



Planning and Community Development Department - SITE PLAN

Use for Additions to Property/Residence or Placement of Manufactured Homes/Mobile Homes

Applicant Name Scott Van Wyhe 303-519-5100 Scott@PunchListConnection.com

Contractor Name PunchList Connection, LLC 303-519-5100 Scott@PunchListConnection.com

Property Address 23605 Jayhawk Ave, Colorado Springs, CO 80928

Zoning R4 Parcel Number 3512111003 Legal Description LOT 3 BLK 1 SUNSET VILLAGE FIL NO 4

Proposed Structure & Use SFR, Manufactured Home on Permanant Foundation New Structure sq. ft. 1,173sf

Lot sq. ft. 8,712 Existing + new structure sq. ft. 1,173 sf % Lot coverage 13% New Structure height 15'

All Site Plans **MUST** include the following **LEGIBLE** minimum standards and drawn to a scale determined by applicant:

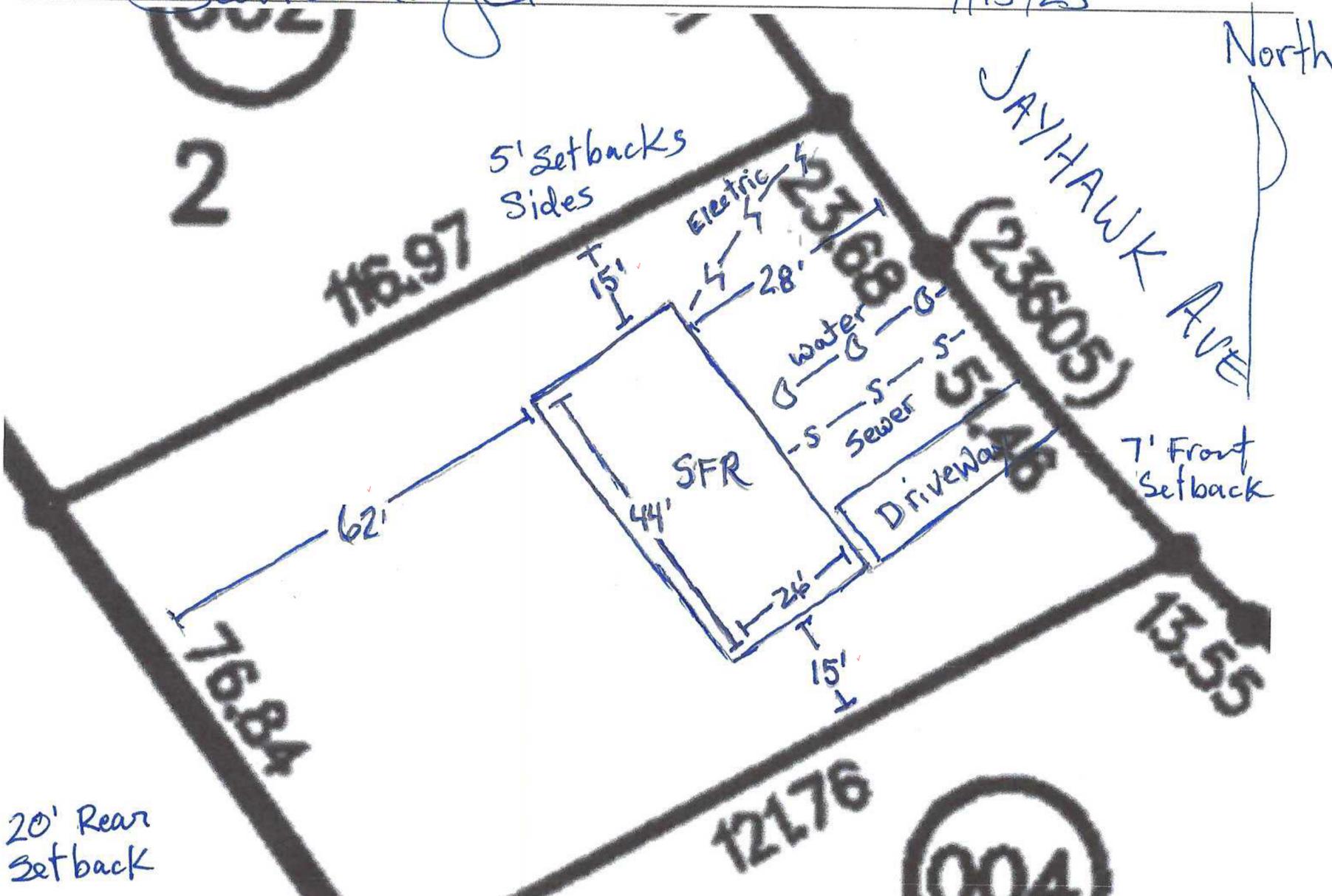
- Lot configuration and boundary measurements
- All streets, roads, or highways adjoining the property
- Dimensions & square footage of existing and proposed structures
- Building location with reference to distance from property lines
- Location of NO-BUILD areas, watercourses, drainage facilities
- Building setbacks, highways or rights-of-way
- Location of easements, driveway(s), well and septic system
- Contours if slope is greater than 10%
- Building coverage calculation (% of lot coverage)

Any approval given by El Paso County does not obviate the need to comply with applicable Federal, State or Local Laws or regulations. Planning and 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 and Community Development Engineering Division prior to the establishment of any Driveway onto a County road, or a waiver granted for access to a private road. Diversion or blockage of any drainage way is not permitted without the approval of the Planning and Community Development Engineering Division.

Fees are payable at the time of submittal and are NON-REFUNDABLE, regardless of approval or denial. Site Plans may be delayed or denied if information is omitted. **APPLICANT IS REPOSNSIBLE FOR ACCURACY OF SITE PLAN**

Signature Scott Van Wyhe

Date 4/15/25



20' Rear Setback

SFD25608

APPROVED BESQCP 06/19/2025 7:58:37 AM dsdyounger EPC Planning & Community Development Department

APPROVED Plan Review 06/19/2025 7:58:43 AM dsdyounger EPC Planning & Community Development Department

Released for Permit 06/17/2025 10:32:35 AM REGIONAL Building Department Becky A ENUMERATION

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLIVATE 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.

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

Office Use

Plat No. _____ Note: _____

RESIDENTIAL



2023 PPRBC
2021 IECC

Address: 23605 JAYHAWK AVE, COLORADO SPRINGS

Parcel: 3512111003

Plan Track #: 202745 

Received: 16-Jun-2025 (QUINTONW)

Description:

RES MFG HSG-HUD ON CRAWL

Contractor: PUNCHLIST CONNECTION INC

Type of Unit:

Required PPRBD Departments (6)

<p>Enumeration</p> <p>Released for Permit 06/17/2025 10:33:19 AM</p>  <p>Becky A ENUMERATION</p>	<p>Floodplain</p> <p>(N/A) RBD GIS</p>
<p>Construction</p> <p>Released for Permit 06/18/2025 1:03:34 PM</p>  <p>shelley CONSTRUCTION</p>	<p>Electrical</p> <p>Released for Permit 06/18/2025 9:16:34 AM</p>  <p>richg ELECTRICAL</p>
<p>Mechanical</p>	<p>Plumbing</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.

Required Outside Departments (1)

County Zoning

**APPROVED
Plan Review**

06/19/2025 8:02:13 AM

dsdyounger

**EPC Planning & Community
Development Department**