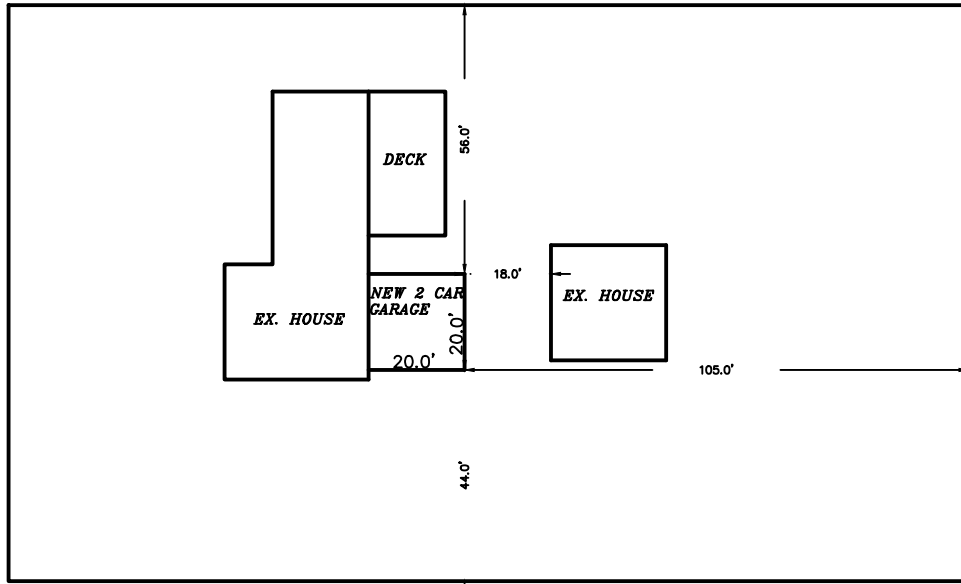


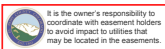
# SITE PLAN



**ADD2570**

**Not Required  
BESQCP**  
02/21/2025 3:30:54 PM  
dsdyounger  
EPC Planning & Community  
Development Department

**APPROVED  
Plan Review**  
02/21/2025 3:31:00 PM  
dsdyounger  
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 GIVEN BY EL PASO COUNTY DOES NOT OBLIGATE 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 plan. An access permit must be granted by the Planning & Community Development Department upon the establishment of any driveway onto a public street. Operation of stockpiles of any drainage way is not permitted without approval of the Planning & Community Development Department.

PROJECT TYPE:  
GARAGE ADDITION

TAX SCHEDULE NUMBER:  
63232-06-003

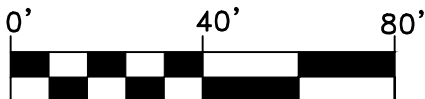
ZONING  
RR-0.5

LEGAL DESCRIPTION:  
LOT 2 BLK 5  
PARK VISTA ESTATES ADD  
COLORADO SPRINGS  
EL PASO COUNTY, COLORADO

ADDRESS:  
5195 TOPAZ  
COLORADO SPRINGS, COLORADO

SITE DATA:

LOT SQ. FT.	24,000
EXISTING SQ. FT.	2,496
PROPOSED SQ. FT.	400
TOTAL SQ. FT.	2,896
COVERAGE	12.0%



SCALE: 1" = 40'

# RESIDENTIAL



2023 PPRBC  
IECC: N/A

Address: 5195 TOPAZ DR, COLORADO SPRINGS

Parcel: 6323206003

Plan Track #: 198703 

Received: 19-Feb-2025 (BRIANNAM)

## Description:

### **GARAGE ADDITION - UNHEATED**

Contractor: CORNERSTONE CONTRACTING

Type of Unit:

**Alterations, repairs and additions: When interior alterations, repairs or additions requiring a permit occur in existing dwellings, the dwelling unit shall be provided with smoke alarms AND carbon monoxide alarms located as required for new dwellings; smoke alarms shall be interconnected and hardwired.**

**GARAGE / DWELLING SEPARATION:**  
1/2" gypsum board applied to the garage side and protecting supporting construction. 5/8" Type X gypsum applied to the garage ceiling when habitable space above. Door(s) to garage from dwelling must be solid core or 20 minute rated.

## Required PPRBD Departments (3)

<p><b>Floodplain</b></p> <p>(N/A) RBD GIS</p>
---

<p><b>Construction</b></p>
----------------------------

<p><b>Mechanical</b></p>
--------------------------

## Required Outside Departments (1)

<p><b>County Zoning</b></p> <p><b>APPROVED</b> <b>Plan Review</b></p> <p>02/21/2025 3:31:28 PM <i>dsdyounger</i></p> <p>EPC Planning &amp; Community Development Department</p>
---

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.