

# WRIGHT FAMILY TRUST SITE PLAN

15632 CALA ROJO

Released for Permit  
05/28/2024 7:15:32 AM  
REGIONAL  
Building Department  
ENUMERATION



SCALE 1"=100'  
(8.5X14 PAPER)  
DATE: 5/18/24



SFD24563

**APPROVED  
BESQCP**

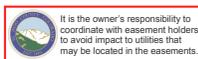
05/31/2024 7:43:23 AM  
dsdyounger

EPC Planning & Community  
Development Department

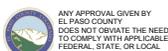
**APPROVED  
Plan Review**

05/31/2024 7:43:28 AM  
dsdyounger

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 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

## LEGAL DESCRIPTION:

LOT 57 PINONS OF TURKEY CANON RANCH FILING NO. 2

THE ABOVE PARCEL CONTAINS 5.02 ACRES MORE OR LESS.

SITE ADDRESS: 15632 CALA ROJO DR COLORADO SPRINGS CO, 80926

OWNER: WRIGHT FAMILY TRUST

## FLOODPLAIN STATEMENT:

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP PANEL  
08041C1125G (EFFECTIVE DATE DECEMBER 7TH 2018), THIS BUILDING SITE IS NOT LOCATED WITHIN A  
FEMA FLOOD PLAIN.

LOT AREA: 5.02 ACRES / 218,577 SQ.FT.

SCHEDULE #: 7705002008

ZONING: RR-5

**PLAT 9717**

## SETBACKS:

FRONT/REAR/SIDE 25

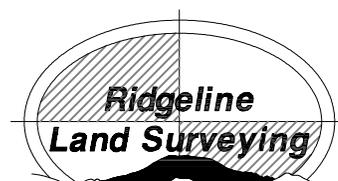
BUILDING FOOTPRINT AREA: 10,500 S.F.

## BUILDING HEIGHT AVERAGE:

MAX HEIGHT MAIN 30.0'

## LOT COVERAGE:

BUILDING 4.8%



575 VALLEY STREET, SUITE 3  
COLORADO SPRINGS, CO 80915  
TEL: 719.238.2917

# RESIDENTIAL



2023 PPRBC  
2021 IECC

Address: 15632 CALA ROJO DR, COLORADO SPRINGS

Parcel: 7705002008

Plan Track #: 190131 

Received: 23-May-2024 (QUINTONW)

## Description:

### RESIDENCE

Contractor: CASCADE BUILDERS, LLC

Type of Unit:

Garage	4998	
Main Level	3042	
Upper Level 1	1248	
Upper Level 3	900	
	10188	Total Square Feet

## Required PPRBD Departments (6)

<p><b>Enumeration</b></p> <p>Released for Permit</p> <p>05/28/2024 7:16:40 AM</p>  <p>amy</p> <p>ENUMERATION</p>	<p><b>Floodplain</b></p> <p>(N/A) RBD GIS</p>
<p><b>Construction</b></p> <p>Released for Permit</p> <p>05/30/2024 2:34:37 PM</p>  <p>shelley</p> <p>CONSTRUCTION</p>	<p><b>Electrical</b></p>
<p><b>Mechanical</b></p>	<p><b>Plumbing</b></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**

*05/31/2024 7:43:56 AM*

*dsdyounger*

**EPC Planning & Community  
Development Department**