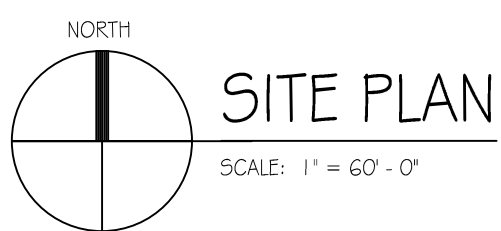


**APPROVED
BESQCP**
05/09/2025 11:10:05 AM
ddyoung@epcplanning.com
EPC Planning & Community
Development Department

**APPROVED
Plan Review**
05/09/2025 11:10:13 AM
ddyoung@epcplanning.com
EPC 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.

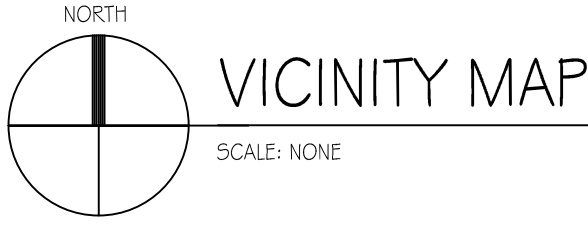
ANY APPROVAL OBTAINED BY EL PASO COUNTY DOES NOT REMOVE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS. Approval is contingent upon compliance with all applicable rules of the recorded plat. An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road. Division of blockage of any change way is not permitted without approval of the Planning & Community Development Department.



12212 ADDRESS:
12212 GOODSON ROAD
COLORADO SPRINGS, CO 80908
TAX ID# 521400015
LEGAL DESCRIPTION:

TR IN NE4 SEC 14-12-45 DESC AS FOL: COM AT THE E4 COR OF SD SEC 14 A PT ON THE W ROW LN OF GOODSON RD, TH ALG THE E LN OF THE NE4 OF SEC 14 N00-28-41W 1082.07 FT TO THE POB; TH S89-31-24W 353.93 FT, TH ALG THE ARC OF A CUR TO THE E, HAVING A RAD OF 660.00 FT, A C/A OF 38-45-22, DIST OF 415.80 FT, WHICH CHORD BEARS N70-37-25W, ARC DIST OF 407.53 FT, TH ALG A REVERSE CUR TO THE L, HAVING A RAD OF 340.00 FT, A C/A 39-43-22, ARC DIST OF 235.42, WHICH CHORD BEARS N70-37-25W, ARC DIST OF 230.93 FT, TH S89-31-24W 455.80 FT, TH S00-28-41E 1309.24 FT, TH S89-06-22W 1200.09 FT TO THE CENTER QUARTER COR OF SEC 14, TH N ALG THE W LN OF THE NE4 N00-34-10W 1347.98 FT, TH N89-31-24E 1648.01 FT, TH ALG THE ARC OF A CUR TO THE E, HAVING A RAD OF 370.00 FT, C/A OF 39-45-22, ARC DIST 256.41 FT, WHICH CHORD BEARS S70-37-25E, ASRC DIST OF 261.31 FT, TH ALG A REVERSE CUR TO THE L, HAVING A RAD OF 370.00 FT, A C/A 39-43-22, ARC DIST OF 395.01 FT, WHICH CHORD BEARS S70-37-25E, DIST OF 387.15 FT, TH N89-31-24E 953.93 FT TO THE E LN OF SD SEC 14, TH ALG THE E LN S00-28-41E 30.00 FT TO THE POB AKA PARCEL 2 LSP REC. NO. 222900039

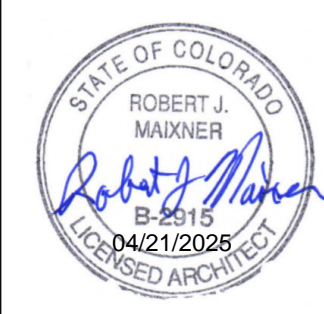
STEVE & ANITA SMITH
12005 SILVER MEADOWS DR.
COLO. SPRGS., CO. 80908
LOT AREA:
36.06 ACRES ±1.11, 637,990 SQ. FT.
BUILDING FOOT: 17,902 SF.
COVERAGE: 1.06%
SETBACKS:
FRONT=25' WOTH
SIDES=25'
REAR=25'
ZONED: RR-5 UNPLATTED



Released for Permit
04/22/2025 2:26 PM
BARRY A
ENUMERATION

Sunset Dream Homes, Inc.
12202 Goodson Dr., Colorado Springs, CO 80908
Owner: Steve Smith email: steve@sunsetdreamhomes.com
cell: 719-339-5428 office: 719-339-5428
Steve & Anita Smith Residence
12202 Goodson Road, Colorado Springs, CO 80908

RJM Designs
Robert J. Manner, Architect
(719) 660-6163 rmanner@rjd.com



SQUARE FOOTAGE	
Main Level	3,537 SF
Upper Level	2,090 SF
Lower Level	3,615 SF
Garage #1	1,600 SF
Garage #2	365 SF

INDEX	
SP	Site Plan
A1	Lower Level Plan
A2	Main Level Plan
A3	Upper Level Plan & Sections
A4	Elevations
A5	Building Sections & Details
E1	Main Electrical Plan
E2	Upper & Lower Electrical Plans
F1	Main Plumbing Plan
F2	Upper & Lower Plumbing Plans
S1.1	Foundation Plan
S1.2	Foundation Notes & Details
S2	Main Level Framing
S3	Main Level Roof Plan
S4	Upper Level Framing
S4	Upper Level Roof Framing

DATE	01/01/2025
DATE NO.	25-100
SHEET NO.	

SP

RESIDENTIAL



2023 PPRBC
2021 IECC Amended

12212

Address: ~~12202~~ GOODSON RD, COLORADO SPRINGS

Parcel: 5214000015

Plan Track #: 200803 

Received: 22-Apr-2025 (QUINTONW)

Description:

RESIDENCE

Contractor:

Type of Unit:

Garage	1965	
Lower Level 2	3815	
Main Level	3937	
Upper Level 1	2080	
	11797	Total Square Feet

Required PPRBD Departments (7)

Enumeration

Released for Permit

04/22/2025 2:02:07 PM

Becky A
ENUMERATION

Floodplain

(N/A) RBD GIS

Construction

Released for Permit

05/05/2025 10:37:03 AM

bphilips
CONSTRUCTION

Elevators

Released for Permit

05/07/2025 8:09:09 AM

robertv
ELEVATOR

Electrical

Released for Permit

05/07/2025 11:45:55 AM

richg
ELECTRICAL

Mechanical

Released for Permit

04/28/2025 11:56:04 AM

trevorh
MECHANICAL

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 PPRBD Departments -- CONT



Required Outside Departments (1)

