



**LEGAL DESCRIPTION**

LOT 4 BIK 4 UTE PASS LAND Co Sub No 5

ADD26278

**Not Required**  
BESQCP  
05/20/2025 10:39:02 AM  
EPC Planning & Community Development Department

**APPROVED**  
Plan Review  
05/20/2025 10:39:07 AM  
EPC Planning & Community Development Department

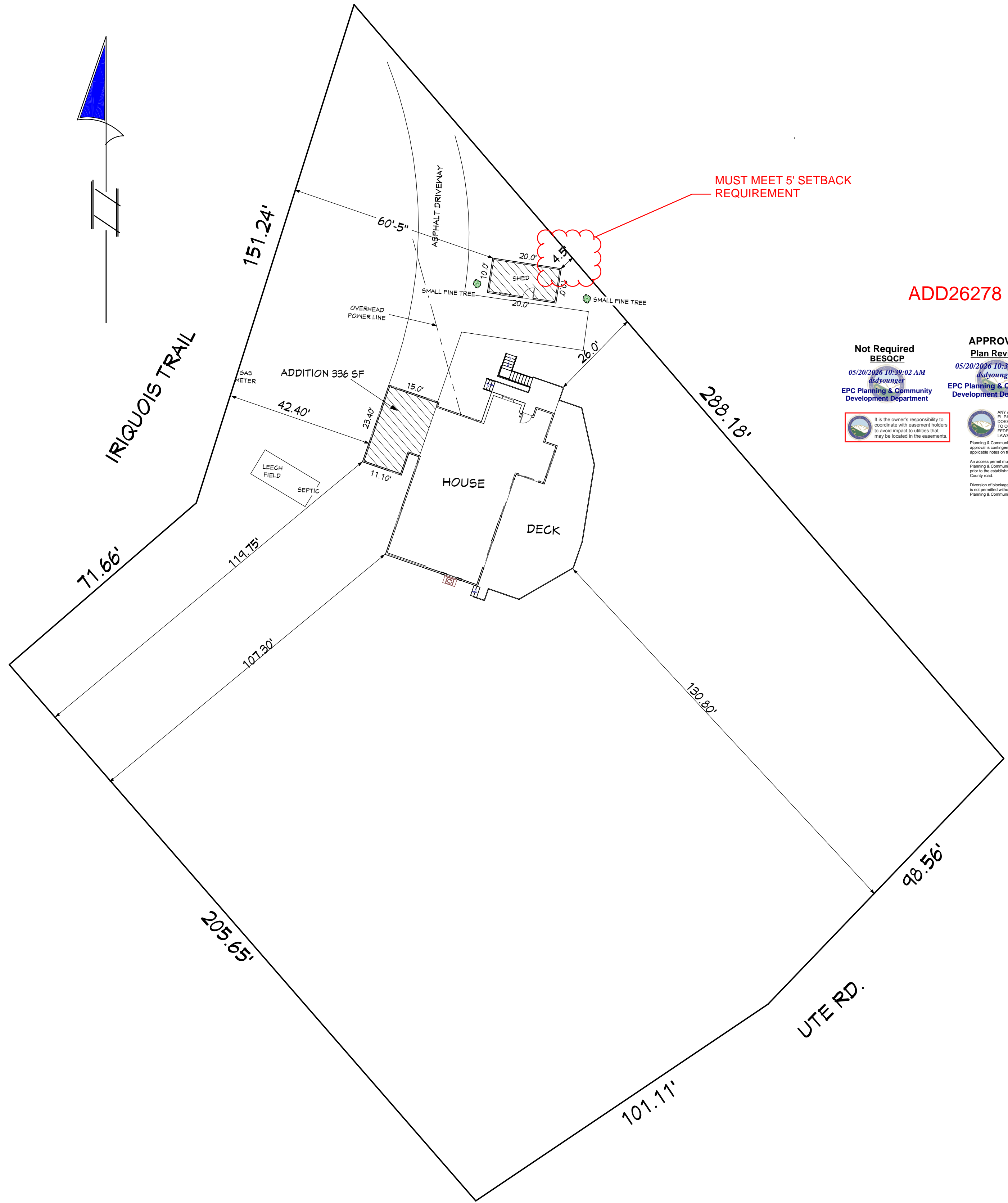
It is the owner's responsibility to coordinate with easement holders for record rights to address that may be located in the observance.

ANY APPROVAL GIVEN BY THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT DOES NOT GUARANTEE THE NEED TO OBTAIN ANY OTHER LOCAL, STATE, FEDERAL, LAWS AND/OR REGULATIONS.

Planning & Community Development Department approval is contingent upon compliance with all applicable rules and regulations of the Planning & Community Development Department.

An action permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.

Division of Heritage of any structure may exist on the site without approval of the Planning & Community Development Department.



**LOT COVERAGE CALCULATIONS**

Existing House	1,670 sf
Existing Deck	1,132 sf
Existing Detached Garage	289 sf
<b>Total for Above</b>	<b>3,091</b>
Lot Size	47,480 sf
Existing % Lot Coverage	.07%
Addition	336 sf
House	1,670 sf
Deck Size	1,132 sf
Detached Shed	200 sf
No Detached Garage	-0-
<b>Total for Above</b>	<b>3,339</b>
<b>New % Lot Coverage</b>	<b>.071%</b>

# RESIDENTIAL



2023 PPRBC  
2021 IECC

Address: 5885 IRIQUOIS TRL, CASCADE

Parcel: 8316409015

Plan Track #: 212771 

Received: 04-May-2026 (NICOLASV)



## Description:

### ADDITION

Contractor: BEAR CREEK DESIGN/BUILD, LLC.

Type of Unit:

## Required PPRBD Departments (5)

<p><b>Floodplain</b></p> <p>(N/A) RBD GIS</p>	<p><b>Construction</b></p>
<p><b>Electrical</b> Released for Permit 05/20/2026 9:39:06 AM</p>  <p>ConnerM <b>ELECTRICAL</b></p>	<p><b>Mechanical</b> Released for Permit 05/13/2026 2:47:11 PM</p>  <p>tcrippen <b>MECHANICAL</b></p>
<p><b>Plumbing</b></p>	

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**  
*05/20/2026 10:39:49 AM*  
*dsdyounger*  
EPC Planning & Community  
Development Department

**EPC Health Dept**