

SFD24968
 PLAT 14377
 PUD
 APPROVED SFD W/ COVERED PORCH AND PATIO

21) The shared access to Vollmer Road for Lots 1 and 2 is temporary. Permanent access to Vollmer Road for all lots will be located on Lot 3. This permanent access will be constructed by the owner of Lot 3 upon further development of Lot 3.

APPROVED
 Plan Review
 10/23/2024 1:49:42 PM
 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 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 rules of the jurisdiction.

APPROVED
 BESQCP
 10/23/2024 7:06:51 PM
 EPC Planning & Community
 Development Department

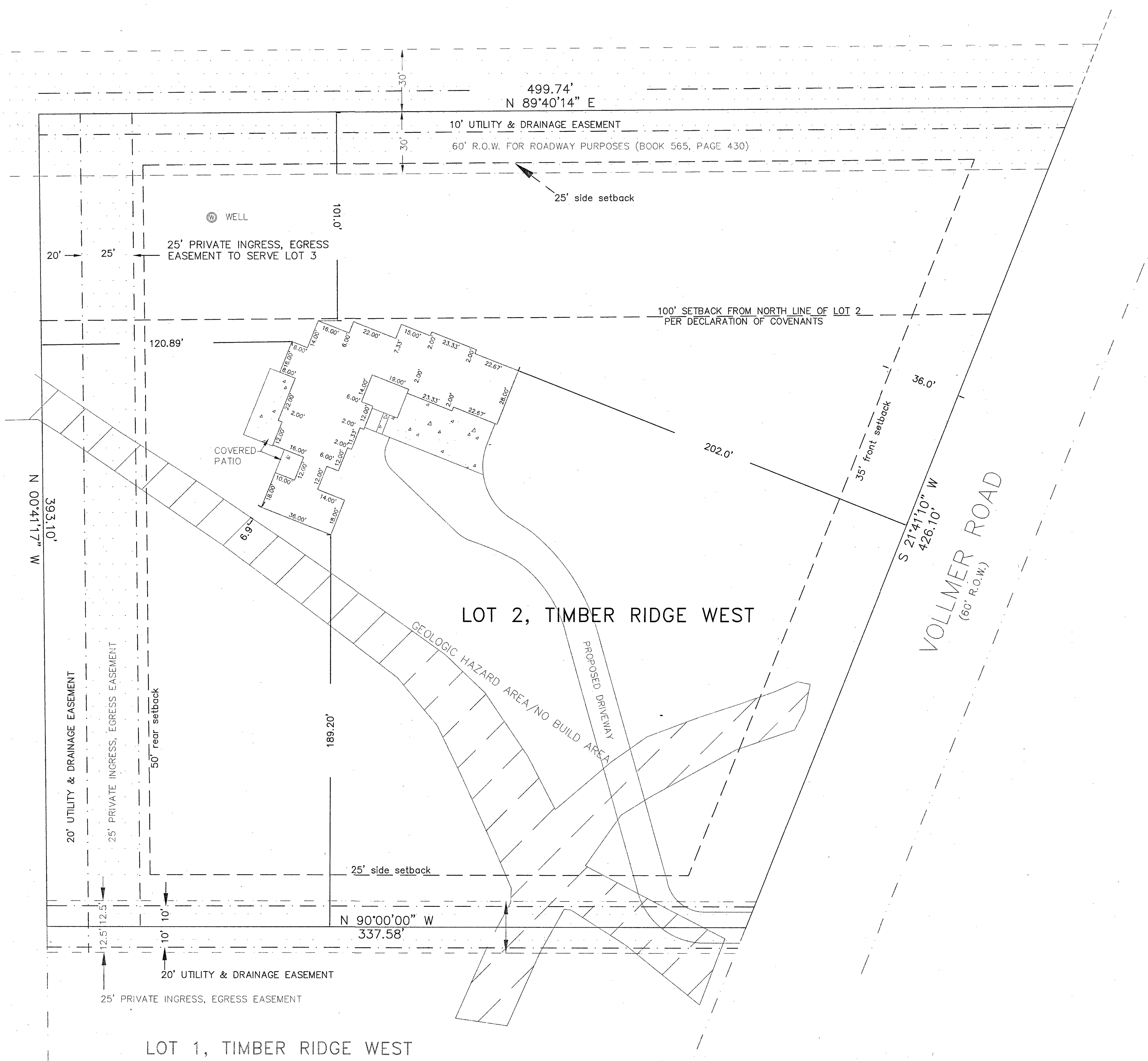
plot plan

8580 FOREST LINE POINT

LOT 2, TIMBER RIDGE WEST

EL PASO COUNTY, COLORADO

LOT 3, TIMBER RIDGE WEST



ADDRESS:
 8580 FOREST LINE POINT
 COLORADO SPRINGS, COLORADO 80908

BUILDER:
 GOEBEL CONSTRUCTION, INC.
 8385 SWAN ROAD
 COLORADO SPRINGS, COLORADO 80908
 719-650-8586

LEGAL DESCRIPTION
 LOT 2
 TIMBER RIDGE WEST
 EL PASO COUNTY, COLORADO

OWNER:
 JACOB AND LINDSEY GUM
 4435 SABLE RIDGE COURT
 COLORADO SPRINGS, COLORADO 80918
 719-

LOT AREA:
 3.79 acres or 165,051 square feet,+/-

BUILDING PLAN NO.:
 CUSTOM

PROPOSED HOUSE FOOTPRINT:
 5,791 SF., INCLUDES COVERED PATIO

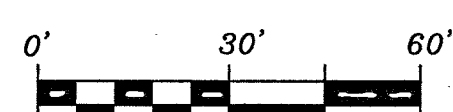
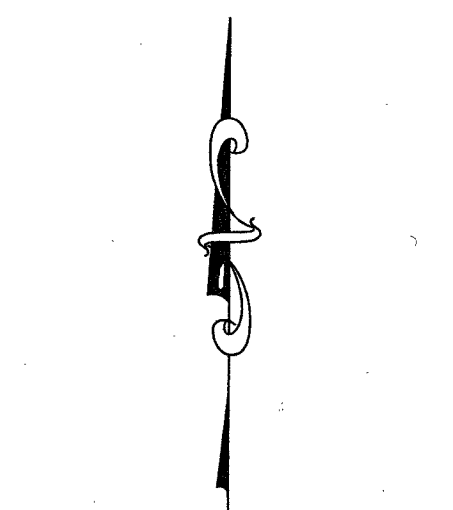
