

LEGAL DESCRIPTION:
LOT 7, WINSOME FILING NO. 3
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 11 SOUTH, RANGE
65 WEST OF THE 6th P.M., COUNTY OF EL PASO, STATE OF COLORADO.

SAID LOTS CONTAIN ±7.38 ACRES OF LAND, MORE OR LESS.

ADDRESS:
10697 ALAMAR WAY
COLORADO SPRINGS, COLORADO
PARCEL ID:
5124001018 ✓

FILE - SFD25560
ZONING - RR-2.5
PLAT - 15316

OWNER:
NAME
ADDRESS
ADDRESS
PHONE

APPROVED
Plan Review
06/11/2025 2:38:31 PM
(Jedmaes)
EPC Planning & Community
Development Department

PLAN REVIEW
06/11/2025 2:38:31 PM
(Jedmaes)
EPC Planning & Community
Development Department

APPROVED
BESQCP
06/11/2025 2:38:44 PM
(Jedmaes)
EPC Planning & Community
Development Department

EXISTING BUILDING AREA:
??

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

PROPOSED BUILDING AREA:
??

LOT AREA:
11,400 SQUARE FEET±

ZONING:
LOW-DENSITY RESIDENTIAL

MAXIMUM BUILDING HEIGHT:
35 FEET

EXISTING BUILDING HEIGHT:
??

PROPOSED BUILDING HEIGHT:
??

