

ADD23428
PLAT 2657
ZONE RR-5
5.02 ACRES

APPROVED
Plan Review
 07/26/2023 3:18:28 PM
Kdarchulda
EPC Planning & Community Development Department

Not Required
BESOCF
 07/26/2023 3:48:33 PM
Kdarchulda
EPC Planning & Community Development Department

ANY PERSON OWNING
 EL PASO COUNTY
 DOES NOT GRABE THE NEED
 FOR A PERMIT UNDER FEDERAL,
 STATE OR LOCAL
 LAWS AND/OR REGULATION
 Planning & Community Development Department
 shall not be held responsible for the
 applicability of any laws and/or
 regulations on the recorded plat.
 An access permit must be granted by the
 Planning & Community Development Department
 prior to the construction of any driveway over a
 County road.
 Division of Knowledge of any drainage way
 is not intended without approval of the
 Planning & Community Development Department

It is the owner's responsibility to coordinate with assessment holders to avoid impact to utilities that may be located in the easements.

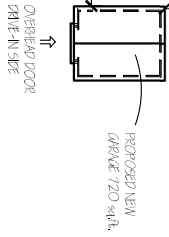
S 89'58'58" E 651.47'
 20' UTILITY EASEMENT

S 89'48'30" W 256.61'

N 89'34'48" W 388.01'

N 1'20'31" W 336.10'

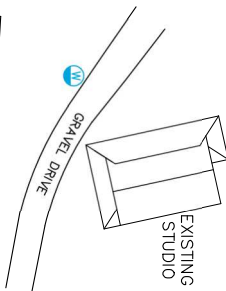
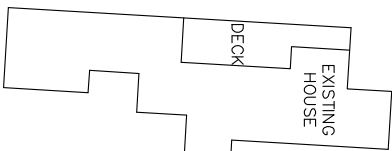
20' UTILITY EASEMENT



PROJECT: 09'449 SQFT.
 CURRENT STRUCTURE(S) (INCLUDING DECK): 5,921 SQFT.
 CURRENT LOT COVERAGE: 5.05%

PROJECT: 109'449 SQFT.
 PROPOSED STRUCTURE(S) incl. FINISHING: 6,212 SQFT.
 PROPOSED LOT COVERAGE: 5.68%

13660 HOMESTEAD RD, COLORADO SPRINGS, CO 80908-2836
 Tax Schedule No.: 5205307014
 Legal Description: LOT 2 BLK 1 WILDWOOD RANCH ESTATES FL. 9

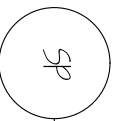


S 0°10'19" E 337.80'

HOMESTEAD ROAD

#5 REBAR
 (ELEV=81.15)

20' UTILITY EASEMENT



SITE PLAN

SCALE 1/480

PATRICIA'S GARAGE

LOT 2, BLOCK 1
 WILDWOOD RANCH ESTATES FILING NO. 9
 COLORADO SPRINGS, EL PASO COUNTY, COLORADO

PROJECT

Innovative Construction, Inc.
 3333 N. El Paso Street, Ste.F
 Colorado Springs, CO 80907
 719-955-0651 Office
 719-955-0654 Fax
 www.innovativeconstruction.biz

BUILDER

Jani Reinänen

DESIGNER

DESIGNER
 PLOTTED ON
 06/23/2023

SCALE
 1" = 40'-0"

SP

RESIDENTIAL

2023 PPRBC
IECC: N/A



Parcel: 5205307014

Address: 13660 HOMESTEAD RD, COLORADO SPRINGS

Plan Track #: 178770  Received: 12-Jul-2023 (SHELLEY)

Description: **DETACHED GARAGE - UNHEATED** Required PPRBD Departments (3)

DETACHED GARAGE - UNHEATED

Contractor: INNOVATIVE CONSTRUCTION, INC.

Type of Unit:

Floodplain

(N/A) RBD GIS

Construction

Released for Permit
07/26/2023 3:30:35 PM




CONSTRUCTION

Mechanical

N/A

07/26/2023 3:31 PM



MECHANICAL

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review

07/26/2023 3:18:56 PM

dadarchulala

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.