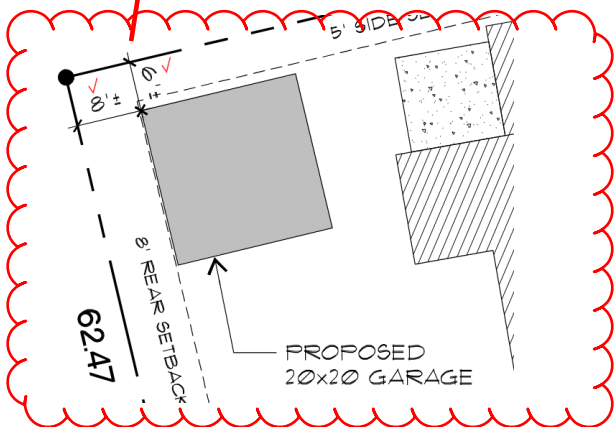
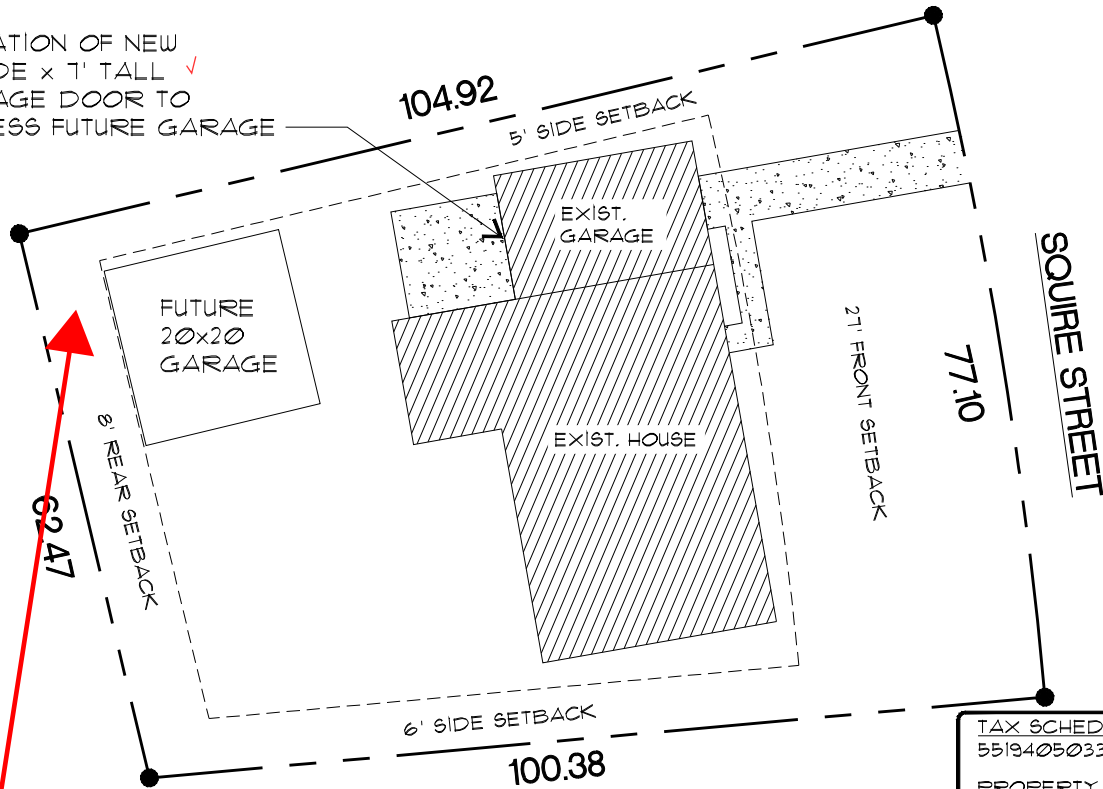


LOCATION OF NEW
8' WIDE x 7' TALL ✓
GARAGE DOOR TO
ACCESS FUTURE GARAGE

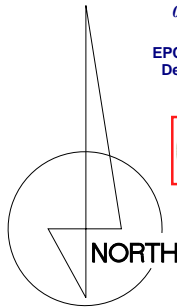


ADD26321

**APPROVED
Plan Review**

06/11/2026 9:27:55 AM
dsyounger

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 OVIATE 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

SITE PLAN

SCALE: 1" = 20'-0"



TAX SCHEDULE No.:
5519405033

PROPERTY OWNER:
RICHARD & LINDA GATES

ADDRESS:
701 SQUIRE ST COLORADO
SPRINGS CO 80911-2635

ZONE:
RS-5000 CAD-0

LEGAL DESCRIPTION:
LOT 4 BLK 1 WIDEFIELD
COUNTRY CLUB HEIGHTS FIL NO 1

LOT SIZE:
7,200 SQ. FT. **PLAT 3265**

SETBACKS:
FRONT = 21'-0"
SIDE = 6'-0"
REAR = 8'-0"

TOTAL NEW BLDG. FOOTPRINT:
1,789 SQ. FT.

LOT COVERAGE:

NEW LOT COVERAGE = 25%

ACTUAL GARAGE HEIGHT = 16.5'

CONTRACTOR:

Luke Sanderson
719-663-4118



**SANDERSON QUALITY
CONSTRUCTION**

lukesandersonconstruction@gmail.com

CLIENT:

SITE PLAN
701 Squire Street
Colorado Springs, CO
80911

DATE: 6-10-26

DRAWINGS PREPARED BY:



UNIQUE PERSPECTIVES
4720 Settlers Ranch Rd. * Colo. Spgs., CO 80908 * (719) 590-1234


RESIDENTIAL



2023 PPRBC
2021 IECC

Address: 701 SQUIRE ST, COLORADO SPRINGS

Parcel: 5519405033

Plan Track #: 213849 

Received: 03-Jun-2026 (NICOLASV)

Description:

DETACHED GARAGE (CONDITIONED)

Contractor: SANDERSON QUALITY CONSTRUCTION LLC

Type of Unit:

Required PPRBD Departments (3)

Floodplain
(N/A) RBD GIS

Construction
Released for Permit
06/05/2026 1:48:51 PM

brianb
CONSTRUCTION

Mechanical
Released for Permit
06/05/2026 1:56:52 PM

daleh
MECHANICAL

Required Outside Departments (1)

County Zoning
APPROVED
Plan Review
06/11/2026 9:28:47 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.