

ADD24734

Not Required
BESQCP

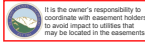
12/16/2024 1:21:36 PM
dsdyounger

EPC Planning & Community
Development Department

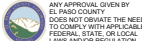
APPROVED
Plan Review

12/16/2024 1:21:08 PM
dsdyounger

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 IMPLY 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 rules 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.

Division of discharge of any drainage way is not permitted without approval of the Planning & Community Development Department

TAX SCHEDULE No.:
5405312043

PROPERTY OWNER:
BC DEVELOPMENT LLC

ADDRESS:
1630 YAKIMA DR.
COLORADO SPRINGS, CO
80915

ZONE:
RS-6000 CAD-0

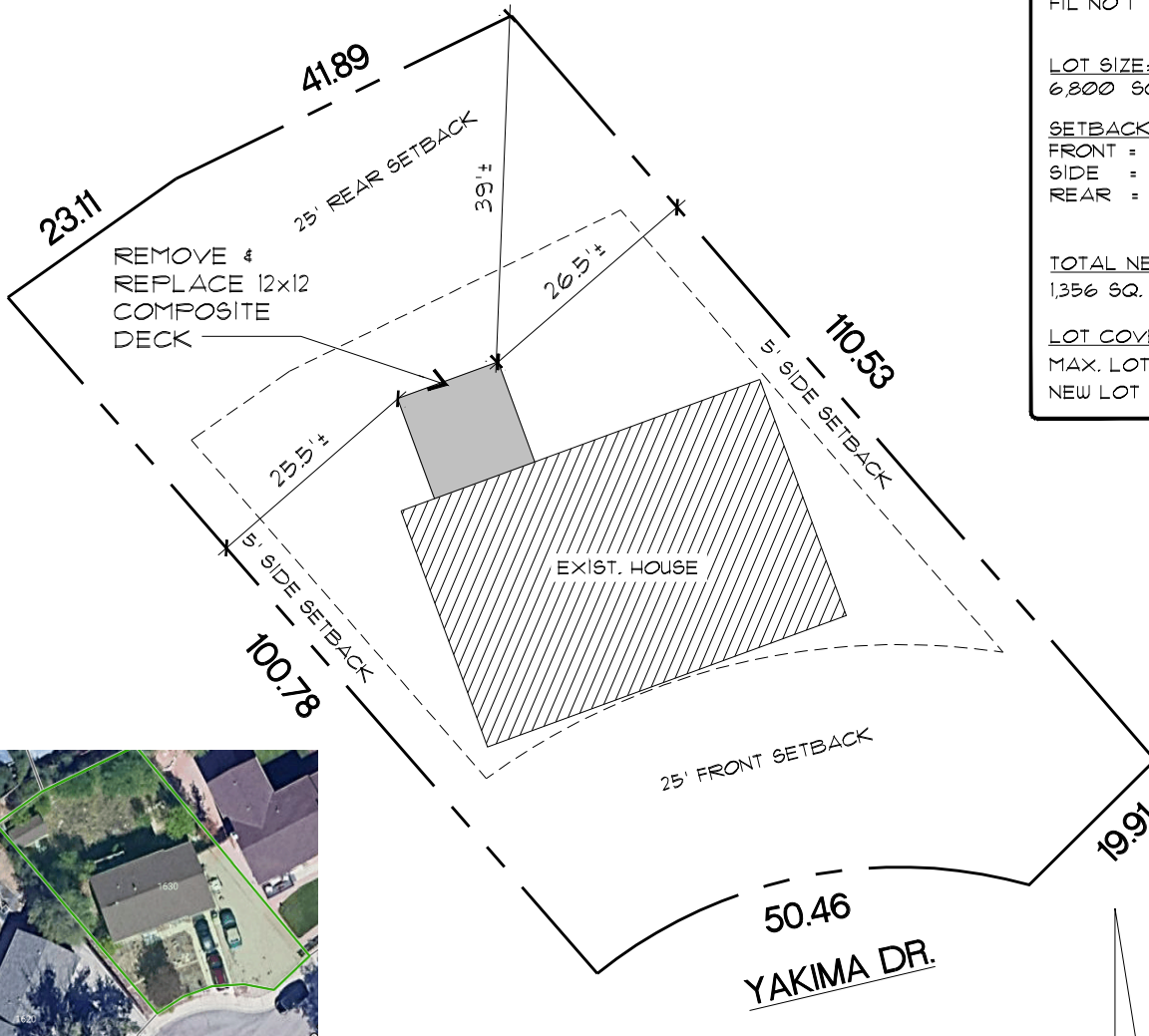
LEGAL DESCRIPTION:
LOT 13 CIMARRON-EASTRIDGE
FIL NO 1

LOT SIZE:
6,800 SQ. FT.

SETBACKS:
FRONT = 25'-0"
SIDE = 5'-0"
REAR = 25'-0"

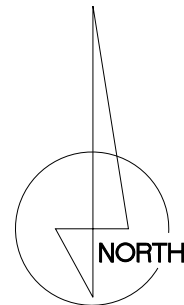
TOTAL NEW BLDG. FOOTPRINT:
1,356 SQ. FT.

LOT COVERAGE:
MAX. LOT COVERAGE = 35%
NEW LOT COVERAGE = 40%



SITE PLAN

SCALE: 1" = 20'-0"



CONTRACTOR: 4465 Northpark Drive Suite 208
Colorado Springs CO, 80907

(719) 220-4954



CONSTRUCTION

office@rcconstructioncos.com

CLIENT:

SITE PLAN

DECK FRAMING

1630 Yakima Drive
Colorado Springs, CO
80915

DATE: 12-11-24

DRAWINGS PREPARED BY:



UNIQUE PERSPECTIVES

4720 Settlers Ranch Rd. * Colo. Spgs., CO 80908 * (719) 590-1234

RESIDENTIAL



2023 PPRBC
IECC: N/A

Address: 1630 YAKIMA DR, COLORADO SPRINGS

Parcel: 5405312043

Plan Track #: 196963 

Received: 13-Dec-2024 (SIERRAC)

Description:

DECK - NEW

Contractor: JR WILDER CONSTRUCTION LLC

Type of Unit:

Required PPRBD Departments (2)

<p>Floodplain</p> <p>(N/A) RBD GIS</p>

<p>Construction</p>

Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p>Plan Review</p> <p><i>12/16/2024 1:21:59 PM</i></p> <p><i>dsdyounger</i></p> <p>EPC Planning & Community Development Department</p>
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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.