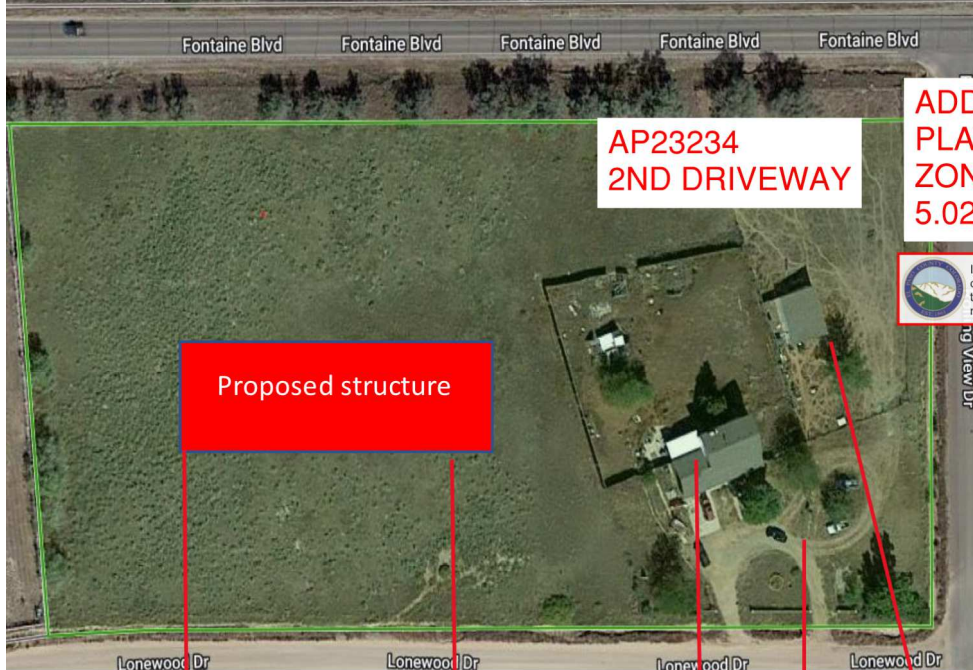


HUNTER RESIDENCE
6520 LONE WOOD DR. Colorado Springs, CO. 80925
Legal Description LOT 1 PEACEFUL VALLEY ESTATES

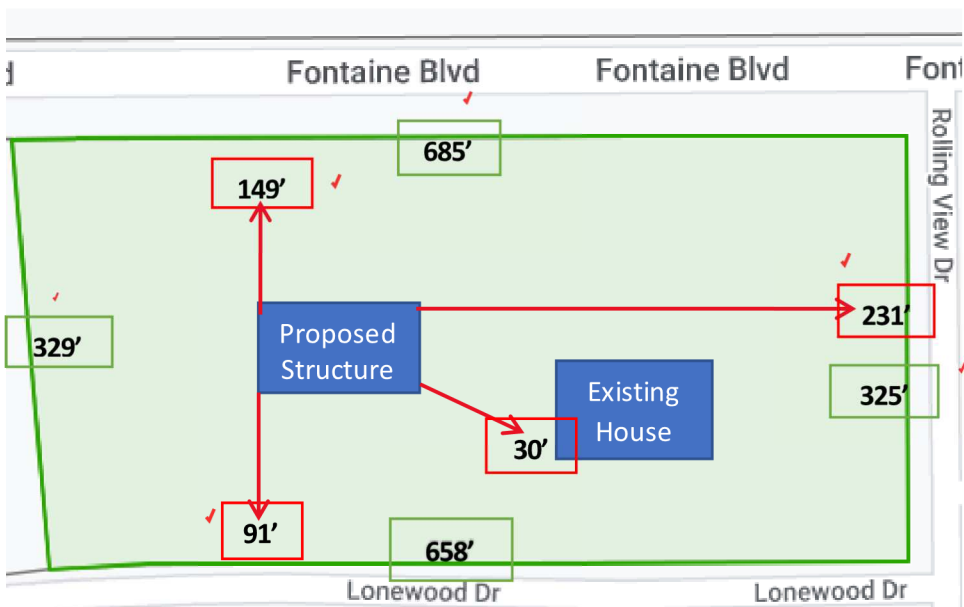
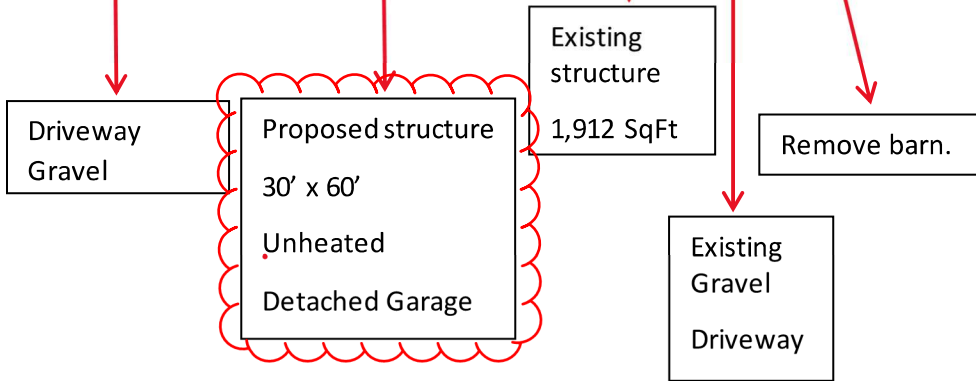
PARCEL SCHEDULE # 5521002001

