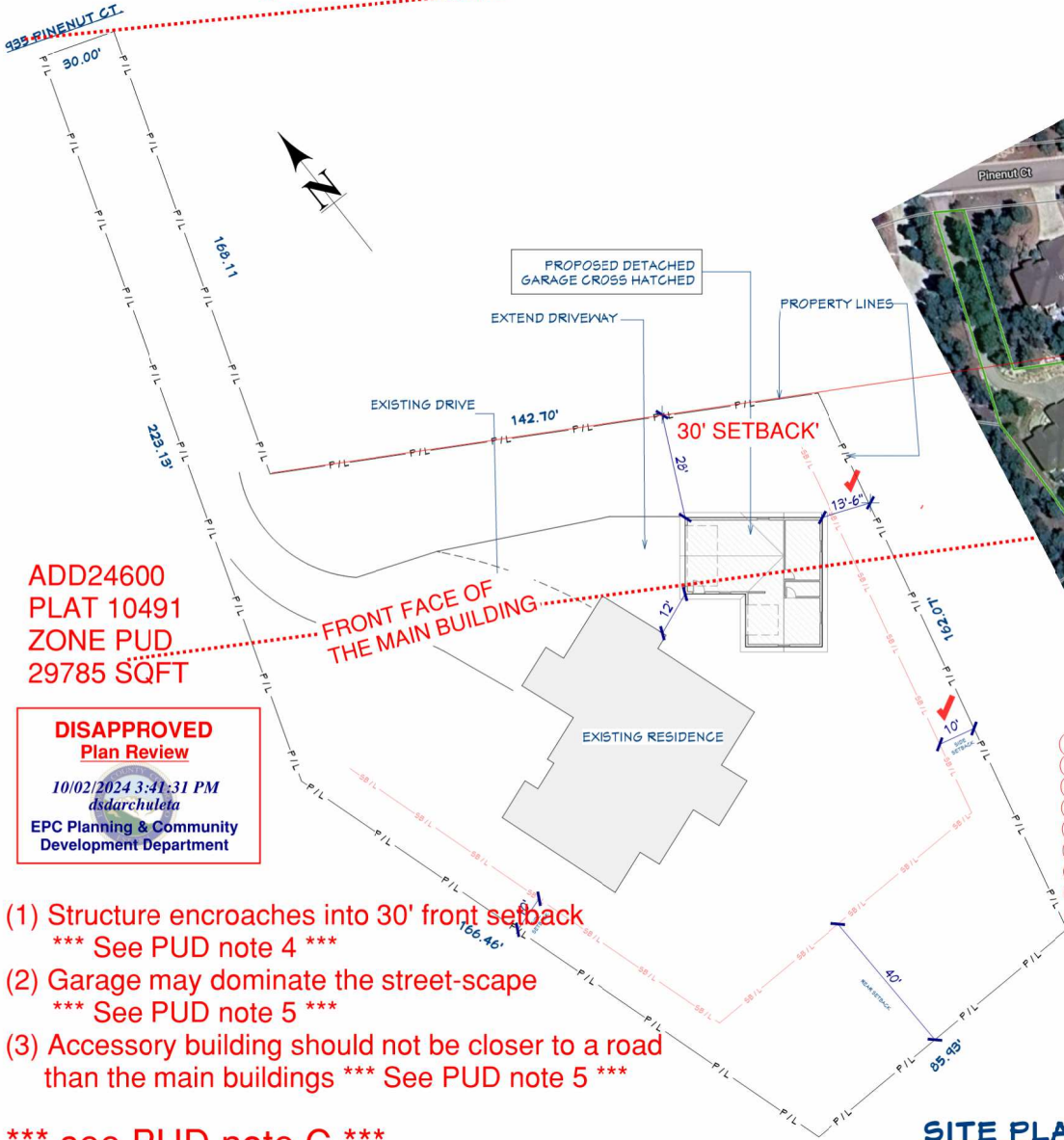


roadway - PINENUT CT



ADD24600  
PLAT 10491  
ZONE PUD  
29785 SQFT

**DISAPPROVED**  
**Plan Review**  
10/02/2024 3:41:31 PM  
dsdarchuleta  
EPC Planning & Community  
Development Department

- (1) Structure encroaches into 30' front setback  
\*\*\* See PUD note 4 \*\*\*
- (2) Garage may dominate the street-scape  
\*\*\* See PUD note 5 \*\*\*
- (3) Accessory building should not be closer to a road than the main buildings \*\*\* See PUD note 5 \*\*\*

\*\*\* see PUD note C \*\*\*

Request for variance will require written approval of the Director of the EPC Planning Dept.

**SITE PLAN**

THESE PLANS AND PROJECT SHALL CONFORM TO 2021 IRC and ALL LOCAL ORDINANCES AS PER THE 2023 PFRBD AMENDMENTS

BUILDING OCCUPANCY: Group R-3 & U; Non Sprinklered ; Type V - B CONSTRUCTION.

WRITTEN DIMENSIONS ON THESE PLANS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO, AND DURING ALL PHASES OF WORK. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. © JD DESIGNS , 2024

**SITE DATA:**

ADDRESS: 495 PINENUT CT, COLORADO SPRINGS, CO 80921  
OWNER: GEORGE O'NEILL  
TAX SCHEDULE #: 6124305050  
ZONE: PUD  
PLAT#: R10491  
LEGAL DESC: LOT 16 FOX PINES NO 1

**AREAS:**

AREA OF LOT= 24785 SQ. FT.  
AREA OF EXIST. RESIDENCE & GAR= 2430 SQ. FT.  
AREA OF PROPOSED DETACHED ACCESSORY BLD'G = 1000 SQ. FT.  
TOTAL BUILDING @ GRADE = 3430 SQ. FT.  
TOTAL COVERAGE : 3430 / 24785 = 13% LOT COVERAGE



**PUD96003 FOX PINES, RECORDED DOCUMENTS-OTHER DEVELOPMENT GUIDELINES**  
**Notes:**

4. The following building setbacks shall serve as a guideline to minimum setbacks for the development. Building and structures should generally be placed or erected at least thirty (30) feet from any lot line fronting a standard roadway, except lot forty
5. Garages or other accessory buildings will not be erected to dominate the street-scape. Further, accessory buildings should not be located closer to a road than the main buildings.

C. Any request for variances or waivers of any requirement of the PUD zone of the Development Plan will require the written approval of the Director of the El Paso County Planning Department subject to Section 16 of the El Paso County Land Development Code.

REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	

DESIGN BY: **JD Designs**  
MONUMENT, CO 80132  
www.JDdesigns.net  
(719) 510-5620

OWNER: **GEORGE O'NEILL**  
**495 PINENUT CT.**  
**COLO SPRINGS, CO 80921**

DATE:  
9/12/2024

SCALE:  
1/8" = 1'-0"

SHEET:

**A-1**