

APPROVED Plan Review

09/08/2026 11:08:15 AM

dsdhills

EPC Planning & Community
Development Department



This parcel is in a low/moderate/high intensity fire risk area. Please reach out to the local fire district regarding recommendations for compliance with the WRC code.



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 OBTAIN 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

Approved

By: Justin Kilgore, AICP
Planning Division Manager
Date: 09/10/2026
El Paso County Planning & Community Development



Consistent with 10-ft setback approved by BOA264



SCALE 1" = 40'

LOT COVERAGE CALCULATION

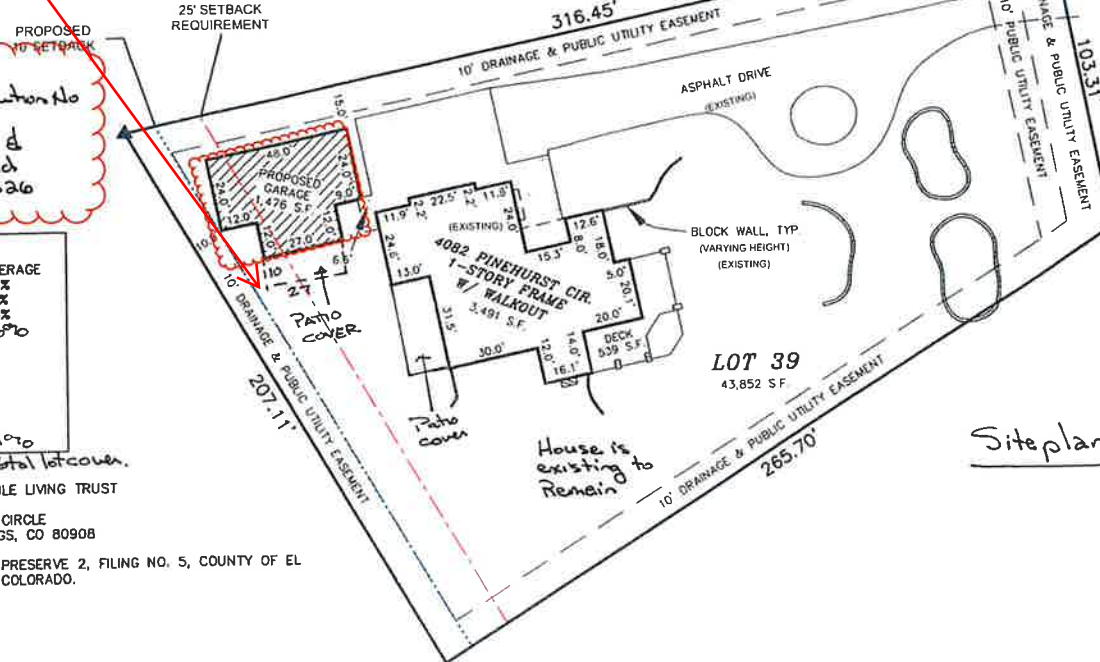
	S.F.	% COVERAGE
EXISTING HOUSE	= 3,491	8.0%
EXISTING DECK	= 539	1.2%
PROPOSED GARAGE	= 1,476	3.3%
PROPOSED Garage & Patio Cover	= 2,70	6.0%
TOTAL		

LOT SIZE = 43,852
5776 / 43,852 S.F. = 13.17%
(TOTAL) (LOT SIZE) (LOT COVERAGE)

Proposed House & Patio Cover 409 9.0%
Total 61852 = 14.10% Total lot cover.

PROPERTY OWNER: PAGOSA REVOCABLE LIVING TRUST
PROPERTY ADDRESS: 4082 PINEHURST CIRCLE, COLORADO SPRINGS, CO 80908
LEGAL DESCRIPTION: LOT 39, WALDEN PRESERVE 2, FILING NO. 5, COUNTY OF EL PASO, STATE OF COLORADO.
ASSESSOR SCHEDULE NO.: 6115010017
ZONE: PUD

ADD26548
BOA264
PLAT 15042
APPROVED 1476 SQ FT
DETACHED GARAGE



Siteplan

GENERAL NOTES

NO.	REVISION/ISSUE	DATE

Pagosa Revocable Living Trust
4082 Pinehurst Circle
Colorado Springs, CO 80908
970-398-0194
kirby.hutchison@hotmail.com

VERTEX
Consulting Services
455 E. First Peak Avenue, Suite 103
Colorado Springs, Colorado 80903
719-731-4605

PROJECT NO.	SHEET
DATE	
PREPARED	APPROVED
	CAD