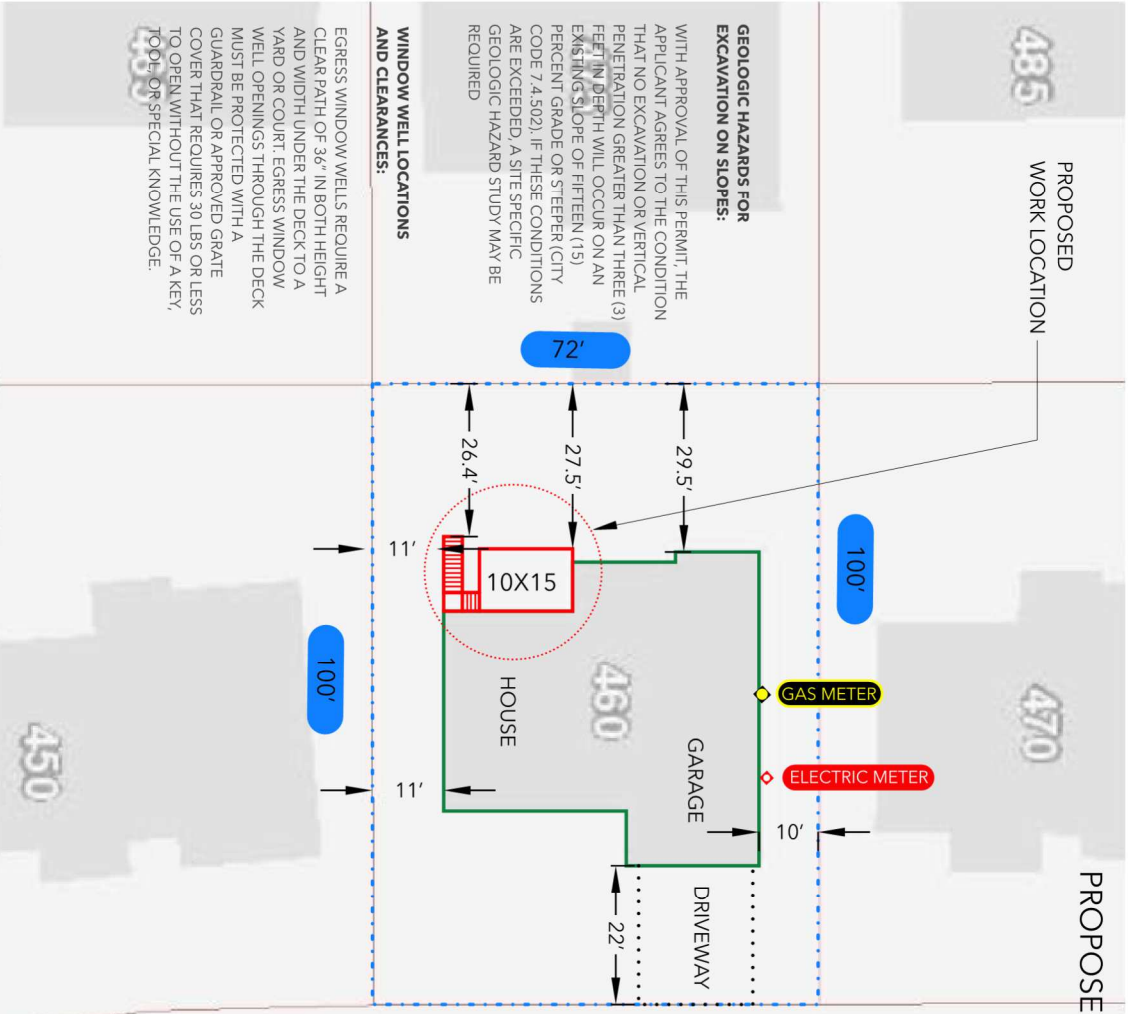


PROPOSED HEIGHT OF STRUCTURE: 9' +/-



**GEOLOGIC HAZARDS FOR EXCAVATION ON SLOPES:**

WITH APPROVAL OF THIS PERMIT, THE APPLICANT AGREES TO THE CONDITION THAT NO EXCAVATION OR VERTICAL PENETRATION GREATER THAN THREE (3) FEET IN DEPTH WILL OCCUR ON AN EXISTING SLOPE OF FIFTEEN (15) PERCENT GRADE OR STEEPER (CITY CODE 7.4.502). IF THESE CONDITIONS ARE EXCEEDED A SITE SPECIFIC GEOLOGIC HAZARD STUDY MAY BE REQUIRED

**WINDOW WELL LOCATIONS AND CLEARANCES:**

EGRESS WINDOW WELLS REQUIRE A CLEAR PATH OF 36" IN BOTH HEIGHT AND WIDTH UNDER THE DECK TO A YARD OR COURT. EGRESS WINDOW WELL OPENINGS THROUGH THE DECK MUST BE PROTECTED WITH A GUARDRAIL OR APPROVED GRATE COVER THAT REQUIRES 30 LBS OR LESS TO OPEN WITHOUT THE USE OF A KEY, TOOL OR SPECIAL KNOWLEDGE.



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ATHENS DRIVE

Unknown

**ADD24304**  
**PLAT 89983**  
**ZONE RS-6000 CAD-O**

**APPROVED**  
Plan Review  
06/05/2024 1:59:18 PM  
ddarcubula  
EPC Planning & Community Development Department

**Not Required**  
BESQCP  
06/05/2024 1:59:27 PM  
ddarcubula  
EPC Planning & Community Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIATE 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.

Division of blockage of any drainage way is not permitted without approval of the 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.**



Disclaimer: By submitting this site plan, the applicant confirms all property lines, dimensions, and structure information is true and accurate.

1:240

**SITE PLAN**  
**A1.1**

- Legend**
- Parcels
  - Short-Term Rentals

Owner Name: CINLEMS MICHELLE REV LIV TRUST  
Address: 480 ATHENS DR COLORADO SPRINGS  
Property TSN: 6513116003  
Zone District: RS-6000 CAD-O

Legal Description: LOT 3 BLK 7 FOUNTAIN VALLEY RANCH SUB FIL NC 6A

Lot Size: 7200 SQFT  
Height of Proposed Structure: 9' +/-  
1st Floor SF: 1508 SQFT  
Garage SF: 400 SQFT  
Proposed Structure SF: 150 SQFT  
Lot Coverage: 28.58%

# RESIDENTIAL

2023 PPRBC  
IECC: N/A



Parcel: 6513116003

Address: 460 ATHENS DR, COLORADO SPRINGS


Plan Track #: 190118  Received: 23-May-2024 (QUINTONW)

Description: **DECK - NEW** Required PPRBD Departments (2)

Contractor: KRUEGER INC.

Type of Unit:

Floodplain  
(N/A) RBD GIS

Construction  
Released for Permit  
05/30/2024 1:31:35 PM  
  
CONSTRUCTION

## Required Outside Departments (1)

County Zoning  
**APPROVED**  
Plan Review  
06/05/2024 1:57:55 PM  
 *dsdarchuleta*  
EPC Planning & Community  
Development Department

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.