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CONTRACTOR

Innovative Building Solutions
 Gary Sparrow (ID# 21774)
 6572 Bull Hill Ct
 Colorado Springs, CO 80919
 (719) 210-6111

Larsen Home Addition
Karl & Margaret-Patricia Larsen
1060 W. Caribou Dr
Monument, CO 80132

DRAWING INDEX

AO.0: SITE PLAN
 PCD File No. ADR-22-013

SCALE: 1/4" = 1'-0" (UNO)

PLAN DATE	REVISION
8/26/22	10/13/22
	8/16/23

PRINT DATE: 8/16/2023

PAGE INFO
 SITE PLAN

Page
 1 of 1

AO.0

PROJECT INFORMATION

PROJECT TYPE:
 Residential Addition

OWNERS:
 Karl & Margaret-Patricia Larsen
 1060 W. Caribou Dr
 Monument, CO 80132

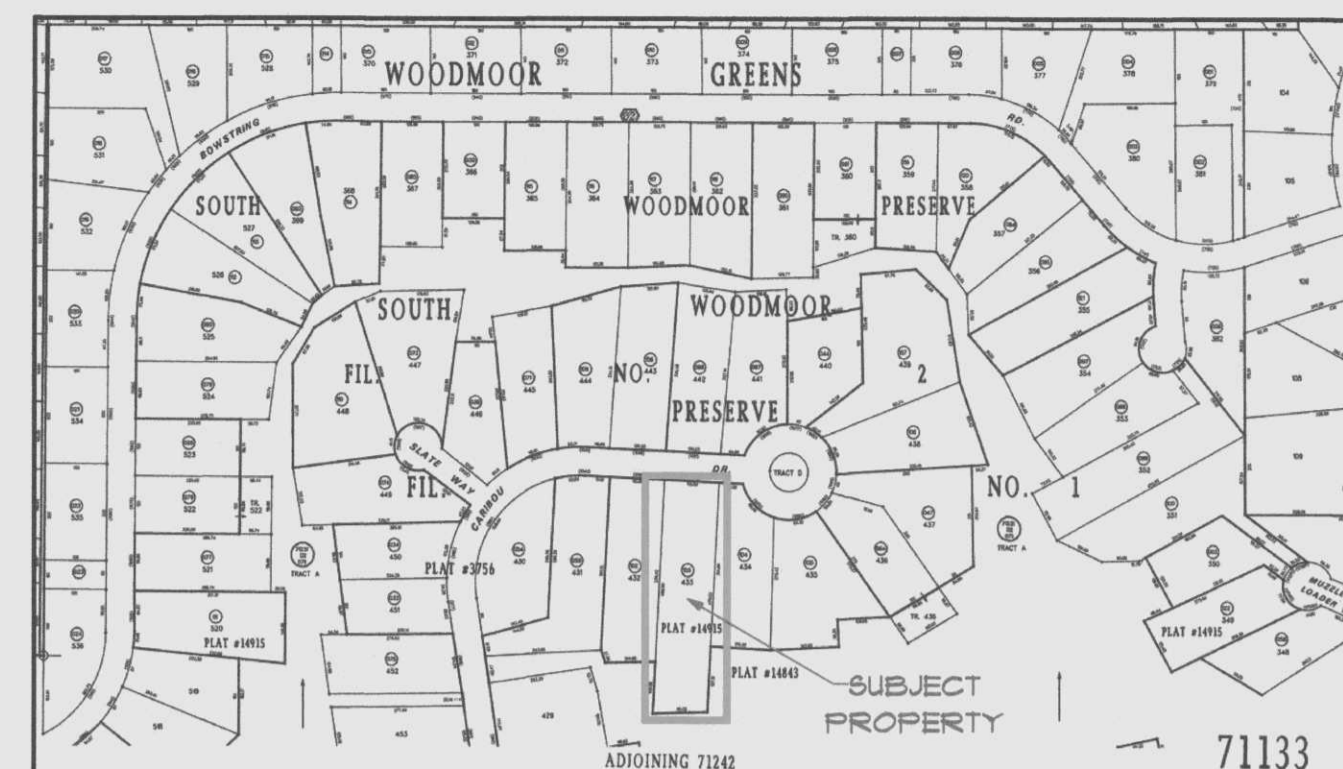
DESIGNED BY:
 Innovative Building Solutions, LLC
 6572 Bull Hill Ct
 Colorado Springs, CO 80919
 (719) 210-6111
 g.sparrow@BuildWithIBS.com

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

LEGAL DESCRIPTION:
 Schedule #: 7113302103
 Lot 433, South Woodmoor Preserve Fil No 2,
 El Paso County, Colorado
 Site Address: 1060 W. Caribou Dr, Monument, CO 80132
 Plat Number: 14915

