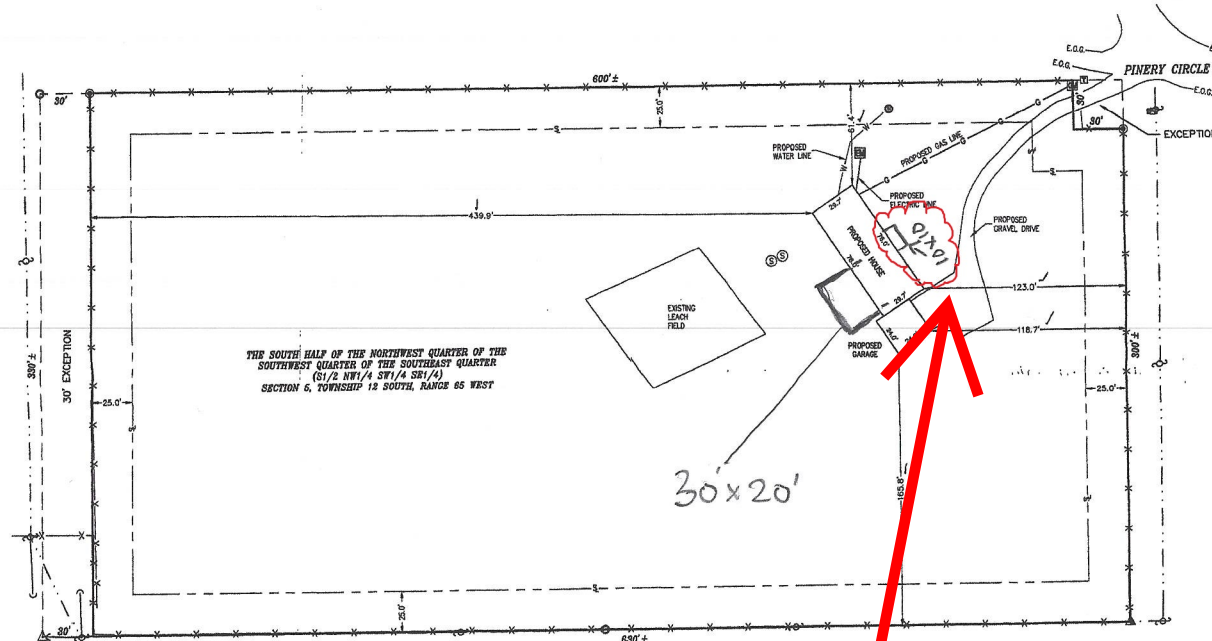


SITE PLAN

THE S1/2 OF THE NW1/4 OF THE SW1/4 OF THE SE1/4 OF SECTION 5,
12 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLO

It's a new deck it was added after we started framing.
There was a concrete step before now it will be a 10x10 deck



LEGAL DESCRIPTION:
THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (S1/2 SECTION 5, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY OF EL PASO, STATE OF COLORADO, EASE OF THE EAST 30 FEET THEREOF AND EXCEPT

OWNER:
JASON AND HOLLY LEBLANC
1335 SANDPIPER
COLORADO SPRINGS, CO 80916

ADDRESS:
7535 PINERY CIRCLE
COLORADO SPRINGS, CO 80908

BUILDER:
SEEGER HOMES INC.
3800 NORTH NEVADA
COLORADO SPRINGS, CO 80907
(719) 632-8085

BUILDING PLAN:
MANUFACTURED HOME

PROPOSED BUILDING AREA:
2,830 SQUARE FEET

LOT AREA:
217,800 SQUARE FEET

TOTAL LOT COVERAGE:
1.4%

ZONING:
RR-5 (RESIDENTIAL RURAL)

PROPOSED BUILDING HEIGHT:
19 FEET

MAXIMUM BUILDING HEIGHT:
30 FEET

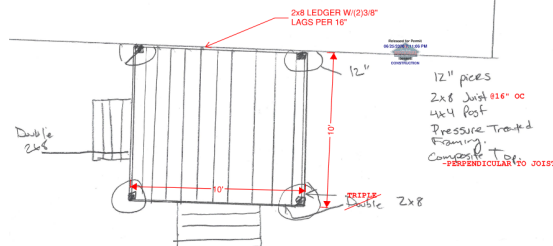
TAX SCHEDULE NO.:
52054-00-034

ADJACENT EXISTING AND PROPOSED USES:
SINGLE FAMILY RESIDENTIAL

THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (S1/2 NW1/4 SW1/4 SE1/4) SECTION 6, TOWNSHIP 12 SOUTH, RANGE 65 WEST

30'x20'

New construction
source: construction splice framing plan
10'x10' deck with stairs



APPROVED Plan Review
06/29/2020 3:51:25 PM
dsdarchuleta
EPC Planning & Community Development Department

Not Required BESQCP
06/29/2020 3:51:33 PM
dsdarchuleta
EPC Planning & Community Development Department

ADD20236
UNPLATTED
ZONE RR-5
4.75ACRES
BOA84080 legal parcel
RBD 128335
PERMIT M84187

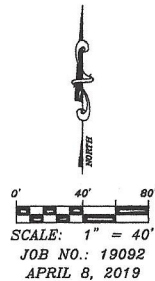
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE OR LOCAL LAWS AND/OR REGULATION

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.

Division 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.



NOTE: ALL LINE UNITS
SITE PLAN - S
T12S, R65W, 64
P.O. Box 5101
DRAWING: 1909

RESIDENTIAL



2017 PPRBC

Address: 7535 PINERY CIR, COLORADO SPRINGS

Parcel: 5205400034

Map #: 315G

Plan Track #: 128335 

Received: 25-Jun-2020 (LBENNETT)

Description: (Splice 06/23/20)

Required PPRBD Departments (1)

DECK - NEW

Contractor: GM HOMES

Type of Unit:

Main Level	585	
	585	Total Square Feet

Construction

Released for Permit
06/25/2020 7:11:25 PM



lbennett
CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review

06/29/2020 3:55:11 PM
dsdarchuleta

**EPC Planning & Community
 Development Department**

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.