

ADD26415
RS-6000 CAD-O
PLAT - 7473
APPROVED 498 SQ FT - DETACHED
GARAGE (UNCONDITIONED)

APPROVED
Plan Review
07/20/2026 2:55:36 PM
dsdmaes
EPC Planning & Community
Development Department



ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OBLIVATE THE NEED
TO COMPLY WITH APPLICABLE
FEDERAL, STATE, OR LOCAL
LAWS AND/OR REGULATION

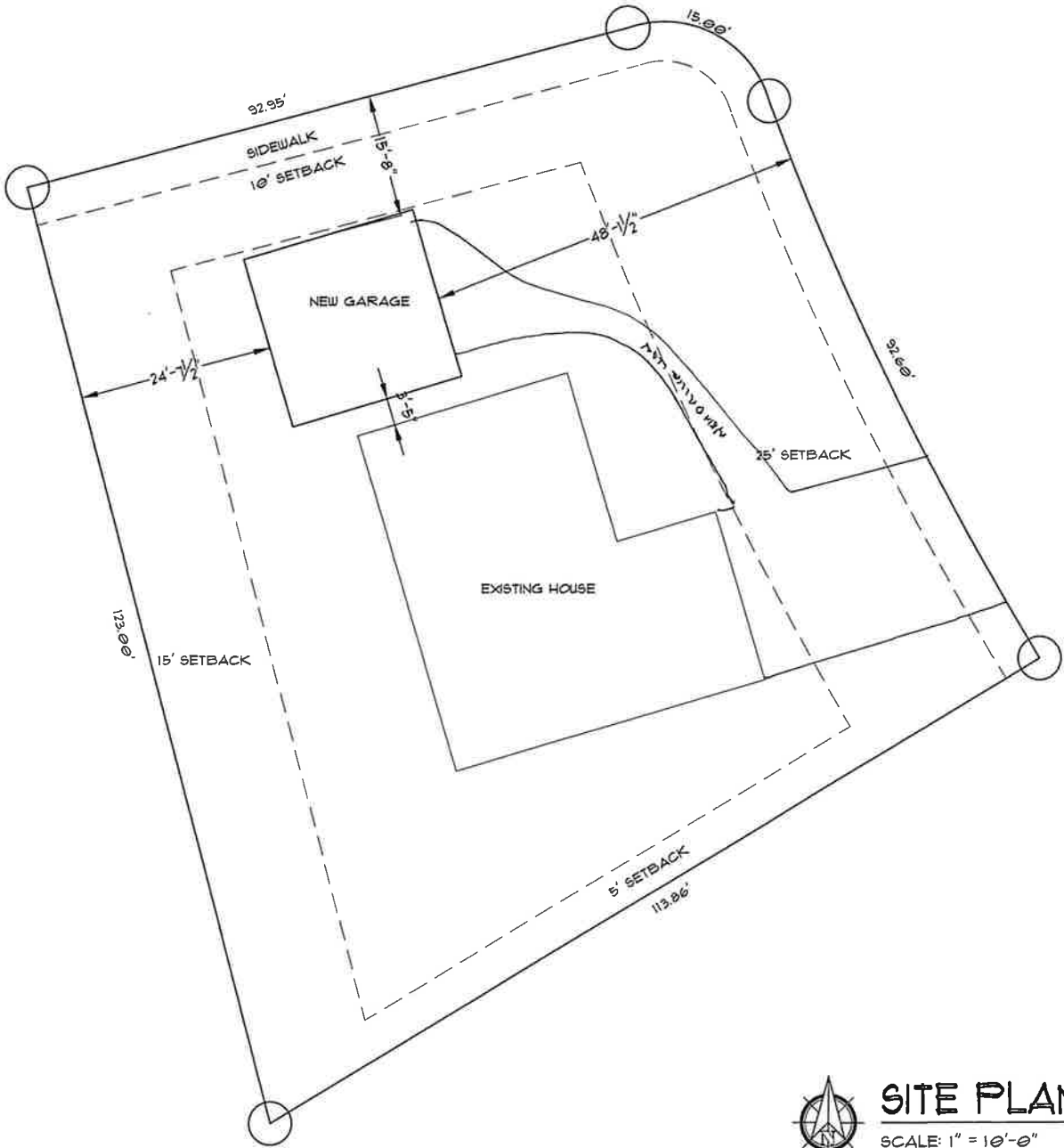
Planning & Community Development Department
approval is contingent upon compliance with all
applicable notes on the recorded plat.

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

Diversion 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.



SITE PLAN
SCALE: 1" = 10'-0"

SCOPE OF WORK
NEW 498 SF DETACHED
GARAGE

ZONING CODE
INFORMATION

ADDRESS:
4050 CHARRO DRIVE

LEGAL DESCRIPTION:
LOT 117 BLK 4 CLEAR VIEW ESTATES SUB NO 7

ZONING: RS-6000 CAD-O

TAX SCHEDULE# 6236204061

LOT SIZE: 10,300 SQ FT

STRUCTURE SIZE: 2,220 SQ FT

COVERAGE PERCENTAGE: 21.6%

ADOPTED CODES

2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL ENERGY CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL MECHANICAL CODE
2023 NATIONAL ELECTRIC CODE
2023 FPRBD AMENDMENTS

GENERAL CONDITIONS

IT IS THE INTENT THAT THESE DRAWINGS AND SPECS
TO BE GUIDELINES FOR CONSTRUCTION. THE
CONTRACTOR IS RESPONSIBLE FOR DETERMINING
ANY QUESTIONS AND MEANINGS IN THE WORKING
DRAWINGS AND SPECS. THE CONTRACTOR SHALL
NOTIFY COY BRANDENBURG, IN WRITING, OF ANY
ERRORS, OMISSIONS OR UNSUITABLE DETAILING
WHICH MAY CAUSE CONSTRUCTION PROBLEMS.

COY BRANDENBURG'S LIABILITY REGARDING ERRORS
AND/OR OMISSIONS WILL BE LIMITED TO THE CORRECTION
OF THE ORIGINAL DRAWINGS.

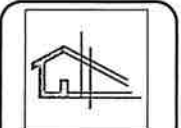
Released for Permit
JUL 20 2026
MJA
RBD Construction

REVISIONS					

COPYRIGHT 2025
ALL DRAWINGS AND THEIR CONTENT
REPRESENTED BY THESE PLANS ARE
THE PROPERTY OF COLORADO
DESIGN AND CONSTRUCTION, LLC AND
WERE CREATED AND DEVELOPED
FOR THE SOLE USE ON THE PROJECT
ADDRESS NOTED ABOVE. NONE OF
THESE DESIGNS OR PLANS SHALL BE
USED BY ANY PERSON, FIRM OR
CORPORATIONS FOR ANY PURPOSE
WITHOUT THE WRITTEN PERMISSION OF
COLORADO DESIGN AND CONSTRUCTION, LLC.
THESE PLANS WITHOUT CONSENT WILL
BE PROSECUTED TO THE FULLEST
EXTENT OF THE LAW.

NEW MANUFACTURED STEEL GARAGE:
GALLEGOS RESIDENCE
4050 CHARRO DR
COLORADO SPRINGS, CO 80911

GENERAL
CONTRACTOR



COLORADO DESIGN
& CONSTRUCTION

BUILDING DESIGN
GENERAL CONTRACTING
PROJECT MANAGEMENT

6345 OLYMPIC PARK PT #111
COLO SPRGS, CO 80923
(719) 217-8961

DRAWN BY
CJB

DATE
07/09/2026

SCALE
1/4" = 1'-0"

PROJECT NO.
026-043

SHEET

SITE
OF 1