Zoned: R820000
 Lot Size: 1.28 acres

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



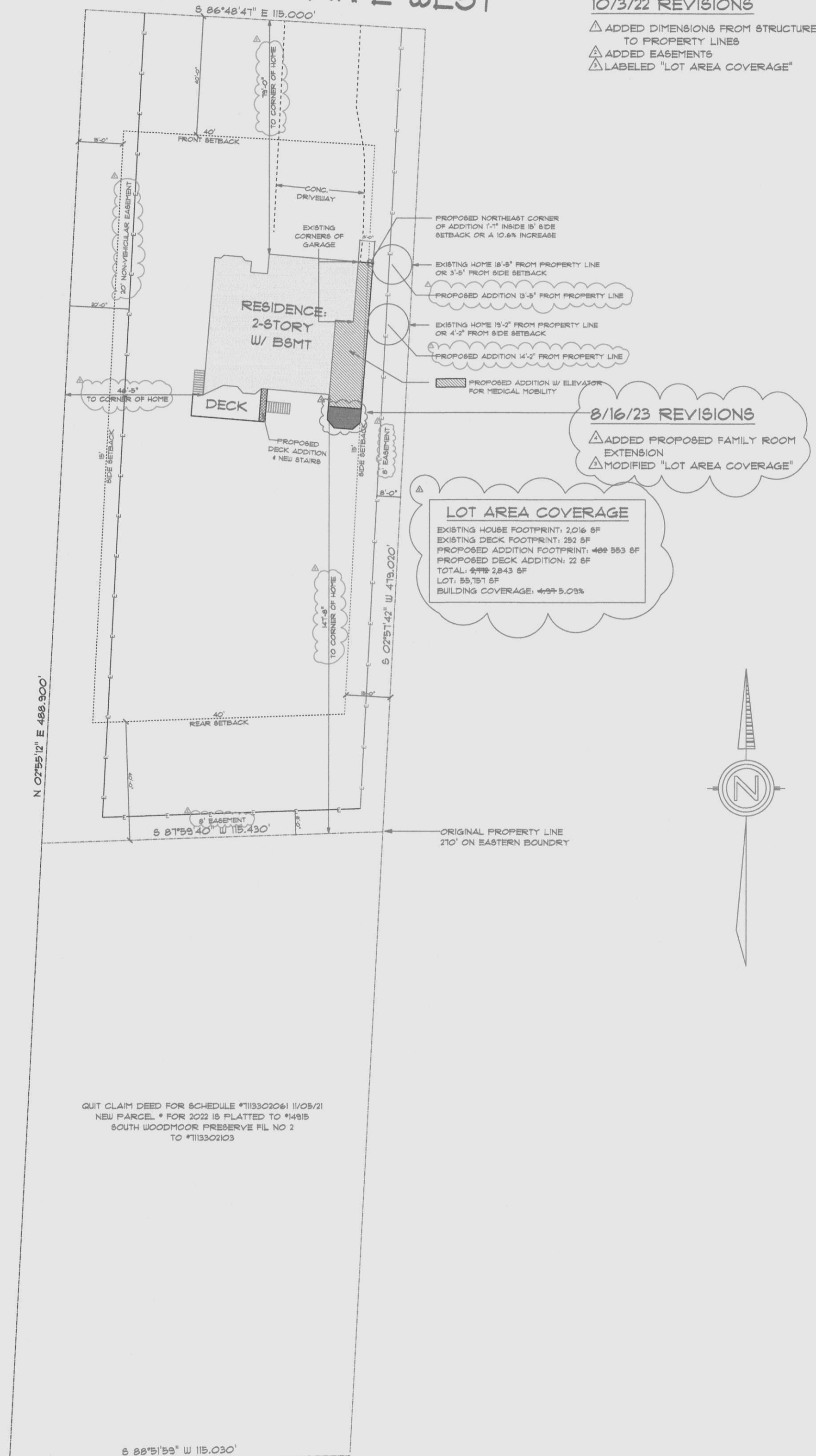
VICINITY MAP

Planning and Community Development approval is contingent upon compliance with all applicable notes on the recorded plat.
 An access permit must be granted by the Planning and Community Development Engineering Division prior to the establishment of any driveway onto a County Road.
 Diversion of blockage of any drainage way is not permitted without the approval of the Planning and Community Development Engineering Division.
 Any approval given by El Paso County does not obviate the need to comply with applicable Federal, State or Local laws and/or regulations.

APPROVED
 BY: *[Signature]* DATE: 8/17/23
 FOR: 14915 Addition etc
 NOTES: 482 18 2023 10/13/22
 APPROVED 8/16/23
 EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT

