ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE 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.

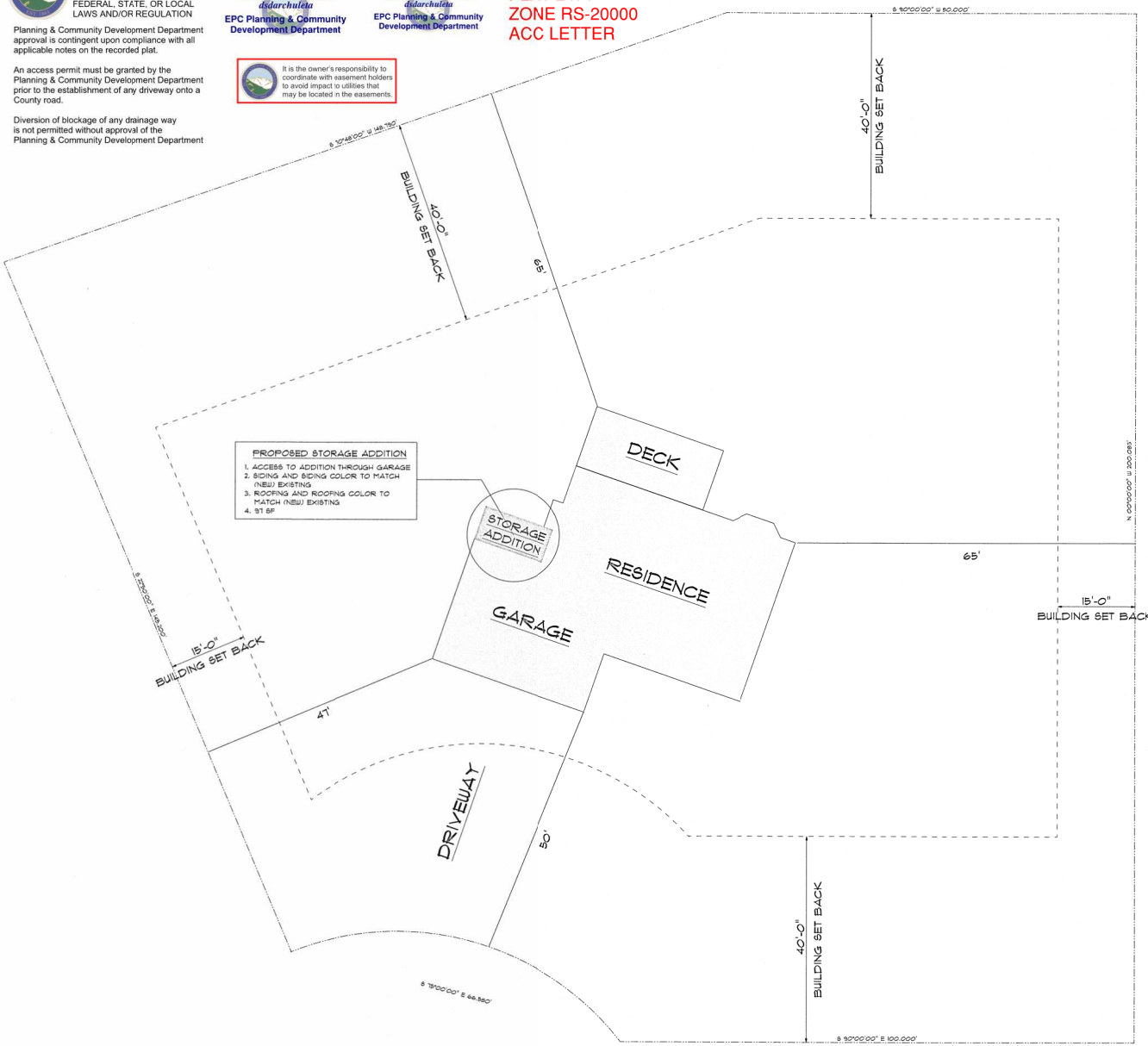
Diversion of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department

Not Required
BESQCP
11/27/2024 2:10:23 PM
dsdarchuleta
EPC Planning & Community Development Department

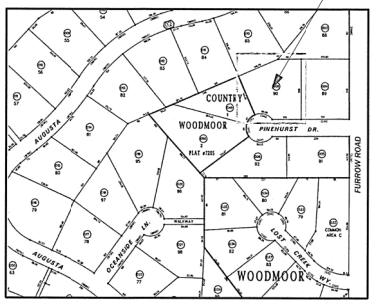
APPROVED
Plan Review
11/27/2024 2:10:16 PM
dsdarchuleta
EPC Planning & Community Development Department

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

ADD24700
PLAT 2471
ZONE RS-20000
ACC LETTER



SUBJECT PROPERTY



VICINITY MAP

PROJECT INFORMATION

PROJECT TYPE
Storage room addition at the back of the garage

OWNER(S)
William & Laura Cochran
240 Pinehurst Dr
Monument, CO 80132

DESIGNED BY
Innovative Building Solutions, LLC
6572 Bull Hill Ct
Colorado Springs, CO 80919
(719) 210-6177
g.spence@BuildWithIBS.com

GOVERNING AGENCIES
El Paso County & Community Development
2880 International Circle Suite 110
Colorado Springs, CO 80910
(719) 520-6300

Pikes Peak Regional Building Department
2880 International Circle
Colorado Springs, CO 80910
(719) 327-2880
2021 International Building Code, 2021 International Mechanical Code, 2023 National Electrical Code, 2021 International Plumbing Code, 2021 International Energy Conservation Code

PROPERTY INFO
Plat #: RO2471 / Lot 90 Woodmoor Country Club
El Paso County
Site Address: 240 Pinehurst Dr, Monument, CO 80132
Lot Size: 34,900 SF (.80 acres)
Zoned: RS-20000
Elevation: 8,458

Front Setback = 40'
Rear Setback = 40'
Side Setback = 15'

LOT AREA COVERAGE
Existing Home Footprint: 2,770 SF
Existing Garage Footprint: 768 SF
Existing Deck Footprint: 312 SF
Proposed Addition Footprint: 97 SF
Total: 3,947 SF
Lot: 34,900 SF
Building Coverage: 11.3%

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

Cochran Garage Addition
240 Pinehurst Dr
Colorado Springs
Colorado
80132
PHONE:
FAX:
MOBILE:

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

Innovative Building Solutions, LLC
6572 Bull Hill Ct
Colorado Springs
80919
PHONE:
FAX:
MOBILE: 719-210-6177
g.spence@BuildWithIBS.com

SCALE: 1" = 10'-0"
DRAWN BY:
DATE: Wednesday, November 27, 2024

SECTION LETTER: A
PAGE NUMBERS: 1

APPROVED:
CHECKED BY:

PAGE: 1/5
SITE PLAN