TOTAL COVERAGE BY HOUSE FOOTPRINT:
 3.51%

ZONING:
 PUD

MAXIMUM BUILDING HEIGHT
 30 FEET

ASSESSORS SCHEDULE NUMBER
 52280-01-006

Released for Permit
 10/23/2024 10:55:22 AM
 Fikes Peak
REGIONAL
 Building Department
 Becky A
ENUMERATION



SCALE: 1" = 30'
 JOB NO.: 45035
 SEPTEMBER 20, 2024

ROCKY MOUNTAIN LAND SERVICES
 4465 NORTH PARK DRIVE, SUITE 303
 COLORADO SPRINGS, COLORADO
 719-630-0559

RESIDENTIAL



2023 PPRBC
2021 IECC

Address: 8580 FOREST LINE PT, COLORADO SPRINGS

Parcel: 5228001006

Plan Track #: 195113 

Received: 14-Oct-2024 (BRIANNAM)

Description:





RESIDENCE

Contractor: GOEBEL CONSTRUCTION, INC

Type of Unit:

Garage	1582	
Lower Level 2	330	
Main Level	3556	
Upper Level 1	1302	
	6770	Total Square Feet

Required PPRBD Departments (6)

<p>Enumeration Released for Permit 10/14/2024 2:48:37 PM  Becky A ENUMERATION</p>	<p>Floodplain (N/A) RBD GIS</p>
<p>Construction Released for Permit 10/16/2024 11:40:38 AM  Doug CONSTRUCTION</p>	<p>Electrical</p>
<p>Mechanical Released for Permit 10/18/2024 4:00:22 PM  trevorh MECHANICAL</p>	<p>Plumbing Released for Permit 10/21/2024 8:13:23 AM  shanen 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**

10/23/2024 1:50:33 PM

dsdrangel

**EPC Planning & Community
Development Department**