



04/23/2024 8:42:21 AM
dsdarchulata
EPC Planning & Community
Development Department APPROVED Plan Review

Not Required BESQCP

04/23/2024 8:42:30 AM dsdarchuleta

10883 SPURLOCK PL.

MILLS RESIDENCE







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

FALCON, CO 80831 DETACHED WORKSHOP

LEGAL: LOT 148, FALCON HIGHLANDS FILING NO. 2, TSN: 5312301028

ZONING: PUD PROJECT SIZE: = 750 SF. DETACHED GARAGE

LOT SIZE: 16,616 SF

EL PASO COUNTY, COLORADO

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

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

ing & Community Development Department val is contingent upon compliance with all able notes on the recorded plat.

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

PLAT #: 12369

LOT COVERAGE

NEW DETACHED WORKSHOP 750 SF HOUSE/GARAGE TOTAL 4013 SF = 24.15% COVERAGE

DRAWN BY: RANDY MILLS P.O. BOX 76256

719-492-2184 COLORADO SPRINGS, CO 80970

superiorbuilding719@gmail.com

DATE: 10/12/2023 **SCALE:** 1" = 20'0"

PRINT SIZE: 11"x17"



Falcon Highlands Planned Unit Development Guidelines

C. Accessory Buildings and Uses

Refer to the Accessory Buildings and Uses provisions of the El Paso County Land Development Code

Home Occupations, subject to the terms, limitations, and conditions of the Home Occupation provisions of the El Paso County Land Development Code Falcon Highlands Planned Unit Development Guidelines

D. Development Standards

Minimum Lot Area (Area 4) --- 8,000 square feet

Minimum Lot Area (Area 2) — 15,000 square feet

Maximum Percentage of Structural Coverage--- 35%

Maximum Structural Height-35 feet

Minimum Width of Lot at Front Building Setback-50 feet

Minimum Building Setbacks

Principal Buildings

Front Yard--- 25 feet

Rear Yard-25 feet

Side Yard (Area 4) - 5 feet

Side Yard (Area 2) -- 10 feet

Corner Lot- The required front yard setback for that side of the residence where the driveway access to the street is not located may be 10 feet, provided no part of any such residence shall project into the corner visibility triangle as defined in the El Paso County Engineering Criteria Manual

Get WRMD.

Correct Setbacks 8-17-06 Bak

Accessory Buildings

Front and Side Yard Setbacks shall be the same as Principal Buildings

Rear Yard Setback---7.0 feet

E. General Development Standards

Off Street Parking and Advertising Devices shall be subject to the applicable provisions of the El Paso County Land Development Code

SECTION 4

PLOT PLAN APPROVAL

Prior to the issuance of a building permit a plot plan, in conformance with the applicable provisions of the El Paso County Land Development Code, shall be approved by the Development Services Department.