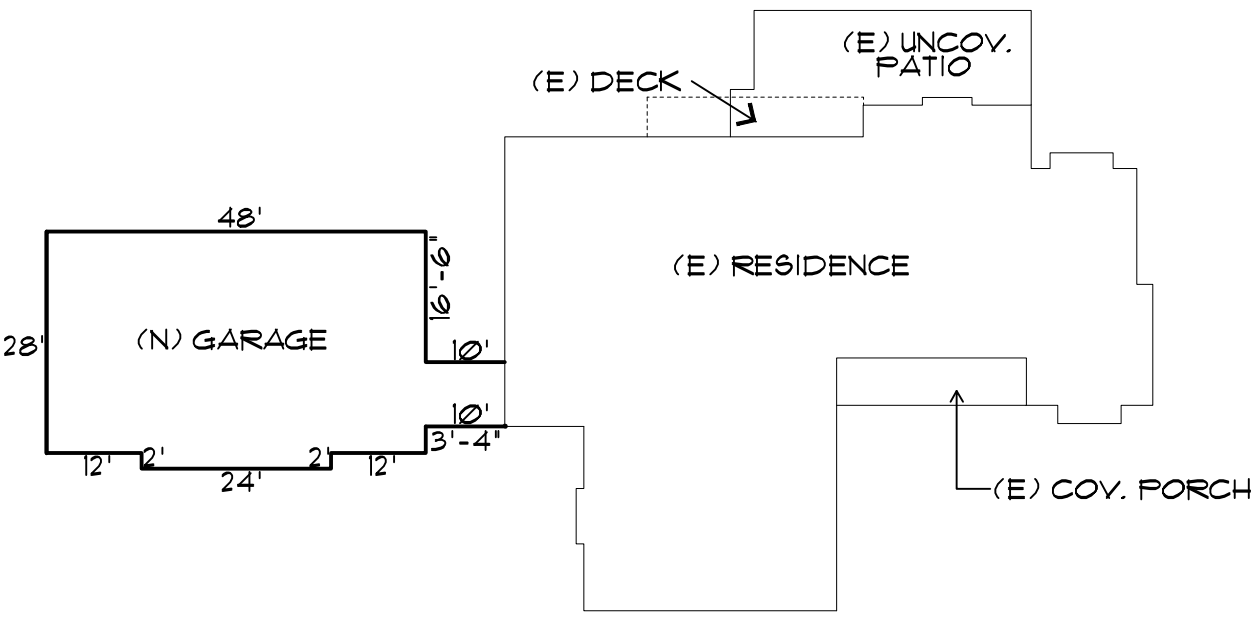
