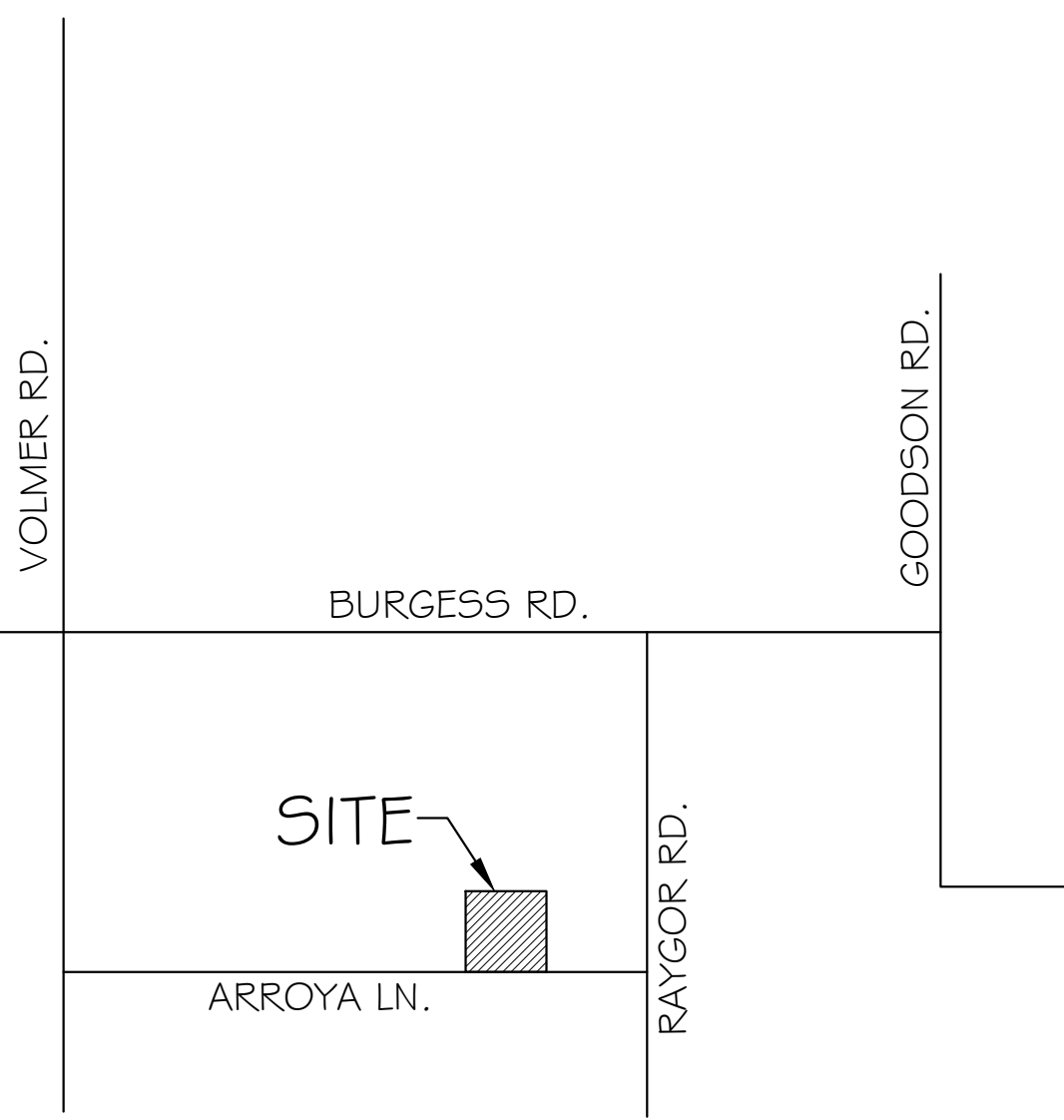
PROPERTY* BUILDING DATA

PARCEL NUMBER: 5222000018
COUNTY ZONING: RR-5
LOT SIZE: 827,204 S.F.
BUILDING INFO:
EXISTING RESIDENCE: 3,483 S.F.
EXISTING GARAGE: 1,476 S.F.
EXISTING DECKS/PORCHES: 589 S.F.
EXISTING OUT BUILDINGS: 15,926 S.F.
NEW ADDITION: 487 S.F.
NEW DECK: 59 S.F.
NEW FOOTPRINT: 22020 S.F. - 2.6%

OWNER INFORMATION

Lenore & Blanche Raff
9420 Arroya Lane
Colorado Springs, CO 80908-4406

VICINITY MAP



LEGAL DESCRIPTION

S2NE4SW4SE4, SE4SW4SE4 SEC 22-12-65, A PORT OF W2SE4SE4 DESC AS FOLS: BEG AT SW COR OF SE4SE4, TH N 89<36'21" E 175.00 FT, N 00<16'47" E 992.84 FT, S 89<36'21" W 175.00 FT, TH S 00<16'47" W 992.84 FT TO POB

DESIGN
A&E SERVICES
EMAIL: david@aeedesignservices.com
611 North Nevada Ave., Ste. 4, Colorado Springs, CO 80903
(719) 439-1326

ADDITION
9420 ARROYA LN.
COLORADO SPRINGS, CO

DRAWN BY:

DDH

SCALE:

SHOWN

DATE:

08/19/26

REVISION:

ENGINEER:

STRUCTURAL ONLY

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SHEET

1

OF

1

SITE

RESIDENTIAL



2023 PPRBC
2024 IECC and CO MERSRC

101/102

Address: 9420 ARROYA LN, COLORADO SPRINGS

Parcel: 5222000018

Plan Track #: 216808 

Received: 11-Sep-2026 (TREYW)

Description:

ADDITION TO CREATE DUPLEX

Contractor: SPRINGS HOME IMPROVEMENT CO.

Type of Unit:

Required PPRBD Departments (5)

Floodplain

(N/A) RBD GIS

Construction

Electrical

Mechanical

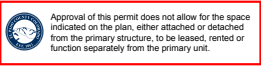
Plumbing

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.

Required Outside Departments (2)

County Zoning

APPROVED
Plan Review
09/17/2026 12:26:42 PM
dsdyounger
EPC Planning & Community
Development Department



EPC Health Dept