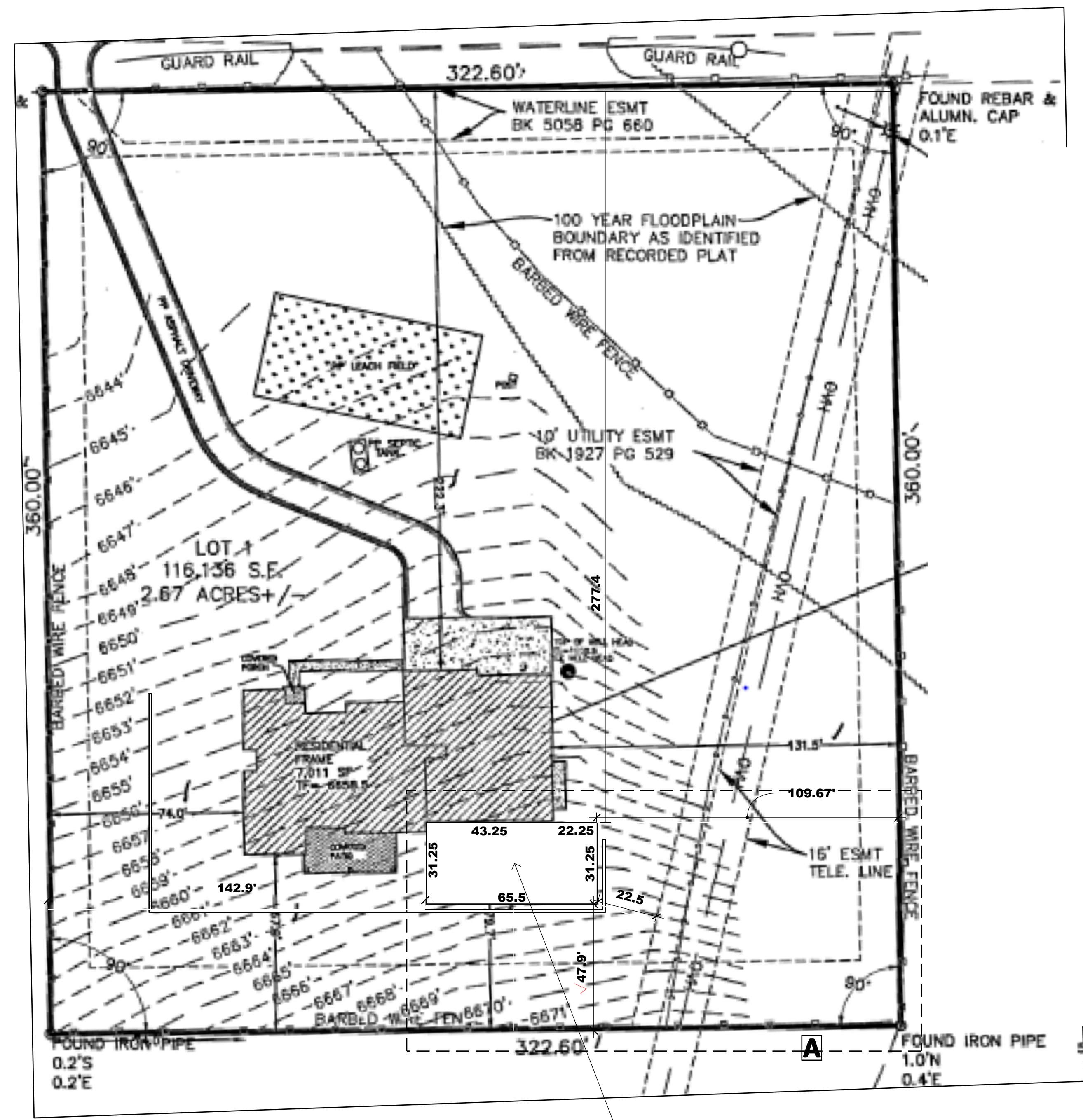


**EXISTING SITE PLAN**  
SCALE: 1" = 30'-0"



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

PROPERTY ADDRESS – 10065 OTERO AVE  
 PROPERTY OWNER – GONZALES  
 TAX SCHEDULE – 6228005037  
 ZONE – RR-2.5 **PLAT 7081**  
 LEGAL – LOT 1 SPRING CREST FILING 3  
 LOT SIZE – 2.66 ACRES / 115869 SQ.FT  
 EXISTING RESIDENCE FOOTPRINT – 3378 SQ.FT  
 EXISTING ATTACHED GARAGE FOOTPRINT – 2992 SQ.FT  
 EXISTING PATIO COVER FOOTPRINT – 578 SQ.FT  
 TOTAL EXISTING FOOTPRINT – 6948 SQ.FT  
 PROPOSED ADDITION FOOTPRINT – 2047 SQ.FT  
 TOTAL EXISTING AND PROPOSED FOOTPRINT - 8997.5 SQ.FT  
 TOTAL LOT COVERAGE - 7.7%

**ADD24194**

**Not Required**  
 BESQCP  
 04/25/2024 11:27:38 AM  
 EPC Planning & Community  
 Development Department

**APPROVED**  
 Plan Review  
 04/25/2024 11:28:43 AM  
 EPC Planning & Community  
 Development Department

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

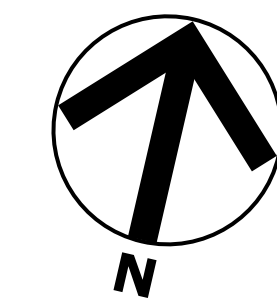
ANY APPROVAL GIVEN BY THIS COUNTY DOES NOT CONSTITUTE THE NEED TO COMPLY WITH ANY LOCAL, FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION.

Planning & Community Development Department approval is contingent upon compliance with all applicable laws and regulations.

An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway with a driveway.

Division of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department.

• ADDITION SF = 2047



<b>GONZALES RESIDENCE</b> <b>10065 OTERO AVE</b> <b>COLORADO SPRINGS, CO</b> <b>80920</b>	<b>SITE PLAN</b>	<b>CD FOR PERMITS 3-28-24</b>
	<b>DRAWN BY</b> Tim Delaplaine <b>CHECKED BY</b> J.C.	<b>cassio + cassio</b> FRONT RANGE, TELLURIDE 970-729-3454 CASSIODESIGNBUILD@COMCAST.NET
<b>SITE</b>		


# RESIDENTIAL



2023 PPRBC  
IECC: N/A

Address: 10065 OTERO AVE, COLORADO SPRINGS

Parcel: 6228005037

Plan Track #: 188828 

Received: 22-Apr-2024 (QUINTONW)

## Description:

### ADDITION

Contractor: CASSIO DESIGN BUILD INC.

Type of Unit:

## Required PPRBD Departments (3)

**Floodplain**  
N/A  
04/22/2024 3:43:03 PM  
Pikes Peak  
REGIONAL  
Building Department  
keith  
FLOODPLAIN

**Construction**

**Mechanical**

## Required Outside Departments (1)

**County Zoning**  
APPROVED  
Plan Review  
04/25/2024 11:28:07 AM  
dsdyounger  
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.