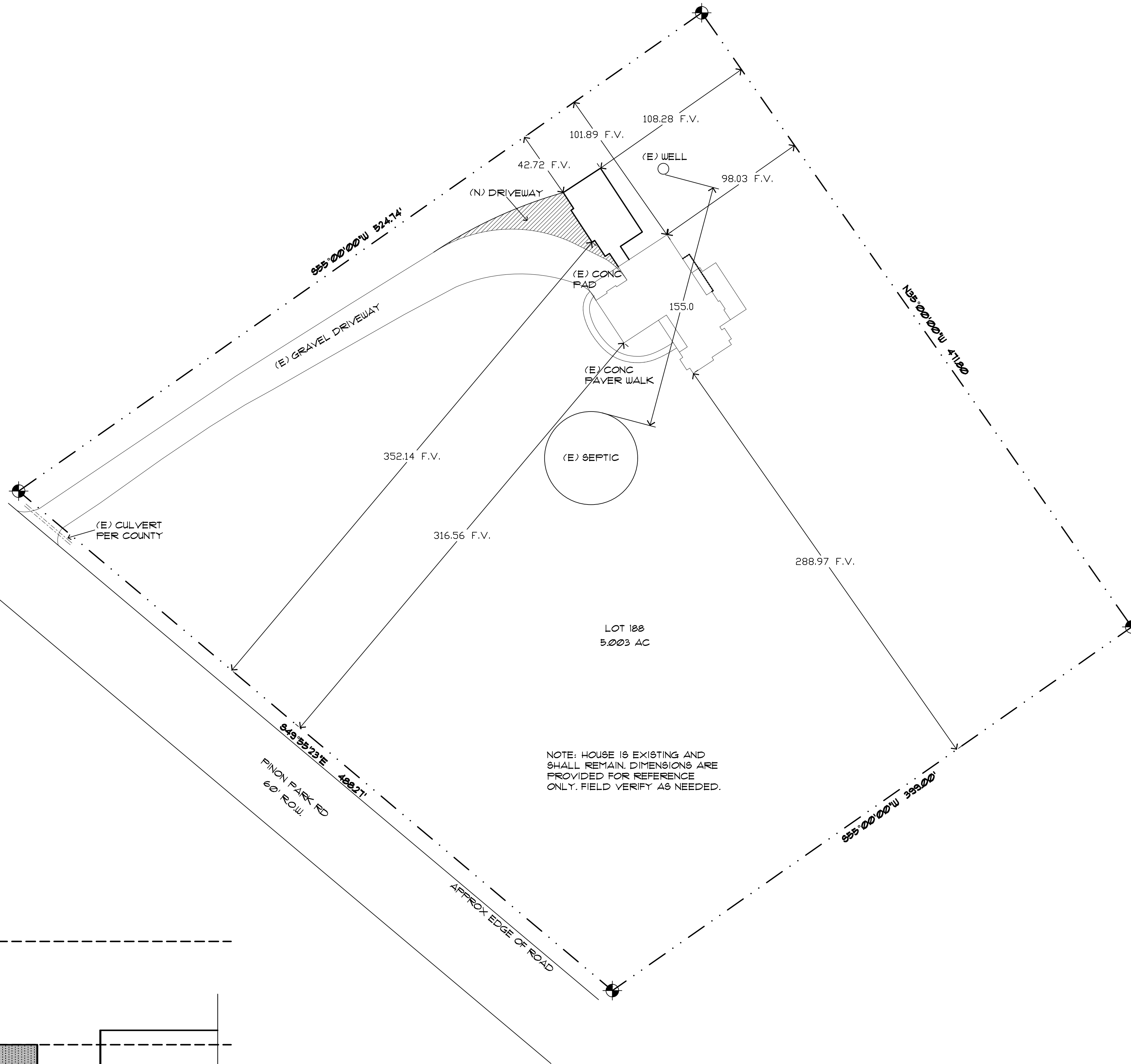


