



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 (cell) scott@punchlistconnection.com
 phone email
 ✓ Contractor Name PunchList Connection, LLC 303-519-5100 (cell) scott@punchlistconnection.com
 phone email
 ✓ Property Address 23767 Redtail Dr, Colorado Springs, CO 80928
 ✓ Zoning R-4 Parcel Number 3512109005 ✓ Legal Description LOT 5 BLK 5 SUNSET VILLAGE FIL NO 3 PLAT 10697 ✓
 ✓ Proposed Structure & Use SFR, Manufactured Home on Permanant Foundation New Structure sq. ft. 1,474 ✓
 ✓ Lot sq. ft. 8,712 Existing + new structure sq. ft. 1,474 ✓ % Lot coverage 17% ✓ 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 RESPONSIBLE FOR ACCURACY OF SITE PLAN**

Signature Scott Van Wyhe

Date 3/29/2021

1-inch
40-feet

CURVE TABLE			
NUMBER	DELTA	RADIUS	LENGTH
C1	46°38'64"	478.80'	385.28'
C2	89°32'20"	370.00'	588.37'
C3	19°32'37"	300.00'	182.33'
C4	18°40'39"	330.00'	187.61'
C5	4°47'18"	1750.19'	146.16'
C6	25°48'25"	35.00'	23.69'
C7	71°21'11"	35.00'	48.49'
C8	47°31'41"	35.00'	48.94'



APPROVED
Plan Review
04/09/2021 4:34:49 PM
dsdespinoza
EPC Planning & Community
Development Department

APPROVED
BESQCP
04/09/2021 4:35:09 PM
dsdespinoza
EPC Planning & Community
Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLVATE 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.

R143442
SFD21717
PLAT 10697
ZONE R-4
DIST 4

Released for Permit
04/01/2021 9:52:33 AM
REGIONAL BUILDING DEPARTMENT
Becky A
ENUMERATION

SETBACKS: FRONT - 25'
REAR - 25'
SIDE - 10'

EASEMENTS:
UNLESS SHOWN GREATER IN WIDTH ALL SIDE LOT LINES ARE HEREBY PLATTED ON BOTH SIDES WITH A FIVE (5) FOOT PUBLIC UTILITY EASEMENT AND THE FRONT AND REAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN (7) FOOT PUBLIC UTILITY EASEMENT AND THE EXTERIOR SUBDIVISION LINES ARE HEREBY PLATTED WITH A TWENTY (20) FOOT PUBLIC UTILITY EASEMENT, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE PROPERTY OWNERS.

Office Use

Plat No. _____ Note: _____

RESIDENTIAL



2017 PPRBC

Address: 23767 REDTAIL DR, COLORADO SPRINGS

Parcel: 3512109005

Plan Track #: 143442 

Received: 31-Mar-2021 (DANM)

Description:


MOBILE/MFR HOME - PERMANENT SET ON CRAWLSPACE

Contractor: PUNCHLIST CONNECTION, LLC

Type of Unit:

Required PPRBD Departments (4)

Enumeration

Released for Permit
04/01/2021 9:52:37 AM

Becky A
ENUMERATION

Floodplain

(N/A) RBD GIS

Construction

Released for Permit
04/07/2021 12:37:19 PM

shelley
CONSTRUCTION


Mechanical

Released for Permit
04/07/2021 1:25:21 PM

daleh
MECHANICAL

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review
04/15/2021 8:17:32 AM

dsdrangel
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.