APPROVED
Plan Review
 04/05/2023 11:19:38 AM
 dsdarchuleta
EPC Planning & Community
Development Department

Not Required
BESQCP
 04/05/2023 11:19:44 AM
 dsdarchuleta
EPC Planning & Community
Development Department



LOT INFO
 Area of property 5.02 Acres
 Existing house SF 1,912 SF
 New structure SF 1,800 SF



Proposed Structure
 30'W x 60'L 12'H ✓
 Front setback 91'
 Side setback 231'
 Rear setback 149'
 Distance between house and
 Proposed structure 30'

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLIVATE 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.



Planning and Community Development Department
ACCESS PERMIT (DRIVEWAY) PERMIT

FILE NO. AP23234

YEAR 2023

The undersigned applicant agrees to perform all work in accordance with the El Paso County Subdivision Criteria Manual, El Paso Land Development Code, recorded plat (if applicable), requirements specified below, and any permit attachments. Should the preceding conditions not be satisfied, this permit shall be considered NULL and VOID.

Applicant: Valerio Construction & Roofing
(720) 882-2139

Address: 6227 Elk Bench Trl
Colorado Springs, CO 80925

Approved: 4/3/2023

Complete work by: 7/2/2023

Address: 6520 LONEWOOD DR
colorado springs, colorado 80925

Parcel: 5521002001

Type of Driveway Access: Driveway Access Waiver

Remarks:

It has been determined the access of this property is onto a PRIVATE ROAD or a road not maintained by the county. The property owner is encouraged to maintain positive drainage for the convenience and safety of all concerned. Consent must also be obtained from the entity owning, controlling or maintaining said roadway if other than the access applicant.

REQUIREMENTS:

1. STATE LAW REQUIRES that utilities be located prior to construction. At least two days advance notice must be given. Phone 1-800-922-1987
2. All work sites must be signed and protected in accordance with the current issue of the MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES and any permit attachments.
3. Should it become necessary for El Paso County to sign, light and barricade hazardous areas or restore the Right-of-Way to its original condition, all costs of said work shall be borne by the applicant.
4. All backfill shall be compacted to 90% of AASHTO T-180 unless otherwise specified.
5. ALL ACCESSES ARE SUBJECT TO RECONSIDERATION UPON LAND USE OR TRAFFIC CHANGES. All permits issued are for a SINGLE ACCESS point to a specific roadway.
6. Road closure will not be permitted.
7. This permit is not good for access to planned arterial roadways.
8. Permit is VOID if construction is not completed within 90 days.
9. Applicant should contact local Fire Protection District for any additional requirements.

RESIDENTIAL

2017 PPBRC



Parcel: 5521002001

Address: 6520 LONEWOOD DR, COLORADO SPRINGS

Plan Track #: 173542 Received: 14-Mar-2023 (KALLISTAJ)

Description: **Unheated** Required PPBBD Departments (3)

DETACHED GARAGE

Contractor: VALERIO CONSTRUCTION AND ROOFING LTD

Type of Unit:

Floodplain

(N/A) RBD GIS

Construction

Released for Permit
03/29/2023 04:23 PM

CONSTRUCTION

Mechanical

N/A
03/16/2023 2:11:51 PM

Justinc
MECHANICAL

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review

04/05/2023 11:20:27 AM

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.