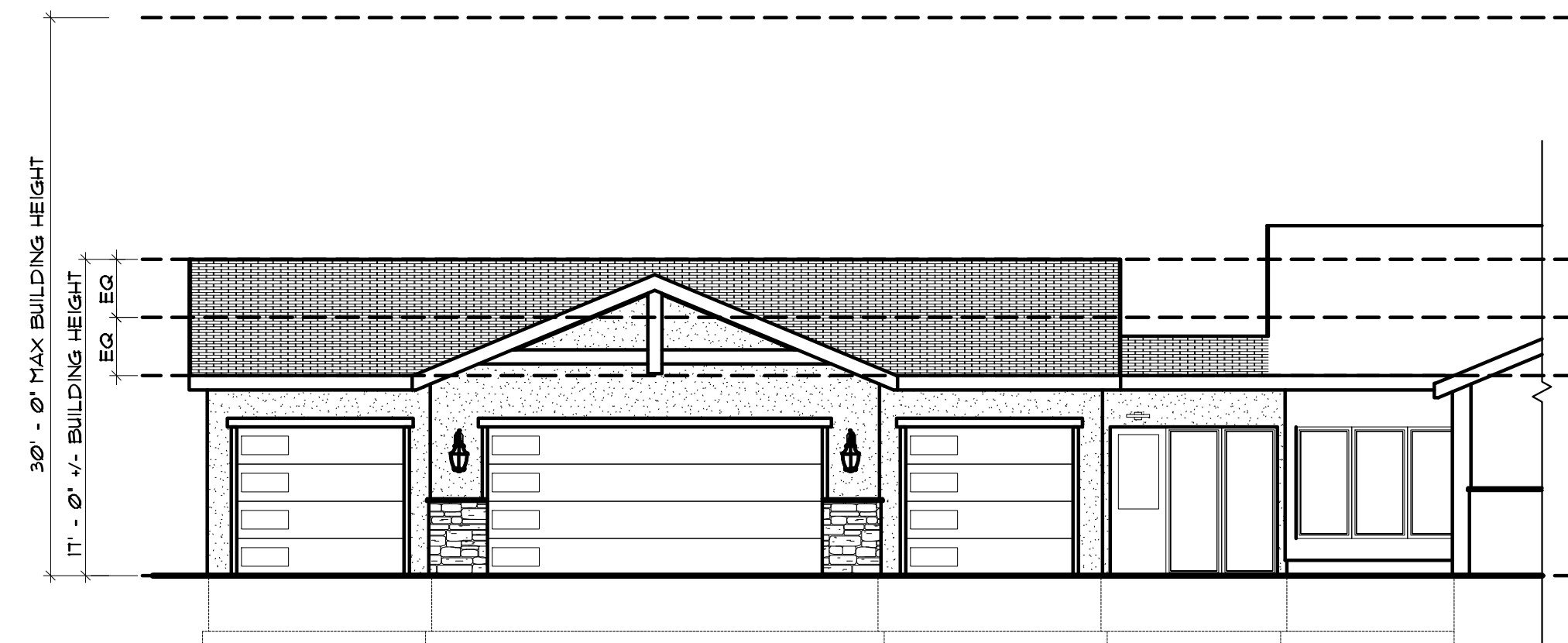
**VICINITY MAP**  
NO SCALE



**HOUSE FOOTPRINT**  
NO SCALE

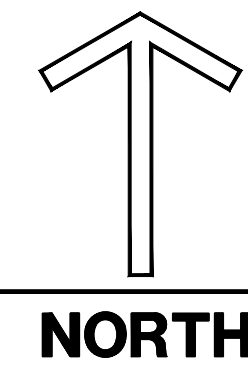


NOTE: HOUSE IS EXISTING AND SHALL REMAIN. DIMENSIONS ARE PROVIDED FOR REFERENCE ONLY. FIELD VERIFY AS NEEDED.



**HOUSE ELEVATION**  
NO SCALE

**SITE PLAN**  
SCALE: 1" = 40'



ADD26176

Not Required  
BESQCP  
04/09/2025 4:23:01 PM  
EPC Planning & Community  
Development Department

APPROVED  
Plan Review  
04/09/2025 4:23:06 PM  
EPC Planning & Community  
Development Department

It is the owner's responsibility to coordinate with assessment holders to avoid impact to utilities that may be located in the assessments.

ANY APPROVALS GRANTED BY THE CITY OF COLORADO SPRINGS SHALL NOT CONVEY THE NEED FOR ANY OTHER APPROVALS FROM FEDERAL, STATE, OR LOCAL AGENCIES. THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

**SITE INFO:**

**ADDRESS:**  
17910 PINON PARK RD ✓  
**FILING NO:** 3 ✓  
**LEGAL:**  
LOT 188, FEYTON PINES, ✓  
EL PASO COUNTY, COLORADO.