ADD 22802

CARIBOU DRIVE WEST



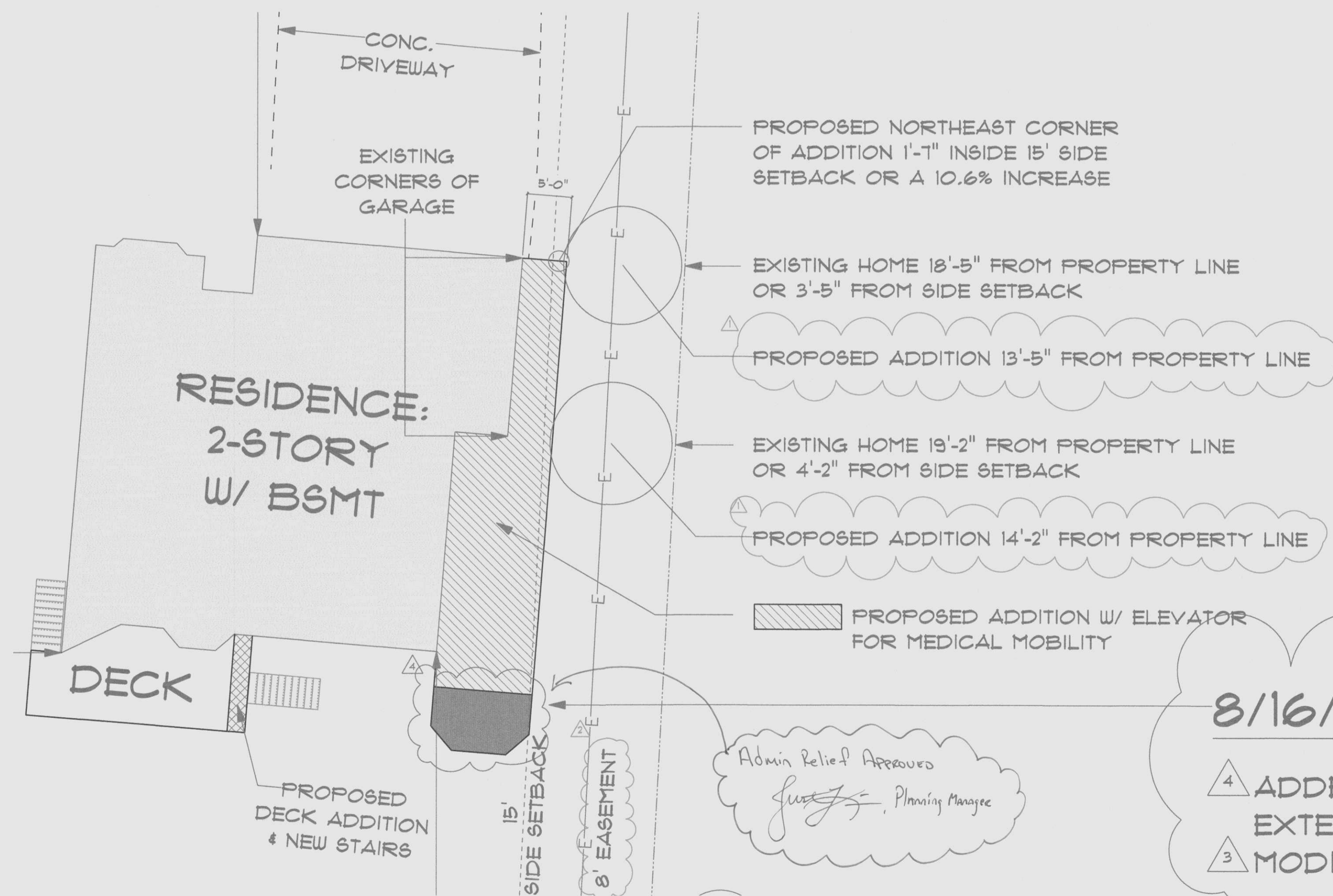
10/13/22 REVISIONS
 Δ ADDED DIMENSIONS FROM STRUCTURE TO PROPERTY LINES
 Δ ADDED EASEMENTS
 Δ LABELED "LOT AREA COVERAGE"

8/16/23 REVISIONS
 Δ ADDED PROPOSED FAMILY ROOM EXTENSION
 Δ MODIFIED "LOT AREA COVERAGE"

LOT AREA COVERAGE
 EXISTING HOUSE FOOTPRINT: 2216 SF
 EXISTING DECK FOOTPRINT: 250 SF
 PROPOSED ADDITION FOOTPRINT: 488 883 SF
 PROPOSED DECK ADDITION: 32 SF
 TOTAL: 8998 2843 SF
 LOT: 88781 SF
 BUILDING COVERAGE: 499.5.05%

QUIT CLAIM DEED FOR SCHEDULE #711330201 (10/9/21) NEW PARCEL # FOR 2022 IS PLATTED TO #14915 SOUTH WOODMOOR PRESERVE FIL NO 2 TO #7113302103

SITE PLAN
 SCALE: 1" = 30'-0"



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

CONC. DRIVEWAY
 EXISTING CORNERS OF GARAGE
 PROPOSED NORTHWEST CORNER OF ADDITION 1'-7" INSIDE 15' SIDE SETBACK OR A 10.6% INCREASE
 EXISTING HOME 18'-5" FROM PROPERTY LINE OR 3'-5" FROM SIDE SETBACK
 PROPOSED ADDITION 13'-5" FROM PROPERTY LINE
 EXISTING HOME 19'-2" FROM PROPERTY LINE OR 4'-2" FROM SIDE SETBACK
 PROPOSED ADDITION 14'-2" FROM PROPERTY LINE
 PROPOSED ADDITION W/ ELEVATOR FOR MEDICAL MOBILITY

Admin Relief Approved
[Signature], Planning Manager

8/16/23

4 ADDED
 EXTEN
 3 MODIF