MAXIMUM LOT COVERAGE:
35%

EXISTING LOT COVERAGE:
??%

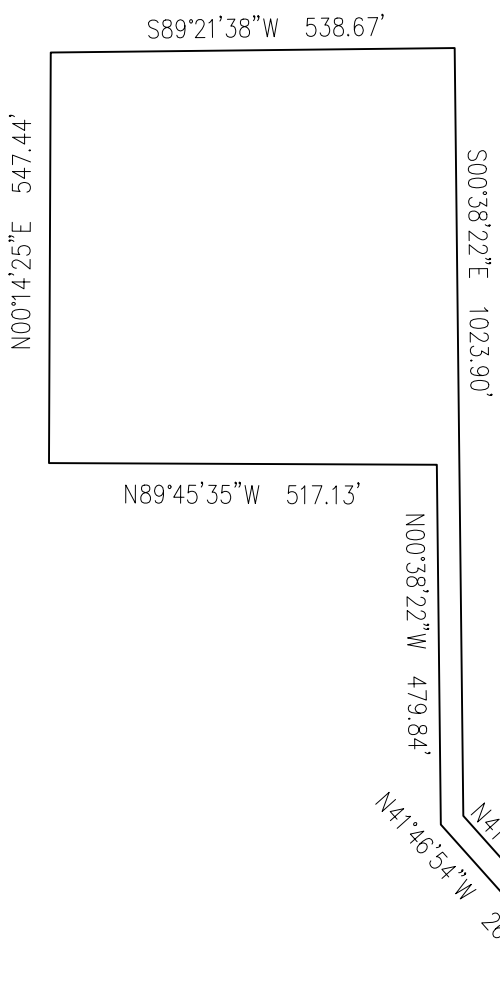
PROPOSED LOT COVERAGE:
??%

MINIMUM SETBACKS:
FRONT - 20 FEET
REAR - 25 FEET
SIDE - 10 FEET

ADJACENT EXISTING AND PROPOSED USES:
SINGLE FAMILY RESIDENTIAL

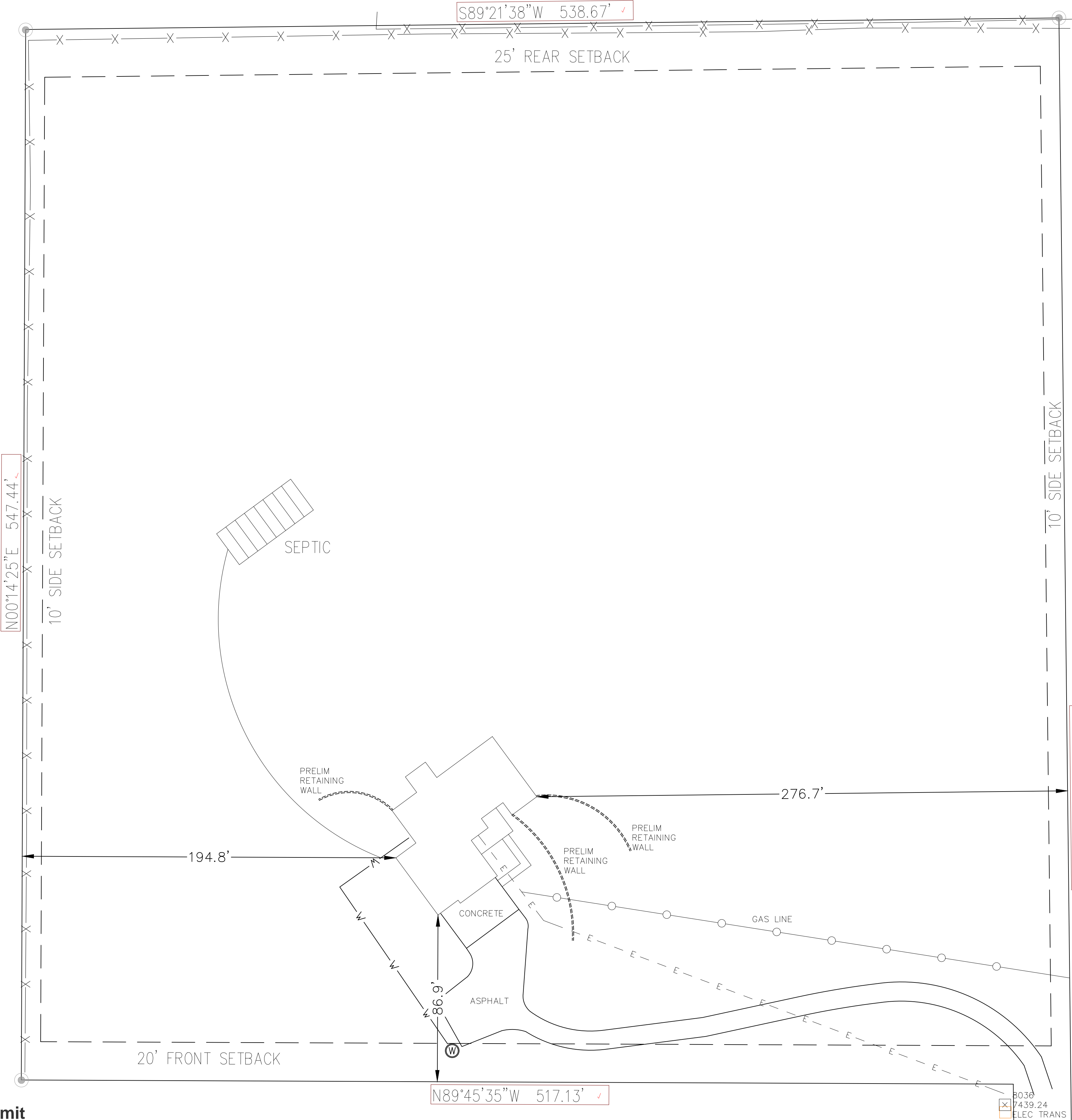
EXISTING USE: SINGLE FAMILY RESIDENTIAL
PROPOSED USE: SINGLE FAMILY RESIDENTIAL

NOTE: ALL LINEAL UNITS DEPICTED ON THIS SITE MAP ARE U.S. SURVEY FEET.
NO BOUNDARY SURVEY OR LAND SURVEY PLAT WAS COMPLETED AS PART OF THIS
SERVICE.



LOT 7

Released for Permit
06/10/2025 2:32:21 PM
REGIONAL
Building Department
Becky A
ENUMERATION



SCHEMATIC SITE PLAN

SCALE: 1/32" = 1'-0"



PROJECT INFORMATION:		BUILDER INFO:	
THE RIDGELINE		Company: Gowler Custom Homes Builder: Matt Gowler Phone: (719) 640-4802 Email: matt@gowlerhomes.com	
SCHEMATIC SITE PLAN		JP Design, LLC www.jpdesignhomes.com	
DATE: 5-30-2025 SCALE: 1/4" = 1'-0" U.O.N. STATUS: Construction		All design, design, engineering and plans submitted to and the property of JP Design, LLC. The design, design, engineering and plans, shall remain the property of JP Design, LLC. No part of the design, design, engineering and plans may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the written permission of JP Design.	

SHEET:



RESIDENTIAL



2023 PPRBC
2021 IECC

Address: 10697 ALAMAR WAY, COLORADO SPRINGS

Parcel: 5124001018

Plan Track #: 202320 

Received: 04-Jun-2025 (QUINTONW)

Description:

RESIDENCE

Contractor: GOWLER CUSTOM HOMES, INC

Type of Unit:

Garage	1105	
Lower Level 1	2109	
Lower Level 2	305	
Main Level	2411	
	5930	Total Square Feet

Required PPRBD Departments (6)

Enumeration

Released for Permit

06/10/2025 2:32:14 PM



Becky A

ENUMERATION

Floodplain

(N/A) RBD GIS

Construction

Released for Permit

06/06/2025 11:59:58 AM



Christineh

CONSTRUCTION

Electrical

Released for Permit

06/09/2025 9:31:24 AM



richg

ELECTRICAL

Mechanical

Released for Permit

06/09/2025 2:41:58 PM



tcrippen

MECHANICAL

Plumbing

Released for Permit

06/06/2025 1:05:40 PM



shanen

PLUMBING

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

06/11/2025 3:00:38 PM

dsdmaes

EPC Planning & Community
Development Department