**SITE DATA:**  
LOT SIZE = 211,911.4 SQFT  
BUILDING FOOTPRINT =  
(E) HOUSE = 3,492 SQFT  
(N) HOUSE = 82 SQFT  
(E) PORCH = 193 SQFT  
(E) UPPER  
DECK = 131 SQFT  
(N) GARAGE = 1392 SQFT  
TOTAL = 5,302 SQFT  
LOT COVERAGE = 2.4%  
ZONING = RR-5 ✓  
PLAT # = 5246 ✓  
TAX SCHEDULE # = 3110021036 ✓  
BUILDING HEIGHT = SEE ELEVATIONS

**SITE NOTES:**

- 1) Topographic information is to be supplied by others as needed.
- 2) Dashed lines indicate existing contours. Solid lines indicate proposed contours.
- 3) Contractor to verify easements.
- 4) Contractor to limit cut and fill areas and limit material and vehicle storage to the building areas in order to minimize vegetation and site disturbance.
- 5) Final landscaping to be determined by the Contractor/Owner(s). It shall minimize impact to the site. All landscaping to be completed by the Contractor/Owner(s).
- 6) Use wattles and silt fencing to minimize erosion during construction. And also stabilize area with seeded blankets for erosion control as necessary.
- 7) Earth materials are not to be stockpiled on streets or sidewalks, but on site or staging areas.
- 8) Contractor is required to provide positive drainage away from and around structure in all directions as shown.
- 9) Any boulder retaining walls shown shall be 48" max high and 48"-60" min apart laterally if (2) or more retaining walls exist. Or retaining walls shall be engineered by a licensed CO soils engineer.
- 10) General Contractor, Subcontractors, Suppliers, and Owner(s) shall familiarize themselves & verify all notes, dimensions and information on drawings prior to starting construction. It shall be the responsibility of those parties to report any changes and/or discrepancies to the Designer. Questions regarding these drawings such as drawing interpretation, dimensions, notes, scale and other similar questions shall be brought to the attention of the Designer immediately, in writing. Failure to do any of the above shall relieve the designer of any errors. Designer shall not be responsible for any changes not noted in writing to this plan.

**SITE LEGEND:**

- PROPERTY LINES & CORNERS
- PROPOSED ADDITION
- EXISTING RESIDENCE

**SITE TERMS:**

- ABBREVIATIONS:**  
BOU= BOTTOM OF RETAINING WALL  
(E)= EXISTING TO REMAIN  
LL= LOWER LEVEL  
ML= MAIN LEVEL  
(N)= NEW CONSTRUCTION  
(R)= REMOVE  
ROW= RIGHT OF WAY  
SB= SETBACK  
SQ. FT. OR SF= SQUARE FEET  
TOP= TOP OF FOUNDATION  
TOW= TOP OF RETAINING WALL  
UL= UPPER LEVEL  
WO= WALKOUT

**REFERENCE INFO:**

**CLIENT/OWNER INFO:**  
WAYNE BOOTE  
17910 PINON PARK RD  
FEYTON, CO. 80931  
PHONE #: (307) 679-8111  
EMAIL: WAYNE@ALLWESTNET

REVISIONS

LGA STUDIOS  
201 E. Las Animas Street Suite 113  
Colorado Springs, CO. 80903  
Phone: (719) 635-0880  
Email: Office@LGAstudios.com  
Website: www.lgastudios.com

CONTRACTOR  
**321 RENOVATIONS**  
180 HIGH VIEW CIRCLE  
WOODLAND PARK, CO 80865  
PHONE: (719) 337-0700  
EMAIL: christiane@321renovations.com

THE  
**BOOTE GARAGE ADDITION**  
17910 PINON PARK RD  
COMPUTER FILE # 25-2625 B

DRAWN BY: PM  
CHECKED BY: LGA  
PLOT 02/18/25 7:22 AM

SITE PLAN  
VICINITY MAP  
SITE NOTES

Sheet #  
**SP1**  
OF 1 Sheets

# RESIDENTIAL



2023 PPRBC  
IECC: N/A

Address: 17910 PINON PARK RD, PEYTON

Parcel: 3118007036

Plan Track #: 211232 

Received: 19-Mar-2026 (QUINTONW)

## Description:

**GARAGE ADDITION**

Contractor:

Type of Unit:

## Required PPRBD Departments (2)

**Floodplain**  
  
(N/A) RBD GIS

**Construction**

## Required Outside Departments (1)

**County Zoning**  
  
**APPROVED**  
**Plan Review**  
*04/09/2026 4:23:35 PM*  
*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.