

PER PCD PARSONS

8316101001  
 PLAT 951  
 ZONE R-T

APPROVED  
 Plan Review  
 05/21/2024 2:36:14 PM  
 dsd@colorado.gov  
 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 rules 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.

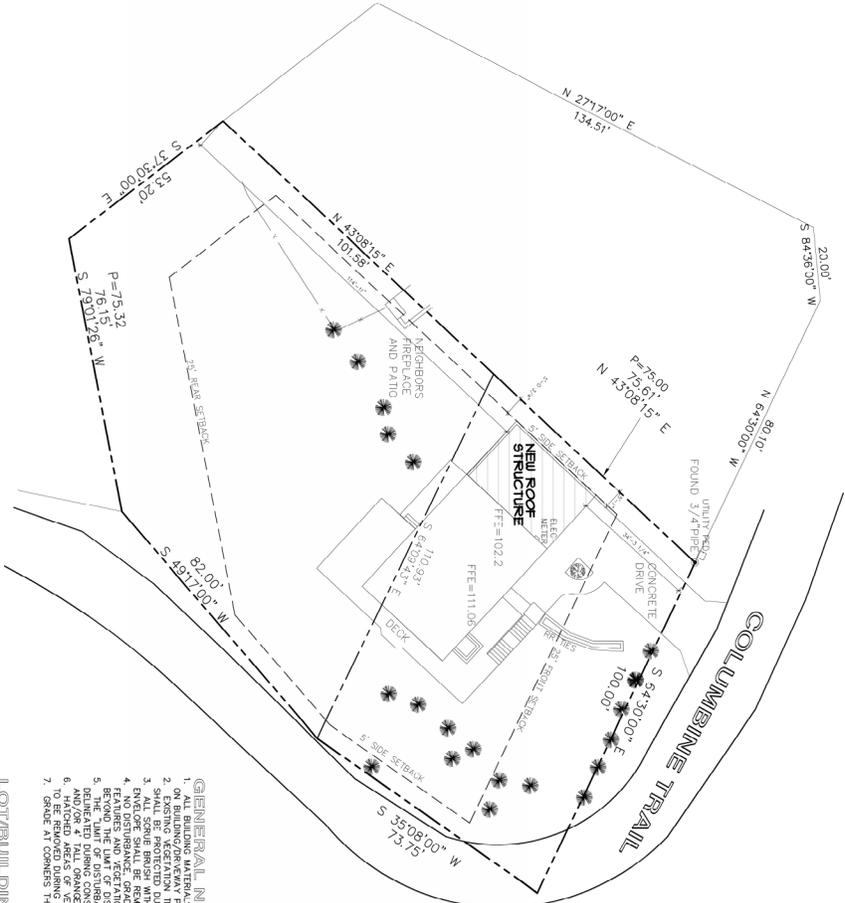
Diversion of blockage of any drainage way shall be the responsibility of the applicant. Planning & Community Development Department



Not Required  
 BESOCF  
 05/21/2024 2:36:23 PM  
 dsd@colorado.gov  
 EPC Planning & Community  
 Development Department

It is the owner's responsibility to coordinate with assessment holders may be located in the assessments.

merger done in 1962  
 PCD PARSONS



1/16"=1'-0"  
 SITE PLAN



- GENERAL NOTES:**
1. ALL BUILDING MATERIALS/COMPONENT SHALL BE STORED ON BUILDING/DREWEY PAD (INCLUDING DIRT).
  2. ALL EXISTING MATERIALS SHALL BE PROTECTED DURING CONSTRUCTION.
  3. ALL SCENE BRESH WITHIN 10'-0" OF BUILDING.
  4. NO DISTURBANCE, GRADING OR SIGNIFICANT NATURAL FEATURES AND VEGETATION REMOVAL WILL OCCUR WITHIN 10'-0" OF BUILDING.
  5. THE "LIMIT OF DISTURBANCE" LINE SHALL BE DETERMINED BY THE "LIMIT OF VEGETATION REMOVAL" LINE AND/OR TAKE-GRANCE CONSTRUCTION ZONING AND/OR TAKE-GRANCE CONSTRUCTION ZONING.
  6. HATCHED AREAS OF VEGETATION DENOTE AREAS TO BE MAINTAINED.
  7. GRADE AT CORNERS THUS:

**LOT/BUILDING DATUM:**

LOT AREA: 18,470 SQ. FT. (MEASURED)  
 BUILDING FOOTPRINT: 1,800 SQ. FT.  
 NEW CONSTRUCTION: 574 SQ. FT.  
 PERCENTAGE OF LOT COVERAGE: 9.7%

**LEGAL DESCRIPTION:**  
 LOT 34 AND 35, BLOCK 2, UTE RANCH LAND COMPANY SUBDIVISION, NO. 5, CASCADE, EL PASO COUNTY, COLORADO

ZONING CLASSIFICATION: R-1  
 TAX SCHEDULE NO.: E31610101

SHEET  
 SP

KRAFTED HOMES INC. 481-3597  
 INTERIOR REMODEL OF  
**GATEWOOD RESIDENCE**  
 9465 COLUMBINE TRAIL CASCADE, CO

**DALE DAUGHERTY**  
 ARCHITECTURE AND PLANNING  
 COMMERCIAL AND RESIDENTIAL  
 750 EAST BRICK - SUITE 105  
 COLORADO SPRINGS, CO 80903  
 (719)-635-8109

JOB NO. GATE/GAW  
 FILE NO. GATE/GAW  
 DATE: 6/28/2024  
 REVISIONS

# RESIDENTIAL

2023 PPRBC  
IECC: N/A



Parcel: 8316101001

Address: 9465 COLUMBINE TRL, CASCADE

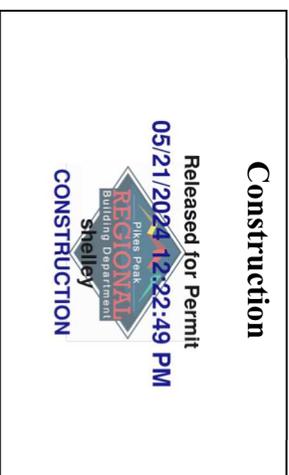
Plan Track #: 189320  Received: 03-May-2024 (BRIANNAM)

Description: **Required PPRBD Departments (1)**

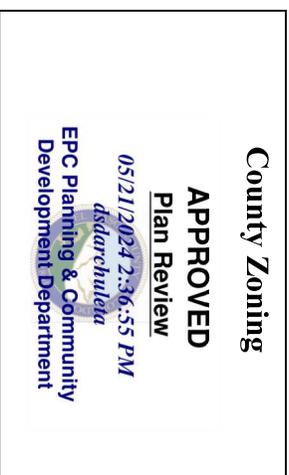
**CONVERT CARPORT TO GARAGE AND INTERIOR  
REMODEL**

Contractor: KRAFTED HOMES, INC.

Type of Unit:



**Required Outside Departments (1)**



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.