

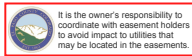
Site Plan – Residential Property

Applicant Name: Michael Christiansen Phone: (719) 726-2783 Email: michael.christiansen01@yahoo.com
 Property Address: 13950 Windy Pine Dr, Elbert, CO, 80106
 Legal description: Lot 10 North Ranch Park Fil No. 2
 Parcel/Schedule #: 4205004002 Zoning #: RR-5 Plat #: 8339 Lot Area (SF): 417740
 Proposed Structure: New Workshop (40' x 60')
 Existing Structures (SF): 3620 New Structure Area (SF): 2400 Structure Height: 14'
 Total Structures Area (Sq Ft)/Lot Sq Ft: *See Special Note

ADD23101

Not Required
BESQCP
 03/13/2023 10:08:42 AM
 dsdyounger
 EPC Planning & Community
 Development Department

APPROVED
Plan Review
 03/13/2023 10:08:50 AM
 dsdyounger
 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.

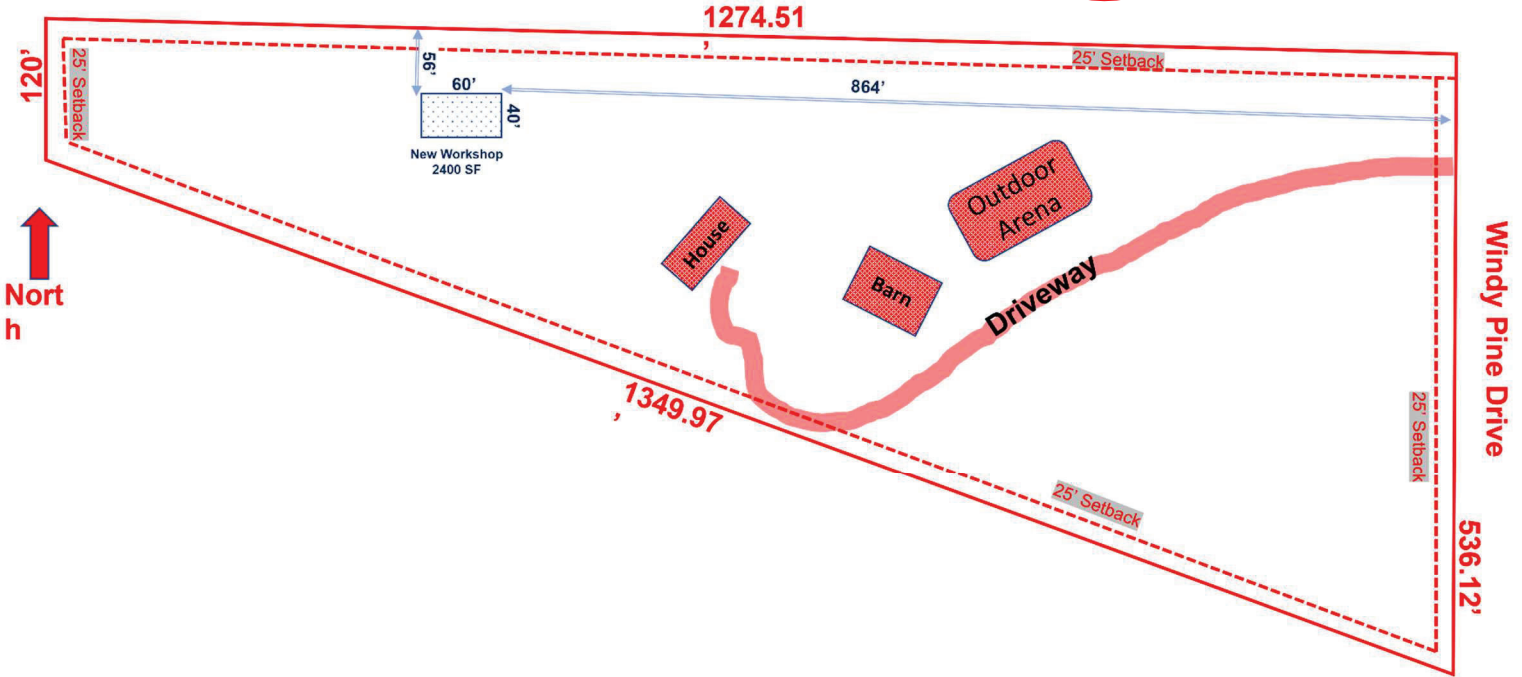
Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.

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.

Special Note:
 Lot coverage not required for a lot this size. Changes in lot coverage have little impact. It is not essential to show basic setbacks or easements unless the structure is near Boundaries. Setbacks & easements will be applied when reviewing the site plan to determine if there are any encroachments.

Special easements or build restricted areas must be shown (these may be found on a



RESIDENTIAL



2017 PPRBC

Address: 13950 WINDY PINE DR, COLORADO SPRINGS

Parcel: 4205004002

Plan Track #: 165802  Received: 03-Aug-2022 (STEPHANIEV)

Description:

DETACHED ACCESSORY STRUCTURE

Contractor: HOMEOWNER

Type of Unit:


Required PPRBD Departments (2)

Floodplain

(N/A) RBD GIS

Construction

Released for Permit
08/03/2022 3:23:14 PM




Christaw
CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review

03/13/2023 10:09:21 AM
dsdyounger



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.